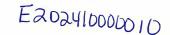
RECEIPT NUMBER: E202410000010 STATE CLEARINGHOUSE NUMBER (if applicable) SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY. LEAD AGENCY LEAD AGENCY EMAIL DATE CITY OF SELMA 01/17/2024 COUNTY/STATE AGENCY OF FILING DOCUMENT NUMBER FRESNO COUNTY E202410000010 PROJECT TITLE NOTICE OF INTENT TO ADOPT MIT. NEG. DEC. 2023-2 PROJECT APPLICANT NAME PROJECT APPLICANT EMAIL PHONE NUMBER CITY OF SELMA PROJECT APPLICANT ADDRESS ZIP CODE CITY STATE 1710 TUCKER STREET **SELMA** CA 93662 PROJECT APPLICANT (Check appropriate box) X Local Public Agency School District Other Special District State Agency Private Entity **CHECK APPLICABLE FEES:** Environmental Impact Report (EIR) \$4,051.25 0.00 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt copy) Water Right Application or Petition Fee (State Water Resources Control Board only) 0.00 \$850.00 0.00 County documentary handling fee \$50.00 X Other NO! 0.00 **PAYMENT METHOD:** Cash Credit Other **TOTAL RECEIVED** 0.00 Check SIGNATURE AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2023-2

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Selma is circulating Initial Study/Mitigated Negative Declaration (MND) 2023-2 for public comment.

Project/Location: The proposed project is located in the City of Selma, California southwest corner of Nebraska Avenue and Thompson Avenue (APN: 390-030-71).

Project Description: 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 comer 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 residential uses to the west.

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Wednesday, January 17, 2024:

- City of Selma Community Development Department, 1710 Tucker Street, Selma, CA 93662
- City of Selma website: https://www.cityofselma.com/departments/community development/projects and studies.ph p#outer-45sub-49

Public Review Period: The 30-day public review period for the Initial Study/MND is from January 17, 2024 to February 16, 2024.

Comments: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, February 16, 2024. Written comments may be sent to: Kamara Biawogi, City Planner, City of Selma, 1710 Tucker Street, Selma, CA 93662 Comments may also be sent by e-mail to kamarab@cityofselma.com.

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration (MND 2023-2) has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to a less than significant level. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Lupe Macia al 559.891.2209.

