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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: ISMND 2023-2 Casa de Villa

Lead Agency: City of Selma

Contact Name: Trevor Stearns

Email: planningdept@cityofselma.com Phone Number: 559-891-2209

Project Location: Selma (*City*) Fresno County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed project would consist of the removal of existing residential and associated outbuilding structures from the 3.29-acre site, and the construction of 40 multifamily residential units and a future construction of 3,000-square-foot commercial development. The project would require a rezoning of the project site from a One-Family Zone (R-1-7) to a Multiple-Family Zone (R-3) and a Central Commercial Zone (C-2), as well as a General Plan Amendment from Medium Low Density Residential to High Density Residential and Community Commercial. The project would require approval of a General Plan Amendment, a Zone Change, and a Site Plan

The 3.29-acre project site is located at the southwest corner of Nebraska Avenue and Thompson Avenue in Selma, California. The project site is primarily vacant, with the exception of an existing residential unit and associated outbuildings on the eastern portion of the site. The project site is surrounded by Nebraska Avenue and a City of Selma dog park to the north, single-family residential uses to the south, residential and commercial uses to the east, and reside

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would not result in new or substantial direct or indirect impacts beyond those identified in the adopted EIR for the 2035 General Plan. Section 1 - Aesthetics, Section 3 - Air Quality, Section 4 - Biological Resources, Section 5 - Cultural Resources, Section 7 - Geology and Soils, Section 13 - Noise, Section 17 - Transportation, Section 21 Mandatory Findings of Significance of this Initial Study state that the project would not result in potentially significant impacts to light pollution, air quality construction control, pre-construction surveys, cultural resources, or impacts could be reduced to less than significant with implementation of the mitigation measures identified in the General Plan EIR.

Section 1 includes the mitigation to shield exterior lighting so as to not bleed onto adjacent sites. Section 3 includes mitigation in compliance with Regulation VIII of the SJVAPCD. The project site as mentioned in Section 4 is vacant and therefore requires a pre-construction survey for biological resources. Section 5 - Cultural Resources are implemented to ensure if any culturally relevant resources are identified they are not impacted. Section 7 - Geology and Soils mitigation outlines typical requirements regarding palentological resources. Section 13 - Noise includes mitigation to reduce construction noise impacts consistent with the noise ordinance. Section 17 - Transportation includes mitigation for the fair share of the payment of fees.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None