INITIAL STUDY/NEGATIVE DECLARATION

CITY OF SELMA

ROSE AVENUE TENTATIVE SUBDIVISION MAP (2024-0004) PROJECT

1710 Tucker Street
Selma, CA 93662
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MARCH 2024

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ROSE AVENUE TENTATIVE SUBDIVISION MAP PROJECT

SELMA, CALIFORNIA

Prepared by:

City of Selma
1710 Tucker Street
Selma, California 93662

Project No. 2024-0004

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LIST OF ABBREVIATIONS AND ACRONYMS

µg/m^3	micrograms per cubic meter
AAQS	ambient air quality standards
AB	Assembly Bill
ADA	Americans with Disabilities
AFY	acre-feet per year
BMPs	best management practices
CAA	Clean Air Act
CAL FIRE	California Department of Forestry and Fire Protection
Cal Water	California Water Service Company
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
California Register	California Register of Historical Resources
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CASQA	California Stormwater Quality Association
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CH_4	methane
City	City of Selma
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
COG Guidelines	Fresno County SB 743 Implementation Regional Guidelines

County	County of Fresno
CRPR	California Rare Plant Ranks
dB	decibels
dBA	A-weighted decibels
DOC	California Department of Conservation
DPM	diesel exhaust particulate matter
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
EO	Executive Order
EPA	United States Environmental Protection Agency
EVC	electric vehicle charging
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
Fresno COG	Fresno Council of Governments
FTA	Federal Transit Administration
GAMAQI	Guidance for Assessing and Mitigating Air Quality Impacts
GHG	greenhouse gas
GPCD	gallons per capita per day
GSA	Central Kings Groundwater Sustainability Agency
GWP	global warming potential
HCP	Habitat Conservation Plan
in/sec	inches per second
IPaC	Information for Planning and Conservation
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
L_{dn}	day-night average noise level
L_{eq}	equivalent continuous sound level
L_{max}	maximum instantaneous noise level
LOS	level of service
LRA	Local Responsibility Area

MBTA	Migratory Bird Treaty Act
MG	million gallons
MS4	Municipal Separate Storm Sewer Systems
N_2O	nitrous oxide
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
NO_2	nitrogen dioxide
NO_X	nitrous oxides
NPDES	National Pollutant Discharge Elimination System
O_3	ozone
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	lead
PG&E	Pacific Gas and Electric Co.
PM_{10}	particulate matter less than 10 microns in size
$PM_{2.5}$	particulate matter less than 2.5 microns in size
ppb	parts per billion
PPV	peak particle velocity
PRC	Public Resources Code
Project	Rose Avenue Tentative Subdivision Map
RMS	root-mean-square
ROGs	reactive organic gases
RPA	Registered Professional Archaeologist
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SFD	Selma Fire Department
SGMA	Sustainable Groundwater Management Act
SJVAB	Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SKF CSD	Selma-Kingsburg-Fowler County Sanitation District

SLF	Sacred Lands File
SO_2	sulfur dioxide
SPAL	Small Project Analysis Level
SPD	Selma Police Department
SR-180	State Route 180
SR-43	State Route 43
SSJVIC	Southern San Joaquin Valley Information Center
SUSD	Selma Unified School District
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VdB	vibration velocity decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
ZE	zero emission

1.0 PROJECT INFORMATION

1. **Project Title**

   Rose Avenue Tentative Subdivision Map Project (Proposed project)

2. **Lead Agency Name and Address**

   City of Selma
   1710 Tucker Street
   Selma, CA 93662

3. **Contact Person and Phone Number**

   Kamara Biawogi, City Planner
   (559) 891-2209

4. **Project Location**

   North of Rose Avenue between Amber Avenue and Dockery Avenue
   Assessor Parcel Number 389-020-67

5. **Project Sponsor's Name and Address**

   Nick Sahota
   Central Valley Engineering & Surveying, Inc.
   2511 Logan Street
   Selma, CA 93662

6. **General Plan Designation**

   Very Low Density (VLD) Residential

7. **Zoning**

   One-Family Zone (R-1-12) – Existing

   One-Family Zone (R-1-12, R-1-9, R-1-7) - Proposed

8. **Description of Project**

   The proposed project would consist of the subdivision of an approximate 20.2 acres parcel (Project site) (APN: 389-020-67) into 41 single family residential lots ranging in approximate size of 9,300 square feet to 15,000 square feet (Figure 1-3). There is an existing house located at the southeast corner of the Project site that will be removed as a part of the construction. Three outlots are proposed parallel to the eastern parcel line that will be used for a future trail connection to the future northern Amberwood linear park. The project is proposing to rezone portions of the overall Project site to R-1-9 and R-1-7. R-1-9 and R-1-7 are both single family residential zones that are compatible with the underlying Very Low Density Residential General Plan land use (Figure 1-4). The project would require approval of a Rezone and a Tentative Subdivision Map (Proposed project).

Project Site. The approximate 20.2-acre project site is located at the north of Rose Avenue, west of Amber Avenue and east of Dockery Avenue in Selma, California as shown on Figure 1-1. The project site is primarily vacant, with the exception of an existing residential unit and associated outbuildings on the southeastern portion of the site. The project site is surrounded by agricultural fields and adjacent to the west is an existing residential subdivision. Figure 1-2 shows the project site and surrounding land uses.

Access and Circulation. Access to the residential portion of the project site would primarily be from the main driveway on Rose Avenue. Additional access points are provided along the western boundary of the Project site that connects to the adjacent subdivision. Vehicle circulation within the project site would occur through a network of 60 foot and 56-foot-wide local roads. 5-foot sidewalk will be provided consistent with the design of a typical local street as approved by the City Engineer. Connectivity will be provided to the existing sidewalk on Rose Avenue.

Figure 1-1: Regional and Vicinity Map

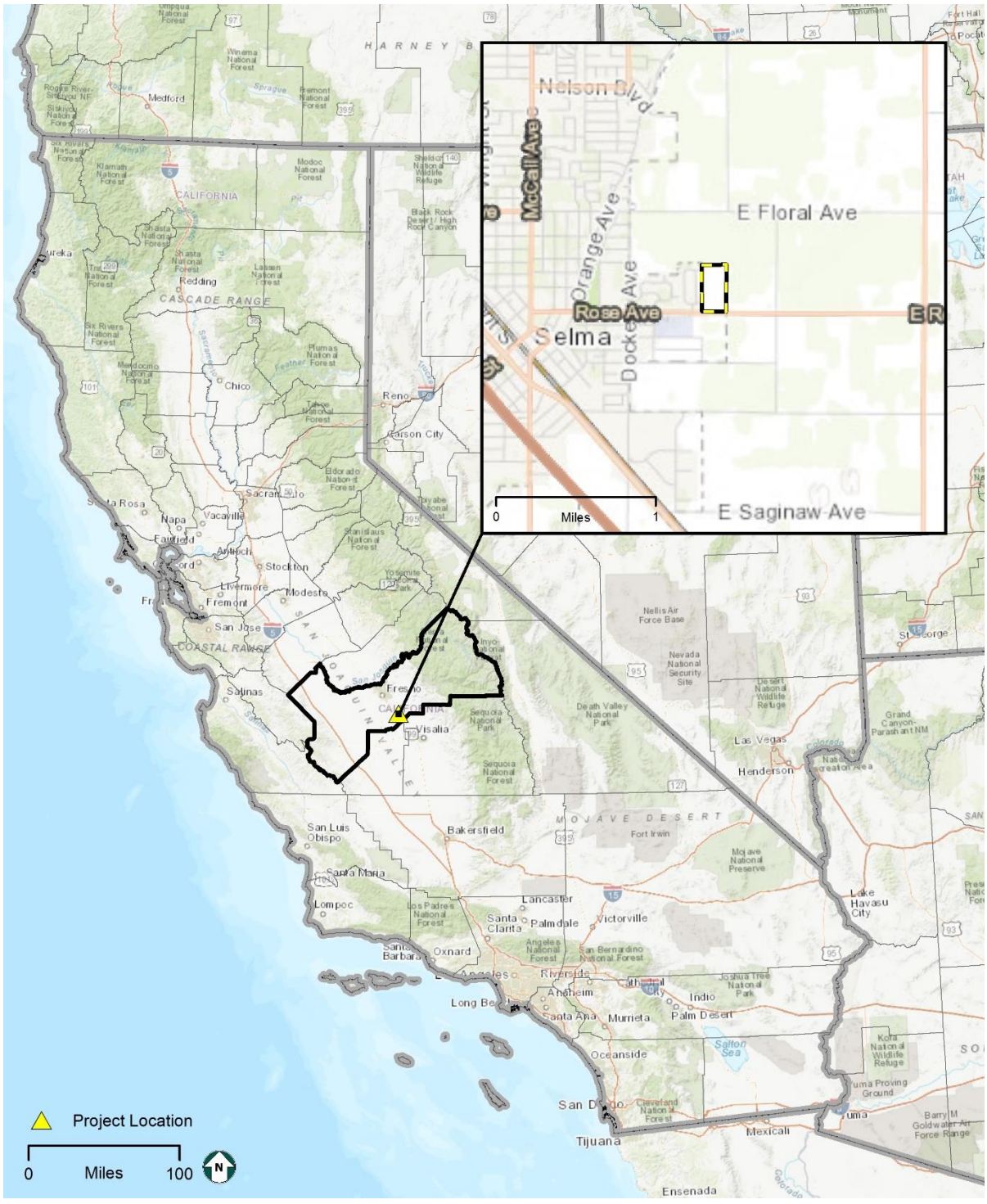

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Figure 1-2: Project Site and Surrounding Existing Uses

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Figure 1-3: Site Plan

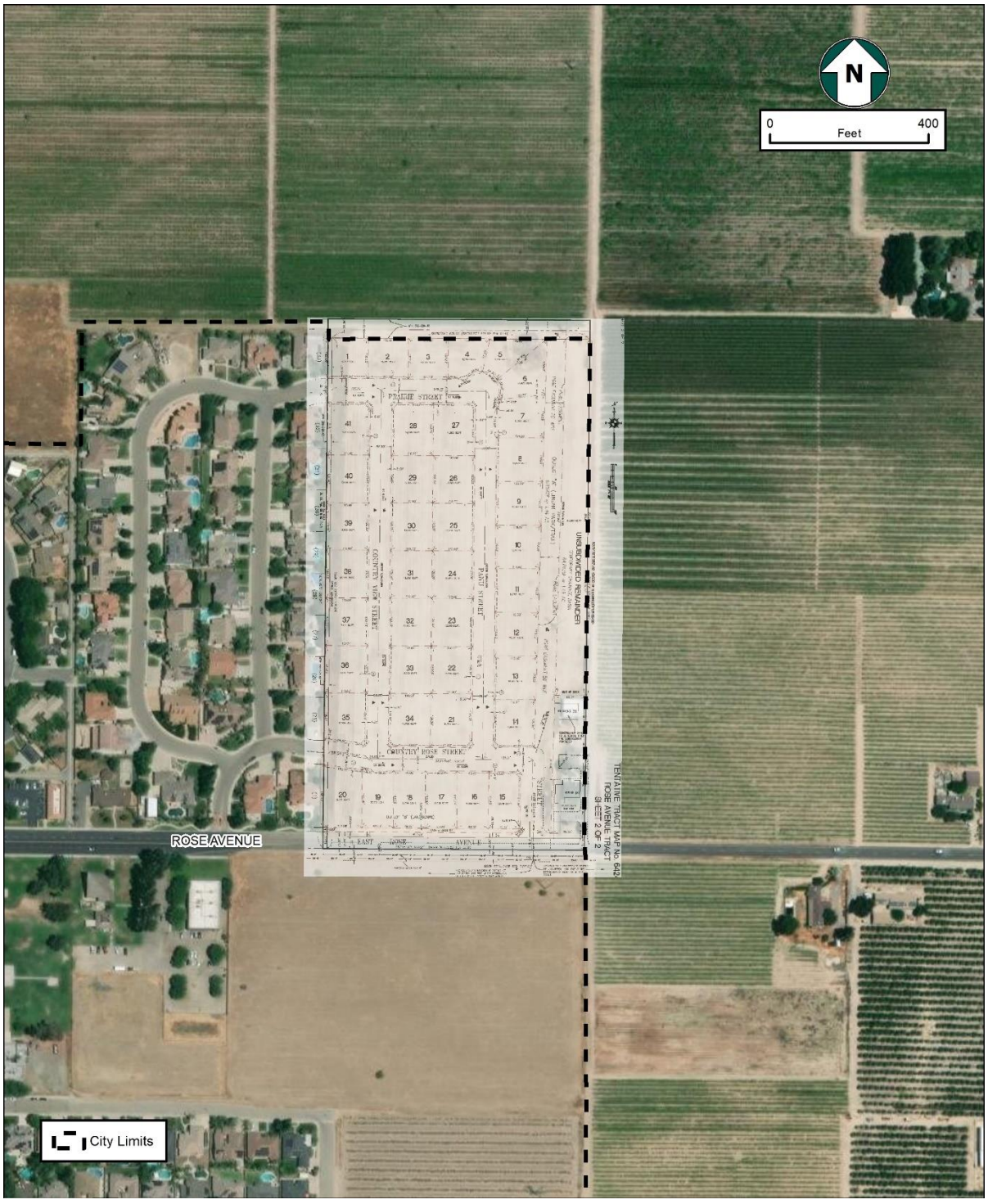

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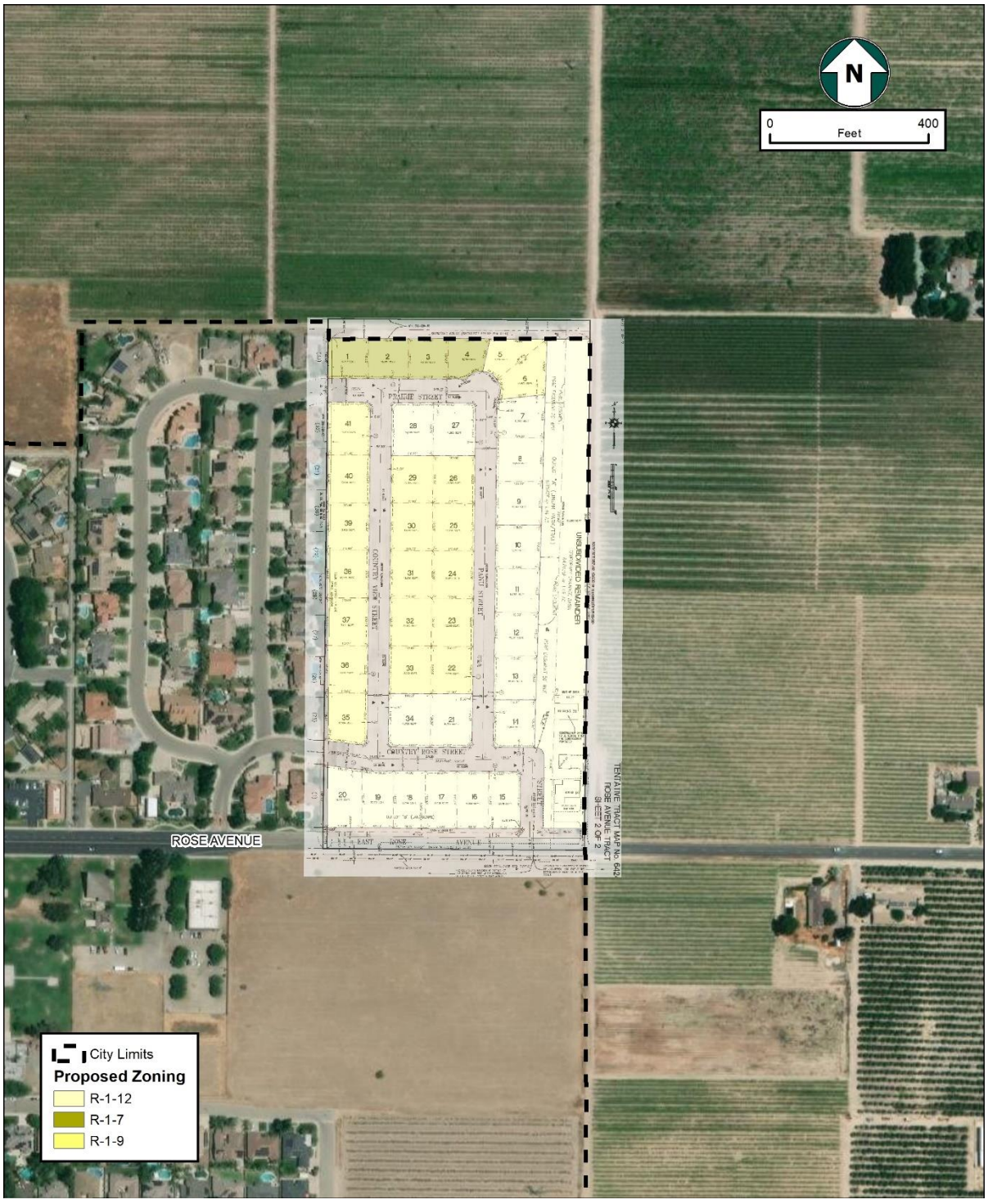
Figure 1-4: Proposed Rezone



Utilities and Infrastructure. Water supply for the proposed project would be provided by the Selma District of California Water Service (Cal Water). The proposed project would connect to existing service infrastructure along Rose Avenue.

Wastewater sewage services for the proposed project would be provided by the Selma-Kingsburg-Fowler County Sanitation District (SKF CSD) by connecting to the future "Amberwood" Sewer Main which will be located east of the project site along Rose Avenue.

The City would provide stormwater management services to the project site. The proposed project would include the construction of a new curb and gutter along the residential development's frontage to Rose Avenue to match the existing curb and gutter along the commercial development's frontage to Nebraska Avenue. The Project will be responsible for the construction of an onsite drainage basin to accommodate the Project's storm drainage needs, until a storm drain master plan facility is constructed within Rose Avenue.

Access for emergency response services including fire, police, and medical would be provided through the various access to the Project site via the main proposed driveway along Rose Avenue and stub streets from the existing residential subdivision. None of the access are gated. Dedicated fire lanes and turnarounds with an appropriate centerline turning radius would also be provided pursuant to requirements of the Selma Fire Department.

Solid waste collection for the project would be managed by Waste Management, which maintains all solid waste collection in Selma.

Electricity and natural gas services for the project would be supplied by Pacific Gas and Electric (PG&E) through connections to existing service lines.

9. Surrounding Land Uses and Setting

The approximately 20.2-acre project site is located in Selma, on the north of Rose Avenue, between Amber Avenue and Dockery Avenue. The project site is surrounded by agricultural land on the north, east, and south ends of the project site. West of the project site is an existing subdivision. This project is effectively an extension of the existing subdivision.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements)

- City of Selma – Rezone and Tentative Subdivision Map
- City of Selma – Building Permit, Grading Permit, and Encroachment Permit
- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (with requisite Storm Water Pollution Prevention Plan.
- Cal Water – water service connection
- SKFCSD – wastewater sewage service connection

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In compliance with Assembly Bill (AB) 52, on March 11, 2024, the City sent letters regarding the proposed project to Native American tribes traditionally and culturally affiliated with the project area based on a list of contacts provided by the Native American Heritage Commission (NAHC). None of the contacted tribes requested consultation within the 30-day consultation period beginning March 11, 2024 and ending April 10, 2024. As such, AB 52 requirements for the proposed project have been fulfilled.

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Chapter 3.0.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

2.1 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

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3.0 CEQA ENVIRONMENTAL CHECKLIST

3.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Impact Analysis

a. Would the project have a substantial effect on a scenic vista?

Less Than Significant Impact. The City of Selma 2035 General Plan Environmental Impact Report (EIR) determined a less than significant impact related to the conversion of agricultural land to urban uses could be seen as an adverse effect on scenic vistas, however, that conversion is found to be subjective. The Sierra Nevada Mountain range to the east will still be visible from the City on clear days and that development in accordance with the General Plan would not result in adverse effects on a scenic vista.

The proposed Project site is located in an area characterized by flat, undeveloped land that has been historically used for agricultural production. No known aesthetic resources exist on the site. The site is not within or in the vicinity of a city or county identified scenic vistas. Furthermore, development of the Project would not block or preclude views to any area containing important or what would be considered visually appealing landforms. As noted, the Sierra Nevada Mountain ranges would be unaffected by the urban development associated with the General Plan. The Project will not result in development that is substantially different than surrounding land uses and would not adversely affect scenic vistas. As such, the proposed project would not introduce oversized elements that could obstruct distant views of the Sierra Nevada Mountains and foothills. Therefore, the proposed project would not have a substantial effect on scenic vistas in the vicinity of the project site, and the impact would be less than significant.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed Project is located along Rose Avenue. The City of Selma General Plan Background Report indicated that a cultural resource records search with the Southern San Joaquin Valley Information Center- California State University, Bakersfield identified 20 sites and structures as having historic features throughout the City of Selma Planning Area. These resources include the designated County Landmark 1904 Vincent House and the designated County Landmark St. Ansgar's Danish Lutheran Church, the 1887 Selma Depot, the National Register eligible Section Buildings, the 1901 Lincoln school house and the 1906 Rasmussen Barn are within the General Plan area None of the identified sites are located on or near the Project site, and therefore will not be impacted.

According to the California Department of Transportation (Caltrans) mapping of State Scenic Highways[1], there are no State-designated or eligible for designation scenic highways in or near Selma. The nearest designated State Scenic Highway is State Route 180 (SR-180), located approximately 12 miles northeast of the project site. No officially designated or eligible State Scenic Highways are located within or in the immediate vicinity of the project site. Therefore, the proposed project would not impact a designated or eligible State Scenic Highway or impact scenic resources located within the highway segments or its viewshed. Therefore, no impact on scenic resources within a State Scenic Highway would occur as a result of the proposed project.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project is in an area that is located along the current urban developed boundary of the City of Selma and is anticipated for residential development. The Project site is zoned for single family residential development and would be subject to the development standards established in the City's Zoning Ordinance and development code including the installation of landscaping, etc. The Project's visual characteristics would be similar to existing residential development to the west of the Project site. The Project's appearance would not substantially degrade the visual character of the site. Therefore, the Project would result in a less-than-significant impact to the visual quality of the area.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant. The Selma General Plan EIR determined that new sources of substantial light and glare would be created with the buildout of the General Plan. However, impacts would be less than significant with implementation of specific policies.

[1] California Department of Transportation (Caltrans). State Scenic Highways. Website: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways (accessed March 2024).

The General Plan Policy 1.33c requires exterior lighting for projects to be shielded to prevent line of sight visibility of the light source from abutting property planned for single-family residential. The City's Site Plan Review process requires development projects to ensure that no more than 0.25 footcandles of errant light impacts adjacent properties. The City also can require a photometric analysis of projects where necessary to demonstrate compliance with this requirement.

In addition, it is typical for development to generally occur during daytime hours, usually from 7:00 a.m. to 6:00 p.m, which would minimize glare or light trespass impacts on surrounding areas. All lighting would be directed downward and shielded to focus illumination on the desired work areas only and prevent light spillage onto adjacent properties. Because lighting used to illuminate work areas would be shielded, focused downward, and turned off by 6:00 p.m., the potential for lighting to affect any residents adversely is minimal. Increased truck traffic and the transport of construction materials to the Project site would temporarily increase glare conditions during construction. However, this increase in glare would be minimal. Construction activity would focus on specific areas on the sites, and any sources of glare would not be stationary for a prolonged period of time. Therefore, construction of the proposed Project would not create a new source of substantial glare that would affect daytime views in the area.

The Project is required to comply with General Plan policies and development standards established by the City of Selma Municipal Code. Review and confirmation of compliance with light and glare policies would be conducted prior to issuance of building permits. Therefore, the Proposed project would not create a new source of substantial light of glare, which would adversely affect day or nighttime views in the area.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

3.2.1 Impact Analysis

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The California Department of Conservation, Farmland Mapping and Monitoring Program[2] (FMMP) designates the Project site as Farmland of Local Importance. This designation is not considered farmland under CEQA, and considering the small size of the Project, the loss of 20.2 acres would not represent a significant impact. The Project site is designated as very low density residential and is subsequently zoned R-1-12 a residential zone district. The site is not being actively farmed and is not subject to a Williamson Act Land Use contract. It is assumed that

[2] California Department of Conservation (DOC). 2018. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed March 2024).

the property would convert to a non-agricultural use, and the loss of this farmland was analyzed in the General Plan EIR.

The General Plan EIR determined that General Plan implementation would lead to conversion of farmland to urban uses. Policies of the General Plan were adopted to address farmland conversion however, a significant and unavoidable impact would still occur. General Plan EIR Mitigation Measure 3.2.3.1 encourages property owners outside the City limits but within the City's Sphere of Influence (SOI) to maintain their land in agricultural production until the land is converted to urban uses. The use of land trusts and other agricultural preservation organizations, conservation easements, the use of urban boundary and growth phasing policies and other means would be utilized to preserve agricultural land outside of the urban boundaries of the City of Selma.

Therefore, although the site is designated as Farmland of Local Importance, the Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and would result in a less than significant impact.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is not subject to a Williamson Act land use contract. The City of Selma General Plan designates the proposed site as Very Low Density Residential, and Single-Family Residential (R-1-12) zone district classification. The General Plan includes Policy 1.8 that encourages new development to be sequential and contiguous to existing development. As noted previously, the lands to the west are similarly zoned for residential uses and are developed with single family housing. The development of the Project site is the orderly progression of the City's growth. Therefore, the proposed Project would not conflict with an agricultural use and/or Williamson Act contract and there would be no impact.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The Public Resources Code Section 12220(g) and Section 4526 defines "Forest land" as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There are no forest lands identified on the Project site or within its vicinity; therefore, there would be no conflict with or impacts to zoning for forest land or timber land. G The proposed Project would not result in the loss or conversion of forest land to a non-forest use, and there would be no impact.

d. Would the project result in the loss of forest land or conversion of forestland to non-forest use?

No Impact. Please refer to Response 3.2.1.c above. The proposed project would not convert forest land to non-forest use and would result in no impact to the loss or conversion of forest land to a non-forest use.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Please refer to Responses 3.2.1.a and 3.2.1.c above. The project site is located adjacent to an existing urban environment and would not result in the conversion of farmland to non-agricultural uses or forest land to non-forest uses. Therefore, no impact to changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use would occur.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Impact Analysis

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant. The Project is within the San Joaquin Valley Air Basin (SJVAB) and under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The General Plan EIR determined that implementation of the General Plan will result in additional development and urbanization in the Planning Area, which would in turn increase criteria air pollutants in an area that is currently designated as a severe non-attainment area. The primary increase in pollution levels resulting from the General Plan is attributable to increased vehicle traffic. The impact would be lessened by policies of the General Plan, air quality mitigation for new developments, and strategies to minimize the number and length of vehicle trips. Mitigation Measure 3.3.3.1 of the Geneal Plan EIR recommends that BACT (Best Available Control Technology) measures are implemented for all new development including but not limited to the use of easements to provide for future improvements such as bus turnouts, loading area, route signs, and shade structures. Sidewalks and bikeways should be installed throughout as much of any project as possible and should be connected to any nearby existing and planned open space areas, parks, schools, residential areas, commercial areas, etc., to encourage walking and bicycling.

Using project type and size categories, the SJVAPCD has pre-quantified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. The proposed Project was determined to qualify as the Small Project Analysis Level (SPAL).

The Project would subdivide an approximately 20.2-acre parcel into 41 lots designated for single-family residential development. As indicated in the SJVAPCD *Guide to Mitigating and Assessing Air Quality Impacts* (GAMAQI) projects that fall within the SPAL analysis levels are "deemed to have a less-than-significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. Table 3.3-1 provides the screening thresholds for consideration under SPAL and comparison of the Project to SPAL thresholds.

Table 3.3-1
SPAL Thresholds and Project Comparison

Land Use Type	Size	Unit	Average Daily One-way Trips for all Fleet Types (except HHDT)	Average Daily One-way HHDT Trips Only (50 mile trip length)
Single Family	155	Dwelling Unit	800	15
Apartment, Low Rise	224	Dwelling Unit	800	15
Apartment, Mid Rise	225	Dwelling Unit	800	15
Apartment, High Rise	340	Dwelling Unit	800	15
Condominiums/Townhouse	256	Dwelling Unit	800	15
Condominiums, High Rise	352	Dwelling Unit	800	15
Mobile Home Park	292	Dwelling Unit	800	15
Retirement Community	580	Dwelling Unit	800	15
Congregate Care Assisted Living	536	Dwelling Unit	800	15
Project	**41**	**Dwelling Unit**	**252**	**N/A**

Source: (San Joaquin Valley Air Pollution Control District, 2020)

The 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual calculation for single-family detached housing (210) indicates that a 41-unit single-family subdivision would have an average daily trip rate of 6.15 trip and result in approximately 258 trips. Based on the SPAL thresholds, the development of a 41unit single-family residential subdivision would be well under the thresholds. Therefore, the Project can be assumed to result in a less than significant impact as the Project was found to be below threshold.

The Project will comply with all applicable rules and regulations established by the SJVAPCD to reduce temporary construction related emissions. Emissions associated with the construction of the Project would be temporary in nature and are not anticipated to result in the generation of a substantial amount of hazardous air pollutants. The proposed Project has been screened under SPAL thresholds and has been determined to result in a less than significant impact with compliance with the General Plan EIR adopted Mitigation Measure, General Plan policies, and rules and regulations established by the SJVAPCD.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant. The General Plan EIR determined that construction activity as a result of General Plan implementation would cause temporary, short-term emissions of various air pollutants and potentially exceed established thresholds of significance. It was concluded that construction activities could occur on areas large enough to exceed thresholds of significance. General Plan implementation could have a significant impact on the generation of various criteria pollutants. However, implementation of General Plan EIR Mitigation Measures 3.3.3.3a and 3.3.3.3b would reduce construction impacts to a less than significant level citywide. Mitigation Measure 3.3.3.3a implements erosion and traffic control measures for areas of construction greater than 22 acres in any one day. Mitigation Measure 3.3.3.3b requires implementation of fugitive dust control measures as recommended in SJVAPCD rules and regulations.

The CEQA Guidelines indicate that a significant impact would occur if the proposed Project would conflict with or obstruct implementation of the applicable air quality plan. The San Joaquin Valley Air Basin (SJVAB) is designated non-attainment of State and federal health-based air quality standards for ozone and particulate matter less than 2.5 microns (PM2.5). The SJVAB is designated attainment for federal particulate matter less than 10 microns (PM10) standards and non-attainment of the State PM10 threshold. To meet federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including:

- 2008 Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard;
- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM10 Maintenance Plan and Request for Redesignation; and
- 2008 PM2.5 Plan.

Because of the region's federal non-attainment status for ozone and PM2.5, and State non-attainment status for ozone, PM2.5, and PM10, if the Project-generated emissions of either the ozone precursor pollutants (reactive organic gases [ROG] or oxides of nitrogen [NOx]), PM10, or PM2.5 were to exceed the SJVAPCD's significance thresholds, then the Project uses would be considered to conflict with the attainment plans. In addition, if the Project uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

GAMAQI states that the SJVAPCD's established thresholds of significance for criteria pollutant emissions. Emission reductions achieved through implementation of SJVAPCD offset requirements are a major component of the air quality plan. Thus, projects with emissions below the thresholds of significance for criteria pollutants would be determined not to conflict or obstruct implementation of the District's air quality plan[3].

[3] Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). 2015. Website: https://valleyair.org/transportation/ceqa_guidance_documents.htm (accessed March 2024).

Control Measures

The AQAPs contain a number of control measures, including the rules outlined by the SJVAPCD. The AQAP control measures are enforceable requirements. The Project would comply with all of the SJVAPCD's applicable rules and regulations. Therefore, the Project would comply with this criterion.

The SJVAPCD's Regulation VIII establishes required controls to reduce and minimize fugitive dust emissions. The following SJVAPCD Rules and Regulations apply to the proposed Project (and all projects):

- Rule 4102 - Nuisance;
- Regulation VIII – Fugitive PM10 Prohibitions;
- Rule 8011 - General Requirements;
- Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities;
- Rule 8041 - Carryout and Trackout; and
- Rule 8051 - Open Areas.

SJVAPCD's required measures for all projects would also apply:

- Water exposed areas three times per day; and
- Reduce vehicle speed to less than 15 miles per hour.

The Project was determined to be within SPAL thresholds, and therefore is assumed to have a less-than-significant impact related to air quality. In addition, the Project will comply with applicable SJVAPCD rules and regulations noted above. Therefore, in addition to Mitigation Measures adopted in the General Plan EIR, the Project would result in a less than significant impact.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant. Sensitive receptors are defined as areas where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside. The proposed Project, because of its residential nature, is not expected to result in the generation of odors or hazardous air pollutants. However, during construction of the Project, construction activities and equipment may generate emission from construction equipment exhaust. These impacts are localized and temporary in nature and therefore are considered less than significant. The Project would not expose sensitive receptors to substantial concentrations of localized PM10, carbon monoxide, diesel particulate matter, hazardous air pollutants, or naturally occurring asbestos, as discussed below.

The GAMAQI guidelines introduce two types of projects that should be assessed when considering hazardous air pollutants (HAPs) which includes: (1) placing a toxic land use in an area where it may have an adverse health impact on an existing sensitive land use and (2) placing a sensitive land use in an area where an adverse health impact may occur from an existing toxic land use. Some examples of projects that may include HAPs are:

- Agricultural products processing;
- Bulk material handling;
- Chemical blending, mixing, manufacturing, storage, etc.;
- Combustion equipment (boilers, engines, heaters, incinerators, etc.);
- Metals etching, melting, plating, refining, etc.;
- Plastics & fiberglass forming and manufacturing;
- Petroleum production, manufacturing, storage, and distribution; and
- Rock & mineral mining and processing.

The General Plan EIR states the implementation of the General Plan would result in development and urbanization that could locate sensitive receptors near hazardous air pollutant (HAP) sources or result in a Carbon Monoxide (CO) hotspot. The potential for HAP impacts primarily results from situating sensitive receptors near sources of HAPs or situating HAPs sources near sensitive receptors. General Plan EIR Mitigation Measure 3.3.3.2 requires that a CO hot spot analysis be prepared for any roadways or intersections projected to exceed the thresholds in the GAMAQI. With implementation of the adopted Mitigation Measure, the GPU EIR determined that General Plan implementation would result in a less than significant impact in regard to pollutant concentrations.

As noted in Impact #3.3.1a, a 41-unit single-family subdivision would have an average daily trip rate of 6.15 trip and result in approximately 258 trips. Based on the SPAL thresholds, the development of the Project would be well under the thresholds. As the Project would be under SJVAPCD thresholds, implementation of Mitigation Measure 3.3.3.2 would not be applicable to the Project. Therefore, the Project can be assumed to result in a less than significant impact as the Project was found to be below threshold.

However, during the construction period, some odors could result from vehicles and equipment using diesel fuels. However, vehicles and equipment using diesel fuels at the proposed Project site would have to comply with the California Air Resources Board (CARB) guidelines, which limit idling time to five minutes with the Airborne Toxic Control Measure (ATCM). Although construction activities are anticipated to generate fugitive dust, the Project would minimize the generation of fugitive dust by complying with the SJVAPCD's Regulation VIII. Dust-disturbing activities would be limited in scope and duration. Therefore, potential risk to the population attributable to emissions of HAPs from the proposed Project would be less than significant.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The SJVAPCD addresses odor criteria in its GAMAQI. Rather than an established rule or standard regarding odor emissions, the SJVAPCD has a nuisance rule: "Any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact."

During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed project would not include any activities or operations that would generate objectionable odors and, once operational, the project would not be a source of odors. Therefore, the proposed project would

not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

General Site Conditions

The Project site has had significant historical and ongoing ground disturbance from previous agricultural practices. The site has one single family home with ornamental landscape trees, but the majority of the site is devoid of vegetation. The site is surrounded by residential development to the west, vacant land to the south, and ongoing agricultural operations to the north and east. There are no known wetlands or water features on the site. There is little to no suitable habitat to support special status plant or wildlife species listed in the General Plan EIR. Swainson's hawk and other raptors may forage in the surrounding agricultural lands and use large trees on adjacent property for nesting, and burrowing owl or San Joaquin kit might be in the area as a transient.

3.4.1 Impact Analysis

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant. Special-status plant and wildlife species and the corresponding status of each that were identified as potentially occurring in the vicinity of the project were evaluated based on the literature review and field survey of the project site.

Special-Status Plants.

As identified in the General Plan EIR, the nearest sensitive natural community is Great Valley Mixed Riparian Forest located approximately five miles northeast of the General Plan Planning Area. Review of available California Natural Diversity Database (CNDDB) records indicate that there are recorded occurrences of California satintail and brittlescale within a ten-mile radius of the Project site. The Project site does not contain a recorded occurrence of a special-status plant species, and due to past ground-disturbing activity related to past agricultural and site clearing activities, the potential for special-status plant species is low. The Project is expected to result in a less than significant impact.

Special-Status Wildlife.

The Mitigation Measures adopted in the General Plan EIR include the use of preconstruction surveys, avoidance and minimization measures, and best management practices all designed to reduce impacts on the associated special-status wildlife species.

The Project would result in the subdivision of land designated for residential development. The site has historically been utilized for agricultural crop production and in recent years has been idle, although routine disking has been conducted.

Future development of the site would be subject to the applicable Mitigation Measures including 3.4.3.3, which requires that a preconstruction survey would evaluate the Project site and implement additional measures necessary under consultation with federal and State agencies should a special-status species be identified. If the survey identifies the presence of listed species such as Swainson's hawk, burrowing owl or San Joaquin kit fox, the Project will comply with Mitigation Measures 3.4.3.5, 3.4.3.6a-e, and 3.4.3.8 if other raptors are observed in nearby trees. Migratory birds are also protected by Mitigation Measure 3.4.3.9, which would be implemented if applicable.

Therefore, the Project would result in a less than significant impact with compliance of applicable General Plan policies for biological resource protection and the applicable adopted Mitigation Measures listed in the General Plan EIR

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. Riparian habitat is defined as lands that are influenced by a river, specifically the land area that encompasses the river channel and its current or potential floodplain. The Project is not located within a river or an area that encompasses a river or potential floodplain, and is almost completely devoid of natural vegetation. The proposed Project would have no impact to riparian habitat.

The Project site is disturbed and does not contain a sensitive natural community. The Project would not result in impacts to any sensitive natural community.

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The United States Army Corps of Engineers (USACE) has regulatory authority over the Clean Water Act (CWA), as provided for by the EPA. The USACE has established specific criteria for the determination of wetlands based upon the presence of wetland hydrology, hydric soils, and hydrophilic vegetation. Wetlands, streams, reservoirs, sloughs, and ponds typically meet the criteria for federal jurisdiction under Section 404 of the CWA and State regulatory authority under the Porter-Cologne Water Quality Control Act. Streams and ponds typically meet the criteria for State regulatory authority under Section 1602 of the California Fish and Game Code. The General Plan EIR indicated that there are no known jurisdictional waters present in the Planning Area, however there are several designated wetlands in the Planning Area. Development-related loss of jurisdictional wetlands or degradation to wetlands would have a potentially significant impact.

No aquatic resources occur within the project site, or within the vicinity of the project site. As a result, no impact would occur related to a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant. Wildlife migratory corridors are linear stretches of land that connects two open pieces of habitat that would otherwise be unconnected. These routes provide shelter and sufficient food resources to support wildlife species during migratory movements. Movement corridors generally consist of riparian, woodlands, or forested habitats that span contiguous acres of undisturbed habitat and are important elements of resident species' home ranges. The General Plan EIR determined that there are no designated wildlife corridors of linkage areas for sensitive species, nor are there any local migratory corridors for other species within the Planning Area. Additionally, the Planning Area is not considered to be a wildlife nursery; however, construction activity within the Planning Area may disturb nesting, feeding, rearing,

and foraging behaviors of migratory birds if active nests are within or near the construction areas. It is stated the active nests of migratory birds may be impacted by development activities and would result in a potentially significant impact. The City of Selma General Plan EIR adopted Mitigation Measure 3.4.3.8 and 3.4.3.9 to protect breeding birds and active birds' nests.

The Project would not substantially affect migrating birds or other wildlife. The Project will not restrict, eliminate, or significantly alter a wildlife movement corridor, wildlife core area, or Essential Habitat Connectivity area, either during construction or after the Project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities. The land surrounding the Project is developed with residences or in agricultural use. These land uses are not well suited for use as wildlife movement corridors. The Project would have no impacts to wildlife movements, no impacts to wildlife movement corridors, and no impacts to a nursery site. As noted in the General Plan EIR, the listed Mitigation Measures would reduce impacts to breeding and nesting birds should they be found during preconstruction surveys. The Project is expected to comply with the General Plan EIR Mitigation Measures for active and breeding birds' nests and result in a less than significant impact.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City does not have an adopted tree preservation ordinance. However, the Project will comply with all applicable goals and policies of the General Plan for the protection of biological resources. Therefore, implementation of the proposed Project would have no conflict related to an adopted local policies or ordinances protecting biological resources.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant. The General Plan EIR found that there are no applicable or pertinent habitat conservation plans or natural community preservation plan affecting the Planning Area. There is the *Recovery Plan for Upland Species of the San Joaquin Valley* and *Draft Recovery Plan for Vernal Poll Ecosystems of California and Southern Oregon,* both of which cover special-status species that have the potential to occur in the Planning Area. It was determined that the policies, goals, and objectives of the General Plan would not conflict with the provisions of the recovery plans identified above and would have a less than significant impact.

The Project site is not located within any natural community conservation plan area or any other local, regional, or State habitat conservation plan. The Project will comply with General Plan policies, goals, and objectives adopted to protect biological resources and would result in a less than significant impact.

3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant. As defined by CEQA Guidelines Section 15064.5, "historical resources" are:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resource Code Section 5024.1, Title 14 California Code of Regulations, Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a Lead Agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the Lead Agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) including the following:
- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

The General Plan EIR found that previous cultural resource studies within the Planning Area have resulted in the discovery of 18 documented historical sites and no archaeological sites. Development allowed under the General Plan would also involve construction activities that could result in the disturbance of undiscovered archaeological resources during grading or other on-site excavation activities. Due to the fact that many cultural resources are buried, there is the potential for cultural resources of various types to be encountered when new development is carried out. The General Plan EIR adopted Mitigation Measures 3.5.3.1a and 3.5.3.1b requires implementation of procedures for all projects in the event a cultural resource is found during project construction. Additionally, the Mitigation Measures implemented policies in the Open Space, Conservation and Recreation Element of the GPU that promotes the use of site surveys, resource identification confidentiality, and support for organizations and efforts for resource preservation.

As noted in Impact #3.1.1b, there are 20 documented historical sites within the General Plan area. None of the identified sites are located on or near the Project site, and therefore will not be impacted.

The site has experienced ground disturbance from past agricultural use and development and is not likely to contain a previously identified cultural resource. In the unlikely event that a cultural resource is identified during any future development of the Project site, the applicable Mitigation Measures established in the General Plan EIR would be applied to the Project to ensure the protection of cultural resource. Therefore, the Project is expected to result in a less than significant impact.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant. See discussion of Impact #3.5.1a above. As discussed above, the Project would not result in any significant impacts with regard archaeological resources; therefore, the Project would not result in an impact that was not adequately evaluated by the General Plan EIR.

c. Would the project disturb any humans remains, including those interred outside of formal cemeteries?

Less Than Significant. See also discussion of Impact #3.4.5a above. Although unlikely, future subsurface construction activities, such as trenching and grading, associated with the proposed Project could potentially disturb previously undiscovered human burial sites. Accordingly, this is a potentially significant impact. Implementation of Mitigation Measures adopted in the GPU EIR could ensure that the proposed Project would not directly or indirectly destroy previously unknown human remains.

3.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Impact Analysis

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

Less Than Significant Impact. The General Plan Background Report states that electricity is supplied by the Pacific Gas and Electric Company (PG&E), which has existing trunk and transmission facilities adequate to meet present and projected power demand in the community. Natural Gas is supplied by both PG&E and the Southern California Gas Company where no current unforeseeable peak load of pressure deficiencies is anticipated throughout General Plan implementation.

There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy-intensive than is used for comparable activities. All construction equipment shall conform to current emissions standards and related fuel efficiencies. In particular, construction and operations of the Project would be subject to applicable CARB regulations (Airborne Toxic Control Measure), California Code of Regulations (Title 13, Motor Vehicles), and Title 24 standards that include a broad set of energy conservation requirements (e.g., Lighting Power Density requirements). In addition, the Project would follow Best Management Practices (BMPs) for water conservation, as warranted and appropriate. Enforcement of these regulations, requirements and practices would thereby minimize or eliminate unnecessary or wasteful consumption of energy. For these reasons, the Project would have a less than significant impact.

The City of Selma General Plan has adopted several policies and standards to encourage energy efficiency throughout the City. These include encouragement of LEED features for new construction, the use of energy efficient and non-polluting fuels and models of transportation, and implementation of energy conservation measures. Title 24 Energy Efficiency Standards and CalGreen Code includes requirements for solar-ready roofs, electric vehicle charging, and water conservation. The Project will install rooftop solar panels on each home to offset the use of electricity that would be generated by non-renewable energy sources such as coal-fired power plants.

Energy demand during the construction phase would result from the transportation of materials, construction equipment, and employee vehicle trips. Construction equipment includes excavators, graders, off-highway trucks, rubber-tired dozers, scrapers, tractors, loaders, backhoes, forklifts, cement and mortar mixers and cranes. The Project would comply with the SJVAPCD requirements regarding the use of fuel-efficient vehicles and equipment, to the extent feasible. Compliance with standard regional and local regulations would minimize fuel consumption during construction of the Project. There are no unusual Project characteristics that would cause construction equipment to be less energy efficient compared with other similar construction sites in other parts of the State. Thus, construction-related fuel consumption of the Project would not result in inefficient, wasteful, or unnecessary energy use.

Energy demand during the operational phase would result from ongoing residential activities, the use of typical appliances, electric and gas usage. In addition, the use of energy-efficient appliances, lighting, low-flow toilets, faucets etc., would also help reduce energy consumption and water demand. Title 24 requires the It is anticipated that the modes of transportation used to and from the Project site will be personal vehicles. Construction and operationally related fuel consumption at the Project would not result in inefficient, wasteful, or unnecessary energy use. The Project would have a less-than-significant impact.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact See Impact #3.4.6a, above. The proposed Project would be in compliance with all applicable federal, State, and local regulations regulating energy usage. The Project will comply with Title 24 Energy Efficiency Standards and CalGreen Code requirements for solar-ready roofs, electric vehicle charging, and water conservation[4]. The Project also includes the installation of solar panels on each home.

PG&E is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the Statewide Renewable Portfolio Standard (RPS) to increase the proportion of renewable energy (e.g., solar and wind) within its energy portfolio. PG&E is expected to achieve at least 50% renewable energy by 2030 and 100% by 2045.

Other Statewide measures, including those intended to improve the energy efficiency of the Statewide passenger and heavy-duty truck vehicle fleet (e.g., the Pavley Bill and the Low Carbon Fuel Standard), would improve vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

Energy saving strategies will be implemented where feasible to reduce the Project's energy consumption during the construction and post-construction phases. Strategies being implemented include those recommended by the CARB that may reduce the Project's construction energy consumption, including diesel anti-idling measures, light-duty vehicle technology, usage of alternative fuels, such as biodiesel blends and ethanol, and heavy-duty vehicle design measures to reduce energy consumption. California must also meet a greenhouse gas (GHG) emissions reduction goals by 2030, as required by the California Global Warming Solutions Act (AB 32) (amended by SB 32 in 2016).

[4] California Building Standards Commission, website: https://www.dgs.ca.gov/BSC (Accessed March 2024)

3.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

3.7.1 Impact Analysis

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. Selma has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zones[5]. The immediate area has extremely low seismic activity levels The proposed construction and operation of the Project would increase the potential

[5] Department of Conservation California Geological Survey, Website: https://www.conservation.ca.gov/cgs/maps-data (Accessed March 2024)

exposure of persons to seismic events including risk of loss, injury, and death related to earthquakes and related hazards.

The General Plan EIR determined that the application and enforcement of existing building code regulations would mitigate any impacts to development associated with General Plan implementation, and seismic impacts would be less than significant. The proposed Project would comply with the most recent California Building Standards Code and would result in a less than significant impact.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As noted above, the proposed Project site is in a region traditionally characterized by low seismic activity; however, moderate to severe ground shaking associated with earthquakes on the nearby faults can be expected within the Project area and throughout Fresno County. In the event of an earthquake on one of the nearby faults, it is likely that the Project site would experience ground shaking and expose people and structures associated with the Project. With the implementation of the above-referenced objective and policies as well as adherence to the Municipal Code and other applicable regulations, development in accordance with the General Plan would reduce potential seismic ground shaking impacts to a less-than-significant level. Compliance with local and State building codes would ensure Project structures and personnel present during the construction would not be exposed to substantial adverse effects, including the risk of loss, injury, or death resulting from strong seismic ground shaking. Therefore, implementation of these building code requirements and local agency enforcement would reduce impacts from ground shaking to less than significant levels.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction could result in local areas during a strong earthquake or seismic ground shaking where unconsolidated sediments and a high-water table coincide. Per the Natural Resources Conservation Service Web Soil Survey (WSS), the Project site contains Hesperia Fine Sandy Loam, deep soils. These types of soils are classified as well drained soils with a depth to water table more than 80 inches[6]. The General Plan Background Report found that the risk of ground failure was minimal to moderate. As discussed in the General Plan EIR, the application and enforcement of building code standards would mitigate impacts to new construction associated with General Plan development. The adopted General Plan includes geologic safety policies including the enforcement of the Uniform Building Code in all matters related to soil preparation and foundation requirements. These policies would allow identification and safe development of sites to occur throughout the Planning Area.

The Project is expected to comply with General Plan policies adopted for seismic and geological safety including the enforcement of relevant building code standards regarding soil preparation and foundation requirements. The City of Selma would review and inspect

[6] U.S. Department of Agriculture, Natural Resources Conservation Service Web Soil Survey, Website: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (Accessed March 2024)

construction associated with the Project and ensure all applicable building code regulations are complied with to ensure that seismic-related ground failure risks are minimized. Therefore, the Project is expected to result in a less than significant impact with compliance of General Plan policies and building code standards.

iv. Landslides?

Less Than Significant Impact. One of the most common causes of landslides is construction activity that is associated with road building (i.e., cut and fill). The Project site is relatively flat; therefore, the potential for a landslide in the Project site is essentially non-existent. There is no potential for rock fall and landslides to impact the site in the event of a major earthquake, as the area has no dramatic elevation changes. The property is flat and there is a low potential for landslides. General Plan EIR determined the application and enforcement of current building code regulations would mitigate any impacts to development associated with impacts related to landslides.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Construction activities associated with the proposed Project would disrupt surface vegetation and soil and would expose these disturbed areas to erosion by wind and water. National Pollutant Discharge Elimination System (NPDES) stormwater permitting programs regulate stormwater quality from construction sites, which includes erosion and sedimentation. Under the NPDES permitting program, the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) are required for construction activities that would disturb an area of one acre or more. A SWPPP must identify potential sources of erosion or sedimentation that may be reasonably expected to affect the quality of stormwater discharges as well as identify and implement best management practices (BMPs) that ensure the reduction of these pollutants during stormwater discharges. Typical BMPs intended to control erosion include sandbags, retention basins, silt fencing, storm drain inlet protection, street sweeping, and monitoring of water bodies. Mitigation Measure shall be incorporated to require the approval of a SWPPP to comply with the NPDES General Construction Permit from the Central Valley Regional Water Quality Control Board (RWQCB).

Once constructed, Project will include impermeable as well as permeable surfaces. The impermeable surfaces would include roadways, driveways, and houses. The permeable surfaces would include landscape areas that would stabilize the permeable areas.

The Safety Element of the General Plan adopted several policies (Seismic Safety Policy 4.11 and Geologic Safety Policy 4.15), that enforces the use of the International Building Code (IBC) in matters related to soil preparation and foundation requirements[7]. Overall, development of the Project would not result in conditions where substantial surface soils would be exposed to wind and water erosion. With the Project's compliance with State regulatory requirements

[7] City of Selma General Plan, Website: https://www.cityofselma.com/departments/community_development/general_plan_and_planning_documents.php#outer-109 (Accessed March 2024)

(preparation of a SWPPP), and applicable building code requirements for site development, the Project will result in a less than significant impact.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. The analysis found that the City is located within the V1 Seismic Zone, characterized by a relatively thick section of sedimentary rock overlying a granite base. The Five Counties Seismic Safety Element states that the Uniform Building Code, Zone II building standards would be sufficient for normal facilities[8]. As noted above, the GPU adopted policies enforcing building code standards for site/soil preparation and foundation requirements would address site conditions.

The Project site and surrounding area is flat and is not located in an unstable geologic unit or on soil that is considered unstable. There is no evidence of landslides, lateral spreading or subsidence on the Project site. Liquefaction potential appears to be relatively low[9]. As indicated in previous responses, the site and surrounding area is flat, which does not provide the conditions required for significant onsite land sliding. Additionally, the site is not located near any areas with sufficient slope that could result in offsite landslides. Therefore, with the Project's compliance with adopted building code standards and State regulatory standards, the development associated with the Project would have a less than significant impact.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. The General Plan EIR found the soil in the Planning Area to have moderate erosion potential and moderate expansion potential and could pose a risk to new development. The General Plan Safety Element adopted several policies that enforce the use of the IBC in matters related to soil preparation and foundation requirements. The General Plan EIR found that compliance with General Plan policies and City adopted building codes related to soils would result in a less than significant impact.

Development associated with the Project would be subject to applicable building code standards established by the IBC and California Building Code (CBC). The City of Selma would review and inspect construction via their building permit review process and ensure compliance is met. Therefore, development associated with the Project would be compliant with the noted General Plan policies and would result in a less than significant impact.

[8] Five County Seismic Safety Element, 1974, Website: https://tularecounty.ca.gov/rma/planning-building/environmental-planning/environmental-planning-resources/five-county-seismic-safety-element-1974/five-county-seismic-safety-element-volume-ii/ (Accessed March 2024)

[9] City of Selma General Plan, Website: https://www.cityofselma.com/departments/community_development/general_plan_and_planning_documents.php#outer-109 (Accessed March 2024)

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. New development associated with the General Plan will be connected to the City's existing sewer system. The project will be required to pay their fair share of impact fees and connect to the nearest available connection point for sewer. Therefore, the General Plan was found to result in no impacts to soils incapable of supporting the use of septic systems or alternative wastewater disposal systems. The proposed Project will not use a septic system; sewer services will be provided by the Selma-Kingsburg-Fowler Sanitation District. Therefore, the Project would have a no impact.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant. The Project does not intend to use undisturbed land; the property has been historically farmed and is previously disturbed. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. However, adopted General Plan EIR Mitigation Measure 3.5.3.1a require that if unknown paleontological resources are discovered during construction activities, work within a 50-foot buffer would cease until a qualified paleontologist determined the appropriate course of action. With implementation of mitigation, the Project will have a less-than-significant impact.

As noted, the General Plan EIR addresses possible resources found during construction activities. The pertinent mitigation measure and policies adopted include the use of surveys, establishment of procedure should a resource be identified on the Project site, and promoting of preservation efforts. It was determined that the adopted mitigation measures and General Plan policies would reduce impacts on potential paleontological resources to a less than significant impact.

3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 Impact Analysis

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The SJVAPCD does not have numerical thresholds and recommends a tiered approach to establish the significance of the GHG impacts on the environment.

Construction and operation of the proposed Project would result in emissions of GHGs. With consideration of the Project's impact in comparison to SPAL thresholds established by the SJVAPCD, the Project is anticipated to result in a less-than-significant impact on the environment. The Project's largest contributors to GHG emissions are from electricity and exhaust from transportation fuels. Electricity and transportation fuels are, in effect, regulated by requiring providers and importers of electricity and fuel to participate in the GHG Cap-and-Trade Program and other programs. Each such sector-wide program exists within the framework of AB 32 and its descendant laws the purpose of which is to achieve GHG emissions reductions consistent with the AB 32 Scoping Plan.

The Project would generate GHGs from electricity use and combustion of gasoline/diesel fuels, each of which is regulated near the top of the supply chain. As such, each citizen of California (including those creating emissions of this Project) will have no choice but to purchase electricity and fuels produced in a way that is acceptable to the California market. Thus, consumers of electricity and transportation fuels are in effect regulated by higher level emissions restrictions on the producers of these energy sources. The Project would also install rooftop solar panels to offset energy that otherwise would be generated by power plants burning fossil fuels, which also reduced the overall GHG emissions on a regional level. The resulting permanent greenhouse gas increases related to Project operations would be within the greenhouse gas increases analyzed in the General Plan EIR, so there would be no increase in severity to the previously identified greenhouse gas impacts.

As noted previously, the City General Plan EIR requires compliance with Mitigation Measure 3.3.3.1, which lists BACT measures for all new development to reduce criteria pollutants, including ozone precursors (GHG emissions). Therefore, the Project would have a less than significant impact on applicable GHG reduction plans and the Project's contribution to cumulative global climate change impacts would not be cumulatively considerable.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. See Impact #3.4.3a-b and Impact #3.4.8, above. The Project would not exceed SJVAPCD SPAL thresholds and would result in a less than significant impact. As discussed above, the Project is expected to be consistent with State and local plans, policies, and regulations adopted for the purpose of reducing emissions of greenhouse gases and impacts would be less than significant.

3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Impact Analysis

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Construction of the Project would involve the transport and use of minor quantities of hazardous materials such as fuels, oils, lubricants, hydraulic fluids, paints and solvents. The types and quantities of hazardous materials to be used and stored onsite would not be of a significant amount to create a reasonably foreseeable upset or accident condition. The handling and transport of all hazardous materials onsite would be performed in accordance with all applicable federal, State, and local laws and regulations.

Once constructed, the use of such materials as paint, bleach, etc., is considered common for residential developments. It would be unlikely for such materials to be stored or used in such quantities that would be considered a significant hazard. The proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The proposed Project would likely not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials nor create a

significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The General Plan Safety Element addresses hazardous material management issues and policies, and the Circulation Element provides policies regarding truck routes and the roadway system related to the transportation of hazardous materials. The General Plan EIR found that land use intensification resulting from General Plan implementation would adhere to all applicable State and federal rules/regulations, in addition to compliance with policies of the General Plan. General Plan policies include coordination and cooperation with local, state and federal agencies for hazardous wastes, hazardous waste public education, hazardous waste disaster planning.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. As noted in Impact #3.9.1a, hazardous materials handling on the Project site over the short-term construction may result in soil and groundwater contamination from accidental spills. Prior to the start of construction, the Project would prepare and implement an SWPPP, under the NPDES general permit for construction sites over one acre, as required. The SWPPP identifies potential sources of pollution from the Project that may affect the stormwater discharge quality and requires that BMPs be implemented to prevent contamination at the source. Implementing BMPs during construction would contain accidental spills of hazardous materials, and soil and groundwater contamination would be minimized or prevented.

The Project site was historically used for agricultural purposes, although aerial data indicates the land has not been cultivated for a number of years. It is possible that the release of arsenic or organo-chlorine pesticides might expose workers during construction. However, the concentration is assumed to be minimal and would be less than significant. As noted in Section 3.3.1 - Air Quality, the Project would comply with the SJVAPCD's Regulation VIII (Fugitive PM10 Prohibitions). The site is relatively flat, and grading of the site will be minimal. With the appropriate application of water or other dust suppression during construction, impacts from potential pesticides in the soil during construction will be minimal. Once the homes are constructed, there will be little to no areas of exposed dirt that might be dispersed into the air and create a health concern.

There are residence and outbuilding structures on the Project site that will be demolished. Although the age of the structures is unknown, it is assumed that asbestos or lead paint could have been used. Before demolition, the structures will be analyzed for the presence/absence of toxic materials, and a demolition permit will be obtained from the SJVAPCD. Removal of any identified toxic materials will comply with local, State, and federal codes and regulations.

As noted in Impact #3.9.1a above, if there is a use of hazardous materials during the Project's construction phase, the safe handling and storage of hazardous materials consistent with applicable local and State regulations will be required.

The proposed Project is not anticipated to create a significant hazard to the public or the environment; as mentioned previously, the residential Project would not routinely transport, use,

dispose of, or discharge hazardous materials into the environment and impacts would be less than significant.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The Project site will be located approximately 0.37 miles east of Woodrow Wilson Elementary School. All future construction-related activities resulting from the proposed Project would be subject to local, State, and federal laws related to hazardous materials and substances emissions. However, construction of the Project would require the use of minimal hazardous materials and require implementation of BMPs when handling any hazardous materials, substances, or waste. As noted in Impact #3.3.1a and b, emissions from construction-related activities are expected to be minimal and not significant. Once constructed, residential development is not expected to result in hazardous emissions. Therefore, the Project would have a less than significant impact.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A review of the California Department of Toxic Substances, Envirostor database found that the Project site is not located on or in the vicinity of a listed operating permitted site or cleanup site[10]. The Project itself will not generate or use hazardous materials outside health department requirements. As a result, the proposed project would not create a significant hazard to the public or the environment, and there would be no impact.

e. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The proposed Project is not within the boundary of the adopted Fresno Airport Land Use Compatibility Plan hazard zones, and there are no public airports within two miles of the Project site[11]. The closest public airport is the Selma Aerodrome, located approximately 3.2 miles west of the Project. Therefore, the Project would not result in a safety hazard as result of proximity to a public use airport and would have no impact.

[10] California Environmental Protection Agency (CalEPA). 2018. Government Code Section 65962.5(a) Hazardous Waste and Substances Site List. Website: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/ (accessed March 2024).

[11] Fresno Council of Governments Airport Land Use Commission. Website: https://www.fresnocog.org/project/airport-land-use-commission-of-fresno-county/ (Accessed March 2024)

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed Project is required to adhere to the standards set forth in the Uniform Fire Code, which identifies the design standards for emergency access during both the Project's construction and operational phases. The Project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities.

The General Plan EIR identified objectives, policies, and goals and includes references to the Emergency Operations Plan, the Emergency Services Plan, and policies of the General Plan that discourages interference with emergency response and access. Implementation of the General Plan was found to result in no impact in relation to an adopted emergency response plan or emergency evacuation plan.

The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the Project would have a less-than-significant impact.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. The City is located within a Local Responsibility Area (LRA) zone by CAL FIRE[12]. The proposed Project is surrounded by urban and agricultural land uses and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, as there are no wildlands in the vicinity. The Project site is less than a mile southeast of Fire Department Station 54, the closest station in the Local Responsibility Area. The Project will comply with all applicable State and local building standards as required by local fire codes and impact fees to support additional fire protection services. The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Construction and operation of the Project is not expected to increase the risk of wildfires on or adjacent to the Project site. The Project will also be required to comply with all applicable standards as required by the Title 24 regulations, as well as local fire codes.

The proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Therefore, the impacts would be less than significant.

[12] California Fire. Website: https://egis.fire.ca.gov/FHSZ/ (Accessed March 2024)

3.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate the water quality of surface water and groundwater throughout California. The proposed project is within the jurisdiction of the Central Valley RWQCB.

The General Plan adopted several policies in the Land Use Element, Safety Element, Open Space, Conservation and Recreation Element, and Public Services and Facilities Element the pertain to water resources within the City Planning Area. The General Plan EIR found that although General Plan would allow new development that could contribute to erosion and create additional urban pollutants that could end up in the surface or groundwater system, implementation of General Plan policies and adherence to Federal, State, and local regulations would reduce potential water quality impacts to a less than significant impact.

Construction of the Project would involve excavation, soil stockpiling, mass and fine grading, the installation of supporting drainage facilities, and associated infrastructure. During site grading and construction activities, large areas of bare soil could be exposed to erosive forces for long periods of time. Construction activities involving soil disturbance, excavation, cutting/filling, stockpiling, and grading activities could result in increased erosion and sedimentation to surface waters. Additionally, accidental spills or disposal of potentially harmful materials used during construction could possibly wash into and pollute surface water runoff. Materials that could potentially contaminate the construction area, or spill or leak, include lead-based paint flakes, diesel fuel, gasoline, lubrication oil, hydraulic fluid, antifreeze, transmission fluid, lubricating grease, and other fluids. A SWPPP for construction-related activities would include, but not be limited to, the following types of BMPs to minimize the potential for pollution related to material spills:

- Vehicles and equipment will be cleaned;
- Vehicle and equipment fueling, and maintenance requirements will be established; and
- A spill containment and clean-up plan will be in place prior to and during construction activities.

In order to reduce potential impacts to water quality during construction activities, as part of the SWPPP process, the Project proponent is required to file a Notice of Intent (NOI) to comply with the NPDES General Construction Permit and prepare the SWPPP. The Project SWPPP would include BMPs targeted at minimizing and controlling construction and post-construction runoff and erosion to the maximum extent practicable. SWPPP measures can require grading limits to the minimum area necessary for construction of the Project. Additional measures can require that all hazardous wastes be stored and properly managed in accordance with the approved Hazardous Waste Exclusion Plan and Hazardous Materials Business Plan.

Once constructed, it is unlikely that operational activities would impact surface water quality. The Project would continue to comply with all local regulations related to water quality. Local regulations include compliance with the City of Selma's water service provide, California Water Service (Cal Water), requirements and applicable Sustainable Groundwater Plan (Central Kings Groundwater Sustainability Agency) rules and regulations. The Project site will be in compliance with City General Plan and impacts to water quality would be considered less than significant.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The General Plan EIR determined that future growth as a result of the General Plan along with future growth from other incorporated and unincorporated communities could result in a potentially significant impact with regard to groundwater supplies and recharge. The California Water Service (CalWater) Selma District 2020 Urban Water Management Plan (UWMP) had a targeted gallons per capita daily (GPCD) of 218 and an actual

2020 GPCD of 157[13]. The U.S. Census estimates the average household size for the City of Selma at 3.4[14]. Based on the Project size of 41 residentially zoned lots, the estimated population increase would be approximately 139 people based on the average household size. Utilizing the actual GPCD of 157, the anticipated water usage would result in approximately 21,823 gallons per day (7,965,395 gallons per year). This translates to approximately 24.44 acre-feet per year which amount to approximately 0.53% of the 2030 dry year supply of 4,640 acre-feet. The water demand from this Project would not result in a significant impact due to depleted groundwater resources or interference with groundwater recharge. The Project would be subject to applicable water conservation and infrastructure development standards established by the CBC, Central Kings Groundwater Sustainability Agency Groundwater Sustainability Plan (CKGSA GSP), and Cal Water requirements.

The water analysis prepared for the General Plan supported a less than significant finding with the inclusion of Mitigation Measure #3.8.3.8, which requires the City to adhere to the Consolidated Irrigation District's (CID) Groundwater Mitigation and Banking Program as defined in the *Upper Kings Basin Integrated Regional Water Management Plan.* This program includes multiple recharge projects and facilities. Additional General Plan policies for water conservation and water efficiency standards are also adopted to further reduce groundwater supply impacts resulting from General Plan implementation.

The Project site is located within the Fresno County Subbasin within the San Joaquin Valley-Kings Groundwater Basin (Basin Number 5-022.08, DWR Bulletin 118), which is identified as being critically over drafted[15].

The water purveyor for the Project will be Cal Water, who currently provides water to the City. The Project is relatively small, adding only 41 single-family units. The Project will obtain a Will-Serve letter from Cal Water indicating their willingness and ability to provide adequate water for construction and operation.

In addition, as required by Title 24 energy efficiency standards, the use of fixtures such as low flow toilets, faucets, drip irrigation and the use of native, drought resistant plants, where feasible, will reduce water demand. As discussed, applicable groundwater measures for conservation and efficiency established by the General Plan, the Groundwater Sustainability Plan (GSP), and water service provider would be complied with. Therefore, the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant.

[13] California Water Service 2020 Urban Water Management Plan, Selma District, Website: https://www.calwater.com/docs/uwmp2020/SEL_2020_UWMP_FINAL.pdf (Accessed March 2024)
[14] United States Census Bureau, Website: https://data.census.gov/ (Accessed March 2024)
[15] California Department of Water Resources, Website: https://water.ca.gov/Programs/Groundwater-Management/Bulletin-118/Critically-Overdrafted-Basins (Accessed March 2024)

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The rate and amount of surface runoff is determined by multiple factors, including the following: topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed, and the amount of precipitation and water that infiltrates to the groundwater. The proposed Project would alter the existing drainage pattern of the site, which would have the potential to result in erosion, siltation, or flooding on or offsite. The disturbance of soils onsite during construction could cause erosion, resulting in temporary construction impacts. In addition, the placement of permanent structures onsite could affect drainage in the long-term. Impacts from construction and operation are discussed below.

Potential impacts on water quality arising from erosion and sedimentation are expected to be localized and temporary during construction. Construction-related erosion and sedimentation impacts, as a result of soil disturbance, would be less than significant after implementation of the required approval of a SWPPP and BMPs required by the NPDES, as well as mitigation that requires minimizing grading during construction. No drainages or other water bodies are present on the Project site, and therefore, the proposed Project would not change the course of any such drainages.

Once constructed, there would be areas of impervious surface that might cause stormwater runoff during rain events. However, the site will be graded in compliance with City requirements, and the Project will be required to construct an onsite temporary basin for the storage of storm water. The temporary basin shall be operational until City Master Plan facilities are available for the project to connect to. Impacts from stormwater would be considered less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. The Project site is relatively flat, and grading would be minimal and would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. The Project would develop significant areas of impervious surfaces that could significantly reduce the rate of percolation of stormwater at the site, and would concentrate and accelerate surface runoff in comparison to the baseline condition. However, as mentioned in Section 3.10.1ci, the Project will provide a temporary storm drain basin to facilitate all surface runoff generated by the Project's impervious surface, and would not result in surrounding properties being impacted by the Project's runoff. In addition, there are natural areas of the Project that would be undeveloped (i.e., open landscaped areas), and stormwater would generally percolate through the ground.

Pursuant the General Plan Background Report, the City does not have a history of flooding[16]. As noted above, development associated with the General Plan could result in minor alterations to the existing drainage system and the rate or runoff. The General Plan EIR determined that adoption of a Storm Water Management Program/Plan and compliance with policies to discourage channel and slope modification, and other policies to identify areas of localized flooding would allow General Plan implementation to have a less than significant impact on onsite and offsite flooding.

The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial drainage patterns or cause substantial surface runoff that would result in flooding on or offsite. Therefore, the Project would have a less-than-significant impact.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. Please see response #3.10.1a through c(ii), above. The Public Services and Facilities Element of the General Plan includes policies addressing the development and funding of storm drainage facilities. The increased urbanization within the Planning Area will increase demand on the storm drain system. Such increases may have the potential for significant environmental impacts but can be mitigated to a less than significant level by incorporating best management practices for storm runoff in individual project designs. The General Plan EIR adopted Mitigation Measure 3.8.3.2 requiring the City to provide storm drainage facilities per the Storm Water Management Plan and conditions needed to be met for new development associated with infrastructure development.

The Project would comply with all applicable State and City codes and regulations for stormwater drainage and runoff. The Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

No streams or rivers exist within the Project's vicinity that would result in substantial erosion or siltation on or offsite. With implementation of mitigation as noted above, the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, nor provide additional sources of polluted runoff.

[16] City of Selma General Plan Background Report 2008. Website: https://cms9files.revize.com/selma/General%20Plan%20Background%20Report.pdf (Accessed March 2024)

iv. Impede or redirect flood flows?

No Impact. The proposed project is not located within the 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA).[17] Therefore, the proposed project would not impede or redirect potential flood flows, and the proposed project would have no impact.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact. The Project site is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Therefore, there is no potential for the site to be inundated by tsunami or mudflow.

However, the City Planning Area and the Project site are located within the inundation area should failure of the Pine Flat Dam occur. As discussed in the General Plan, the City of Selma was required to prepare and adopt a local emergency evacuation plan that provides procedures in the event of dam failure. Future occupants of the Project would be subject to the adopted plan. As noted previously, the property is not located within an identified FEMA 100-year or 500-year flood hazard zone. The potential for flooding at the site appears to be very low. Therefore, the Project is anticipated to have a less than significant impact.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The General Plan EIR determined that future growth as a result of the proposed General Plan along with future growth from other incorporated and unincorporated communities could result in a potentially significant impact with regard to groundwater supplies and recharge. The water analysis prepared for the General Plan supported a less than significant finding with the inclusion of Mitigation Measure #3.8.3.8, which requires the City to adhere to the Consolidated Irrigation District's (CID) Groundwater Mitigation and Banking Program as defined in the Upper Kings Basin Integrated Regional Water Management Plan. This program includes multiple recharge projects and facilities. Additional General Plan policies for water conservation and water efficiency standards are also adopted to further reduce groundwater supply impacts resulting from General Plan implementation.

As discussed in Impact #3.10.1b, the water demand from this Project would not result in a significant impact due to depleted groundwater resources or interference with groundwater recharge. The Project would be subject to applicable water conservation and infrastructure development standards established by the CBC, CKGSA GSP, and Cal Water requirements.

The proposed Project will not substantially deplete aquifer supplies or interfere substantially with groundwater recharge or significantly alter local groundwater supplies, nor deplete the

[17] Federal Emergency Management Agency (FEMA). 2020. FEMA Flood Map Service Center: Search By Address. Website: https://msc.fema.gov/portal/search?AddressQuery#searchresultsanchor (accessed March 2023).

water supply or significantly increase water demand. Therefore, no additional requirements or implementation measures are applicable.

3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

3.11.1 Impact Analysis

a. Would the project physically divide an established community?

No Impact. The physical division of an established community typically refers to the construction of a physical feature (e.g., an interstate highway or railroad tracks) or removal of a means of access (e.g., a local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas. For instance, the construction of an interstate highway through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside of the community.

The proposed Project site is presently undeveloped fallow agricultural land and is surrounded by residential and agricultural uses. The proposed Project would not physically divide an established community. Therefore, the Project will have a no impact.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The General Plan EIR determined that implementation of the policies and standards in the General Plan and compliance with the LAFCo process would ensure that conflicts between the General Plan and other plans, policies and regulations applicable to the City of Selma Planning Area are reduced to a less than significant impact.

The Project's current zoning is R-1-12 and is planned with the Very Low Density Residential General Plan designation. The Very Low Density Residential land use designation (VLD) is described in the General Plan as a land use that allows for large residential lot sizes that is indicated by the required density range of 0 to 2.0 dwelling units per gross acre. Additionally, the General Plan does not designate a minimum lot size requirement. Typical zoning for the VLD Residential land use is described as R-1-12, however, because there are no minimum lot size requirements and if a project meets the aforementioned density, then zone districts that offer single family residential development are considered compatible with VLD. The City has three single family zone districts: R-1-7, R-1-9, and R-1-12. Consistent with Figure 1-3, the project proposes to rezone certain parcels of the project as R-1-7 and R-1-9. Those parcels will be required to be consistent with the underlying development standards for their respective zone districts. The Project will create 41 residential lots on an approximate 20.2-acre parcel.

Therefore, the overall density of the Project is 2.0 dwelling unit per gross acre. Thus, the Project is consistent with the intent of the Land Use Element of the General Plan and the density requirement for VLD. The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy or regulation for the purpose of avoiding or mitigating an environmental effect and is considered less than significant.

3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

3.12.1 Impact Analysis

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less Than Significant Impact. A review of the California Department of Conservation's Mines & Mineral Resource Related Data & Maps[18] indicates there are no known mineral resources in the Selma Planning Area. Additionally, the City of Selma General Plan does not identify mineral resource sites within the city. As such, the proposed project would not result in the loss of availability of known mineral resources, and impacts would be less than significant.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Less Than Significant Impact. Please refer to Response 3.12.1.a. The proposed project would not result in the loss of availability of any known locally important mineral resource recovery sites. Therefore, the proposed project would have a less than significant impact.

[18] California Department of Conservation. n.d. DOC Maps: Mines and Mineral Resources. Website: https://maps.conservation.ca.gov/mineralresources/#datalist (accessed March 2024).

3.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

3.13.1 Impact Analysis

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant. The General Plan EIR concluded that implementation of General Plan policies would allow General Plan building to result in a less than significant impact. The City of Selma addresses noise in the Noise Element of the General Plan[19] and in Title VI: Police Regulations, Chapter 17: Noise Regulations, of the Selma Municipal Code[20]. Listed below are objectives and policies related to noise that are presented in the Noise Element of the General Plan.

> **Policy 3.1:** It shall be deemed unlawful for any devices, appliances, equipment or vehicles on public or private property abutting noise sensitive land uses to operate between the weekday hours of 7:00 p.m. and 6:00 a.m. and between the weekend hours of 7:00 p.m. and 9:00 a.m.
>
> **Policy 3.2:** The City of Selma shall update its Noise Regulations (Title VI: Police Regulations, Chapter 17: Noise Regulations) to the following standards with regards to interior and exterior noise standards:

[19] City of Selma. 2010. City of Selma General Plan Update 2035 General Plan Policies Statement. Website: https://cms9files.revize.com/selma/Document_Center/Department/Community%20development/Planning/General%20Plan%20And%20Planning%20Documents/General%20Plan/2035%20Selma%20General%20Plan%20-%20Policies%20Statement.pdf (accessed March 2024).

[20] City of Selma. 2024. City Code of Selma California. Website: https://codelibrary.amlegal.com/codes/selmaca/latest/selma_ca/0-0-0-11103 (accessed March 2024).

Exterior Noise Standards - Fixed		
Noise Level Standards, dBA		
Cumulative Number of minutes in any one-hour time period	Daytime 6 a.m. to 7 p.m.	Evening and Nightime 7 p.m. to 6 a.m.
30	50	45
15	55	50
5	60	55
1	65	60
0	70	65

Residential Interior Noise Standards		
Noise Level Standards, dBA		
Cumulative Number of minutes in any one-hour time period	Daytime 6 a.m. to 7 p.m.	Evening and Nightime 7 p.m. to 6 a.m.
5	45	35
1	50	40
0	55	45

Policy 3.3: The City shall utilize the noise/land use compatibility standards in Figure 3-2 [of the General Plan] as a guide for future planning and development decisions.

Policy 3.4: Areas within Selma shall be recognized as noise impacted if exposed to existing or projected future noise levels at the exterior of buildings in excess of 65 dB L_{dn} (or CNEL).

Policy 3.5: Noise sensitive land uses shall be discouraged in noise impacted areas unless effective mitigation measures are incorporated into the specific design of such projects to reduce exterior noise levels to 65 dB L_{dn} (or CNEL) or less and 45 dB L_{dn} (or CNEL) or less within interior living spaces.

Policy 3.6: The City shall enforce applicable State Noise Insulation Standards (California Administrative Code, Title 24) and Uniform Building Code (UBC) noise requirements.

Policy 3.7: Industrial, commercial or other noise generating land uses (including roadways, railroads, and airports) shall be discouraged if resulting noise levels will exceed 65 dB L_{dn} (or CNEL) at the boundary areas of planned or zoned noise sensitive land uses.

Policy 3.8: The City shall review all relevant development plans, programs and proposals to ensure their conformance with the policy framework outlined in this Noise Element.

Policy 3.9: The preferred method of noise control used is thoughtful site design. Secondarily, noise control should be achieved through the use of artificial noise barriers. Site and building design guidelines may include:

a. Noise sensitive land uses should not front onto the primary noise source. Where this is not possible, the narrow portion of the building should face the primary noise source, and the interior layout should locate the most sensitive areas away from the noise source by placing garages, storage facilities, carports or other such areas nearest the noise source.

b. Site design should permit noise to pass around or through a development. This can be achieved by placing the narrow or convex portion of the structure toward the primary noise source.

c. Commercial and industrial structures shall be designed so that any noise in excess of 65 dB L_{dn} (or CNEL) generated from the interior of the building is focused away from noise sensitive land uses.

d. Two story residential construction should be avoided, where possible, immediately adjacent to arterials or collectors unless adequate combinations of noise attenuation procedures are used.

e. When feasible, residential cul-de-sacs should be perpendicular to adjacent arterials or collectors.

f. Loading and unloading activities for commercial uses should be conducted in an enclosed loading dock, preferably with a positive seal between the loading dock and trucks.

Policy 3.10: Prior to the approval of a proposed development in a noise impacted area, or the development of an industrial, commercial or other noise generating land use in or near an area containing existing or planned noise sensitive land uses, an acoustical analysis may be required if all of the following findings are made:

a. The existing or projected future noise exposure at the exterior of buildings which will contain noise sensitive uses or within proposed outdoor activity areas (patios, decks, backyards, pool areas, recreation areas, etc.) exceeds 65 dB L_{dn} (or CNEL).

b. Interior residential noise levels resulting from offsite noise are estimated to exceed 45 dBA.

c. Estimated or projected noise levels cannot be reduced to the noise exposure limitations specified in this Noise Element by the application of Standard Noise Reduction Methods.

Chapter 17: Noise Regulations, of the Selma Municipal Code establishes excessive noise guidelines and exemptions. Section 6-17-9 states that construction noise is exempted from City noise regulations provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day.

Certain land uses are considered more sensitive to noise than others. Examples of these land uses include residential areas, educational facilities, hospitals, childcare facilities, and senior housing. The project site is adjacent to an existing single-family residential neighborhood. The closest sensitive receptors are the adjacent single-family homes, west of the project site.

The following sections describe how the short-term construction and long-term operational noise impacts of the proposed project would be less than significant with mitigation.

Short-Term (Construction) Noise Impacts. Project construction would result in short-term noise impacts on the nearby sensitive receptors. Maximum construction noise would be short term, generally intermittent depending on the construction phase, and variable depending on receiver distance from the active construction zone. The duration of noise impacts generally would be from 1 day to several days depending on the phase of construction. The level and types of noise impacts that would occur during construction are described below.

Short-term noise impacts would occur during grading and site preparation activities. Table A lists typical construction equipment noise levels (maximum instantaneous noise level [L_{max}]) recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, obtained from the Federal Highway Administration (FHWA) Roadway Construction Noise Model.

Two types of short-term noise impacts could occur during construction of the proposed project. The first type involves construction crew commutes and the transport of construction equipment and materials to the project site, which would incrementally increase noise levels on roads leading to the project site. As shown in Table A, there would be a relatively high single-event noise exposure potential at a maximum level of 84 dBA L_{max} with trucks passing at 50 feet.

The second type of short-term noise impact is related to noise generated during grading and construction on the project site. Construction is performed in discrete steps, or phases, each with its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on-site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Table 3.13-1: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%)	Maximum Noise Level (L_{max}) at 50 Feet
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Graders	40	85
Impact Pile Drivers	20	95
Jackhammers	20	85
Pick-up Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Welder	40	73

Source: Roadway Construction Noise Model (FHWA 2006).
Note: Noise levels reported in this table are rounded to the nearest whole number.
L_{max} = maximum instantaneous noise level

Table 3.13-1 lists maximum noise levels recommended for noise impact assessments for typical construction equipment, based on a distance of 50 feet between the equipment and a noise receptor. Typical noise levels range up to 88 dBA L_{max} at 50 feet during the noisiest construction phases. The preparation phase, which includes excavation and grading of the project site, tends to generate the highest noise levels because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders

Construction details (e.g., construction fleet activities) are not yet known; therefore, this analysis assumes that scrapers, bulldozers, and water trucks/pickup trucks would be operating simultaneously during construction of the proposed project. As discussed above, noise levels associated with this equipment operating simultaneously would be approximately 88 dBA L_{max} at 50 feet.

As noted above, the closest sensitive receptors to the proposed project include the single-family residences located immediately west of the project site. Based on building setbacks, the closest sensitive receptors are the single-family residential buildings, which are approximately 25 feet from the project site's property line. In addition, these residences have a wood fence, which would further reduce noise levels. Therefore, the closest off-site sensitive receptors may be subject to short-term construction noise when construction is occurring. However, construction

equipment would operate at various locations within the 20.2-acre project site and would only generate maximum noise levels when operations occur closest to the receptor.

Construction noise is permitted by the City when activities occur between the hours of hours of 7:00 a.m. and 10:00 p.m. In addition, Mitigation Measure NOI-1 would be required to limit construction activities to the permitted hours and would reduce potential construction period noise impacts for the indicated sensitive receptors to less than significant levels. Implementation of Mitigation Measure NOI-1 would limit construction activities to the less noise-sensitive periods of the day and would reduce construction impacts to a level of less than significant.

Long-Term Operational Noise Impacts. Motor vehicles with their distinctive noise characteristics are the dominant noise source in the project vicinity. The amount of noise varies according to many factors, such as volume of traffic, vehicle mix (percentage of cars and trucks), average traffic speed, and distance from the observer. Implementation of the proposed project would result in new daily trips on local roadways in the project site vicinity. A characteristic of sound is that a doubling of a noise source is required in order to result in a perceptible (3 dBA or greater) increase in the resulting noise level.

As discussed below in Section 3.17.1, Transportation, the proposed project would generate approximately 258 daily trips. The adjacent Rose Avenue currently carries approximately 3,060 average daily trips according to the City's General Plan EIR. Therefore, project daily trips would not result in a doubling of traffic volumes along any roadway segment in the project vicinity and would not result in a perceptible increase in traffic noise levels at receptors in the project vicinity.

As indicated above, the Project's noise impacts are anticipated to generate noise levels below standards established and comply with local codes and regulations. Any permanent increase in ambient noise levels in the Project vicinity and temporary or periodic increases in ambient noise levels in the Project vicinity would likely be below thresholds established in the Nosie Element of the General Plan and not be considered significant.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Development occurring under the GPU would not introduce new sources of significant ground-borne vibration. However railroad operations could impact new development if located within 100 feet of the railroad. The GPU includes Policy 3.12 in the Noise Element which would require new development of habitable buildings proposed to be placed within 100-feet of the centerline of the railroad tracks to provide a study demonstrating that ground borne vibration issues will be adequately addressed. The EIR concluded that build-out under the GPU would be less than significant with compliance of General Plan policies.

Construction activities in general can have the potential to create groundborne vibrations. However, based on the soil types found in the general Project vicinity, it is unlikely that any blasting or pile driving would be required in connection with construction of the school expansion. Therefore, the potential for groundborne vibrations to occur as part of the construction of the Project is considered minimal.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative even for sustained pile driving. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The typical vibration produced by construction equipment is illustrated in Table 3.13-2.

Construction will be of short duration and will not require jackhammers or pile driving. Therefore, the potential for groundborne vibrations impacts during the construction of the Project is considered less than significant. Once operational, the Project would not have any activities that would create groundborne vibrations. The proposed Project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Table 3.13-2: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L_V at 25 feet	
	PPV (in/sec)	L_V (VdB)[1]
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58
Pile Driver (Impact), Typical	0.644	104

Source: Transit Noise and Vibration Impact Assessment (FTA 2018).
Note: Noise levels reported in this table are rounded to the nearest whole number.
[1] RMS vibration velocity in decibels (VdB) is 1 µin/sec.
µin/sec = micro-inches per second
FTA = Federal Transit Administration
in/sec = inches per second
L_V = velocity in decibels
PPV = peak particle velocity
RMS = root-mean-square
VdB = vibration velocity decibels

Operation of the facility would not produce a noticeable generation in ground borne vibration. Therefore, the Project would result in a less than significant impact.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The proposed Project is not located within the vicinity of an airport land use plan or within two miles of a public or private airport. The proposed Project would not expose people residing in or working in the proposed Project area to excessive noise levels related to public or private airports. There would be no impact associated with the proposed Project relating to excessive noise from a public or private airport. Therefore, the proposed Project would have less-than-significant impacts.

3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

3.14.1 Impact Analysis

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. According to the 2020 Census conducted by the United States Census Bureau, the total population of the City of Selma is 24,545 people, and the average household size is 3.40. The Project's density is 2.0 units per gross acre (on a 20.2-acre site), which would result in the construction of 41 residential units. Based on the average household size, the Project would house approximately 139 residents. The project site is designated Very Low Density Residential in the City of Selma General Plan, which allows for large lot single-family developments and is zoned within the One-Family Zone (R-1-12)district, which permits single-family dwellings and associated accessory buildings and structures. The project would require rezoning a portion of the project site from One-Family Zone (R-1-12) to One Family Zone (R-1-9, and R-1-7). The project site currently has one residence, which would be removed.

The General Plan found that the General Plan provides adequate capacity for expected growth over the next 25 years and not result in a substantial unplanned population growth. The Project is located within the City limits, and development of the site with residential dwellings is the planned progression of the City's growth in this area. The site is anticipated and expected to be developed and therefore, is not unplanned.

The proposed Project is consistent with the General Plan and zoning designation and would not induce substantial population growth in an area, either directly or indirectly. Therefore, impacts of the Project would be less than significant.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The proposed project would include the removal of one existing residence and associated out buildings on the project site. The removal of these structures would not displace a substantial number of people or residences from the site. Furthermore, the proposed project would introduce 41 new residential units into the project site. Therefore, the

proposed project would not displace a substantial number of existing people or housing, thereby requiring the construction of replacement housing. The impact would be less than significant.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

3.15.1 Impact Analysis

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

Less Than Significant Impact. The Selma Fire Department would provide fire protection services to the proposed project. The Selma Fire Department operates out of two fire stations and provides service for a population of approximately 24,000 people. Staffing consists of 21 full-time personnel including the fire chief, fire marshal, and 19 firefighting personnel.[21]

The nearest fire station to the site is Fire Station 1, which is located at 1927 W. Front Street, approximately 1.1 miles southwest from the project site. Planned growth under the General Plan would increase calls for fire protection service in Selma.

Fire safety-related improvements as required by the City will be installed per the City standards. The Project would install the required infrastructure, such as fire hydrants and indoor sprinkler systems. The water supply will meet water supply demands for municipal fire protection services. These design standards coupled with existing fire protection infrastructure would provide for proper fire suppression services onsite. By meeting these standards in addition to payment of applicable development impacts fees, and incorporating needed design features in the Project design, no additional fire protection services would be

[21] City of Selma. n.d. Fire. Welcome To The Selma Fire Department. Website: https://www.cityofselma.com/departments/fire/index.php (accessed June 2023).

required. The developer will be required to pay development impact fees to offset the growth in population in the area that would impact fire protection. Impacts would be less than significant.

ii. Police protection?

Less Than Significant Impact. The Selma Police Department would provide police protection services to the proposed project. The Selma Police Department serves a population of approximately 24,000 people and is staffed with 39 sworn officers and 13 non-sworn personnel. The Selma Police Department station is located at 2055 3rd Street, approximately 0.9 mile southwest of the project site. Planned growth under the General Plan would increase calls for police protection service in Selma. Similar to fire protection services, new development as a result of the implementation General Plan will increase the demand for additional police department services. The General Plan EIR adopted policies to maintain appropriate and feasible staffing rations and the use of development impact fees to offset new development impacts on law enforcement services.

The Project is proposing development in an area that is adjacent to residential development and undeveloped agricultural land. The Project proposes additional residential development in a previously undeveloped location, which will increase the need for police services. However, the Project will pay appropriate development fees based on the adopted fee calculations and is responsible for constructing any infrastructure needed to serve the Project. Impacts would be less than significant.

iii. Schools?

Less Than Significant Impact. The project site is located within the Selma Unified School District (SUSD). The SUSD serves a population of approximately 6,001 students from Transitional Kindergarten through 12th grade. The SUSD comprises 11 school sites, including 8 elementary schools, 1 middle school, 1 high school, and 1 alternative school campus.[22]

Specific environmental impacts of constructing new schools and related facilities to support new development as a result of General Plan implementation would be determined through a project-specific environmental analysis. Funding for schools and for school facilities impacts are controlled by State law which governs the amount of fees that can be levied against new development. The General Plan EIR determined that General Plan policies and payment of school impacts fees would result in a less than significant impact for school services.

The increased population generated by the proposed Project would increase the number of students attending local schools and could result in significant impacts to these facilities by requiring new facilities. The developer will be required to pay the appropriate school impact fees in order to receive building permits. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed "full and complete school facilities

[22] Selma Unified School District (SUSD). Supplement to the Annual Update to the 2021-22 Local Control and Accountability Plan.

mitigation." The Project will be subject to school impact fees to mitigate any increased impacts on school facilities.

The SUSD would continue to provide services to the project site and would not require the construction of new or expanded school facilities. Therefore, the proposed project would not result in a substantial adverse impact associated with the provision of additional school facilities or services, and impacts related to increased demand for school services would represent a less than significant level.

iv. Parks?

Less Than Significant Impact. The City maintains several types of parks and facilities. Almost all parkland described here is owned by the City or another public body and used for public recreational purposes, though some small parks are maintained by local landscaping and lighting districts. The General Plan EIR included a policy of providing five acres of parkland for every new 1,000 residents. Based on the projected 2035 population of approximately 64,600 persons, an additional 207 acres of parkland would be needed to comply with the policy. The closest park is Brentlinger Park located approximately 2,700 feet west of the Project site.

Furthermore, the Project applicant would be required to pay a Parks and Recreation Fee, pursuant to Title IX, Chapter 6, Section 9-6-9.02 of the Municipal Code, at the time building permits are obtained. Although the Project would result in an increase in residents where parks would be utilized, the Project's compliance with the General Plan and payment of applicable development impact fees at the time of building permits would have a less than significant impact.

v. Other public facilities?

Less Than Significant Impact. Community facilities are the network of public and private institutions that support the civic and social needs of the population. They offer a variety of recreational, artistic, and educational programs and special events. The City also provides animal control services, refuse pick-up (via an agreement with Waste Management), and drainage management These services receive funds allocated through the General Fund, usage fees, penalties, or impact fees. The proposed project would not result in a significant impact on the physical environment due to the incremental increase in demand for public facilities and the incremental increase in demand is not expected to require the construction of new or expanded school facilities. Additionally, the Project Applicant would be required to pay of applicable development impact fees. As such, the impact would be less than significant.

3.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

3.16.1 Impact Analysis

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The proposed project would construct 41 single family residential units and a approximate 3-acre trail. Additionally, the project would include the construction of picnic and play facilities in the project site. The City General Plan sets forth a goal of providing five acres of parkland for every new 1,000 residents. Based on the projected 2035 population of approximately 64,600 persons, an additional 207 acres of parkland would be needed to comply with the policy. As implementation of the General Plan, Title IX, Chapter 6, Section 9-6-9.02 of the Municipal Code, requires the dedication or payment of impact fees prior to the issuance of building permits.

The proposed Project would increase the City's population. However, it is unlikely that the Project would increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration would occur or be accelerated or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. As stated previously, the City would require dedication of recreational open space or the payment of impact fees to reduce impacts on existing neighborhood and regional parks. The Project would be conditioned to satisfy the dedication or impact fee payment by the City prior to when development is initiated offsetting any project-related impacts on existing recreational facilities. Therefore, the Project impacts are less than significant.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. See Impact 3.16.1a, above.

3.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 Impact Analysis

a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. While level of service (LOS) analysis is no longer a criterion of significance for traffic impacts under CEQA, the City of Selma 2035 General Plan includes policies that utilize LOS to determine project conditions of approval. As such, this analysis includes LOS impacts while VMT impacts are discussed in Response 3.17.1.b below.

The City of Selma 2035 General Plan identifies an LOS standard of D or better for intersections and roadway segments on Minor Collectors, Collectors, Arterials, Major Arterials, and Highways in the City. For local streets, the LOS standard is B or better. The GP EIR found that traffic conditions through implementation of the GP would have impacts to the City's circulation system. General Plan policies provide level of service (LOS) thresholds, standardized design requirements, improvement projects, transportation impact fees, and use of traffic studies to determine the full impact of a project.

The proposed project will be served by the existing roadways. However, traffic generated by the proposed Project may impact the level of services of the surrounding roadways. An estimate utilizing the ITE 10th Edition Trip Generation Manual calculation for single-family detached housing (210) indicates that a 41-unit single-family subdivision would have an average daily trip rate of 6.15 trips and result in approximately 252 average daily trips. Due to the relatively small size of the proposed project, and compliance with City design standards for right-of-way access and the payment of development impact fees, the Project would not significantly impact the circulation system. Therefore, the Project impacts are less than significant.

b. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?

Less Than Significant Impact. SB 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as Vehicle Miles Traveled instead of LOS. VMT measures how much actual auto travel (additional miles driven) a proposed project would create.

The GPU Final EIR was certified in 2010 and did not contain a discussion pertaining to SB 743 and VMT.

However, the Governor's Office of Planning and Research (OPR) 2018 Technical Advisory on Evaluating Traffic Impacts in CEQA states that agencies can use "screening thresholds" to quickly identify when a project should be expected to result in a less than significant impact without conducting a detailed study.

With respect to the proposed Project, the Fresno Council of Governments (COG) Fresno County SB 743 Implementation Regional Guidelines, which have been adopted by the City of Selma, provides substantial evidence that projects generating less than 500 trips per day may be presumed to create a less-than-significant transportation impact (Fresno Council of Governments, 2021). As noted above, the Project is estimated to result in approximately 258 daily trips and would be under the threshold established by Fresno COG. The City adopted the Fresno COG Regional Guidelines and Technical Report in 2021. Therefore, as the Project would generate less than 500 trips per day, which would result in a less than significant impact with regard to VMT and is consistent with CEQA Guidelines Section 15064.3, subdivision (b).

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The majority of vehicle access to the project site would be provided on Rose Avenue. The driveway will be constructed pursuant to City Standards including new curve, gutter, and pedestrian sidewalk connecting to the project internal circulation system.

The proposed project would not include any sharp curves or other roadway design elements that would create dangerous conditions. In addition, the project design features would be required to comply with standards set by the City of Selma 2035 General Plan, Engineering Standard Drawings, and City Engineer. Additionally, the proposed Project would also be required to submit plans to the Selma Fire Department for review and approval prior to the issuance of building permits to ensure there are no substantial hazards associated with the project design. Therefore, the proposed project would result in a less than significant impact related to hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. Emergency vehicles would have access to the project site on Rose Avenue and through the neighboring residential subdivision to the west. Furthermore, the Selma Fire Department will review and approve of the subdivision layout to ensure the project includes adequate emergency access. In addition, as discussed in Section 3.9, Hazards and Hazardous Materials, project implementation would not physically interfere with emergency evacuation or the Selma Fire Department access to and from the project site.

The General Plan includes policies to ensure that emergency access is maintained including Goal 1, Objective D of the Circulation Element preserving access for emergency vehicles, and Policy 2.28 providing for quick and efficient routes for emergency vehicles. State and City fire codes and

regulations establish standards by which emergency access may be determined. The proposed Project would have to provide adequate unobstructed space for fire trucks to turn around. The proposed Project site would have adequate internal circulation capacity including entrance and exit routes to provide adequate unobstructed space for the fire trucks and other emergency vehicles to gain access and to turn around.

The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed Project would not interfere with the City's established Emergency Response Plan. Therefore, the proposed project would result in less than significant impacts related to inadequate emergency access.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

3.18.1 Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact. Pursuant to Public Resource Code Section 21080.3.1, the State requires lead agencies to consider the potential effects of proposed projects and consultation with California Native American tribes during the local planning process for the purpose of protecting Tribal Cultural Resources. Such cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resource.

AB 52, which became law January 1, 2015, requires that, as part of the CEQA review process, public agencies provide early notice of a project to California Native American Tribes to allow for consultation between the tribe and the public agency. The purpose of AB 52 is to provide the opportunity for public agencies and tribes to consult and consider potential impacts to Tribal Cultural Resources, as defined by PRC Section 2107(a). Under AB 52, public agencies shall reach out to California Native American Tribes who have requested to be notified of projects in areas within or which may have been affiliated with their tribal geographic range. Tribal consultation letters were mailed out by the City on March 11, 2024. The contacted Tribes did not provide a response to invitations to consult.

No tribal cultural resources or historical resources were identified on the project site. If any artifacts are inadvertently discovered during ground-disturbing activities, existing federal, State, and local laws and regulations would require construction activities to cease until such artifacts are properly examined and determined not to be of significance by a qualified cultural resources professional. In addition, the City of Selma General Plan has applicable mitigation.

3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

3.19.1 Impact Analysis

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. The General Plan EIR determined that General Plan implementation would not result in a less than significant impact on water, wastewater, and storm water drainage facilities with compliance of adopted General Plan policies and adopted facility plans. The General Plan EIR also noted that project specific requirements would be identified during second-tier environmental analysis.

The Project is within the City of Selma's City Limits. The project will connect to existing water line and existing sewer line. Water is provided by Cal Water. Wastewater is managed by the Selma-Kingsbury-Fowler County Sanitation District, which provides wastewater services to the City of Selma and other surrounding jurisdictions. The proposed Project will connect to existing sewer connection. Wastewater is managed by the Selma-Kingsbury-Fowler County Sanitation District, which provides wastewater services to the City of Selma and other surrounding jurisdictions. The sewer lines would connect to the City of Selma's future "Amberwood" sewer line located east of the Project site. The Amberwood Sewer Project is coordinated by the City and is already underway. The proposed Project is not expected to increase the amount of sewage significantly. In addition, the proposed Project will be required to construct a temporary onsite storm drain basin to manage its surface water runoff. The temporary basin will be required until permanent master planned storm drain facilities are constructed and connected to the Project.

The proposed Project will connect to the sewer. Electric power will be supplied by Pacific Gas and Electricity (PG&E). No new telecommunication lines or facilities are proposed to be built within the Project. Sanitation/garbage collection will continue to be provided by Waste Management, which serves the City of Selma.

For these reasons, the proposed Project would not need to relocate or construct a new or expanded water, wastewater treatment or stormwater drainage. Therefore, the proposed Project would have no impact. Based on the foregoing, no new or revised mitigation measures are required.

For these reasons, the Project would not need to relocate or construct a new or expanded water, wastewater treatment or stormwater drainage. Impacts are less than significant.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. See also Impact #3.10.1b. The General Plan EIR determined that future growth as a result of the proposed General Plan along with future growth from other incorporated and unincorporated communities could result in a potentially significant impact with regard to groundwater supplies and recharge. The water analysis prepared for the General Plan supported a less than significant finding with the inclusion of Mitigation Measure #3.8.3.8 which requires the City of Selma to adhere to the Consolidated Irrigation District's (CID) Groundwater Mitigation and Banking Program as defined in the Upper Kings Basin Integrated Regional Water Management Plan. This program includes multiple recharge projects and facilities. Additional General Plan policies for water conservation and water efficiency standards are also adopted to further reduce groundwater supply impacts resulting from General Plan implementation.

The Project site is located within the Fresno County Subbasin within the San Joaquin Valley-Kings Groundwater Basin (Basin Number 5-022.08, DWR Bulletin 118), which is identified as being critically over drafted[23]. The water purveyor for the Project will be Cal Water, who currently provides water to the City of Selma. The project is relatively small adding only 41 single-family units. The use of fixtures such as low flow toilets, faucets and drip irrigation, where feasible, will reduce water demand. As discussed, applicable groundwater measures for conservation and efficiency established by the General Plan, the GSP, and water service provider would be complied with. Therefore, the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant. The Project would be served by water provided by the City of Selma and water lines would be constructed to supply water. As discussed in response to Impact #3.19.1a, above, there is adequate water supply for the Project. Therefore, impacts would be less than significant.

[23] California Department of Water Resources, Website: https://water.ca.gov/Programs/Groundwater-Management/Bulletin-118/Critically-Overdrafted-Basins (Accessed March 2024)

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. See Impact #3.19.1a, above. As discussed above, the Project would not result in any significant impacts to a wastewater treatment provider; therefore, the Project would not result in an impact which was not adequately evaluated by the General Plan EIR.

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The City of Selma is served by the American Avenue Landfill which is operated by the County of Fresno. City of Selma recycling efforts reinforced through General Plan policies and State requirements for landfill use has been implemented to reduce solid waste diversion from landfills. General Plan EIR found that the City development would continue efforts in solid waste being sent to County landfills with their recycling efforts and the impact would be less than significant.

Implementation of the proposed Project would result in the generation of solid waste on the Project site, which would increase the demand for solid waste disposal. Solid waste removed from the site would be transported to the American Avenue disposal site located approximately 30 miles west of the proposed Project site. The American Avenue disposal site is estimated to be able to continue operation until 2031 when it will be full and will have to be closed[24]. The landfill has sufficient capacity to accommodate the proposed Project.

The Project, in compliance with federal, State, and local statutes and regulations related to solid waste, would dispose of all waste generated onsite at an approved solid waste facility (American Avenue Landfill). The Project does not and would not conflict with federal, State, or local regulations related to solid waste. The proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs in compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, the Project would have a less than significant impact.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. See discussion for Impact #3.4.19d, above.

The 1989 California Integrated Waste Management Act (AB 939) requires Fresno County to attain specific waste diversion goals. The Local Government Construction and Demolition (C&D) Guide of 2002 (SB 1374) amended this act to include construction and demolition material.

As stated above, the American Avenue landfill has available capacity to accommodate solid waste generated by the proposed Project. Therefore, the proposed Project would not be expected to

[24] City of Fresno Department of Public Works, Website: https://www.fresno.gov/publicutilities/facilities-infrastructure/american-avenue-landfill/ (Accessed March 2024)

significantly impact Fresno County landfills. The proposed Project would be required to comply with all federal, State, and local statues and regulations related to solid waste. Therefore, implementation of the proposed Project would result in less-than-significant impacts in this regard.

3.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

3.20.1 Impact Analysis

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The General Plan has adopted several goals and policies to reduce fire hazards throughout the Planning Area. Policies include the installation, maintenance, and inspection of fire detection and suppression devices as required by City Code, compliance with adopted fire codes, and enforcement of weed abatement programs.

Access for emergency vehicles to the site would be maintained throughout the construction period. The Project would not interfere with any local or regional emergency response or evacuation plans and would not result in a substantial alteration to the adjacent and area circulation system. The City has established emergency response and evacuation plans based on the Selma Emergency Operations Plan. Impacts related to fire hazards and emergency response plans would be less than significant

The proposed project site is not located in or near State Responsibility Area (SRA) or lands classified as being a very high hazard severity zones. The construction of the Project would not impair implementation of applicable emergency response plans or evacuation plans. The Project will also be required to comply with all applicable standards as required by State Fire Code as well as local fire codes that include emergency access requirements. Therefore, impacts would be less than significant.

b. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The project site is located in an area mapped by the California Department of Forestry and Fire Protection (CAL FIRE) as Local Responsibility Area (LRA) Unzoned, indicating that the area is urbanized and not susceptible to wildland conflagrations, and is not located within a Very High Fire Hazard Severity Zone.[25] The project site would comply with City and County fire safety regulations for project construction and operation. Therefore, the proposed project would not exacerbate wildfire risks and potentially expose project occupants to wildfires. The impact would be less than significant.

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The project site is in an LRA Unzoned area and is not within a Very High Fire Hazard Severity Zone. Although the proposed project may require the installation of infrastructure to serve the site, the installation of this infrastructure would not exacerbate fire risk in the project vicinity. The Project would require installing or maintaining additional electrical distribution lines and natural gas lines to connect the residences to the existing utility grid. However, the Project would be constructed in accordance with all local, State, and federal regulations regarding power lines and other related infrastructure, as well as fire suppression requirements. The design of all proposed utilities will be subject to the review and approval of the City. This will ensure the viability of the utility infrastructure's ability for fire protection and suppression activities. Compliance with utility installation requirements of the City and utility providers would reduce potential impacts to less than significant.

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As discussed above, the project is not located within a Very High Fire Hazard Severity Zone. The project site is also located on a relatively flat area and is not adjacent to any hills. In general, the potential for landslides or slope failure in Selma is very low, and the project site would not be susceptible to landslides. The project site is also not located in a flood hazard zone and would not be susceptible to flooding due to post-fire drainage changes. Therefore, the proposed project would not expose people or structures to significant post-fire risks, and the impact would be less than significant.

[25] California Department of Forestry and Fire Protection (CAL FIRE). 2022. Fresno County State Responsibility Area Fire Hazard Severity Zones. Website: https://osfm.fire.ca.gov/fire-hazard-severity-zones-maps-2022/ (accessed March 2024).

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Impact Analysis

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant. As evaluated in this IS, the proposed Project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. With implementation of the Mitigation Measures and General Plan policies as adopted in the City of Selma General Plan Update and General Plan Update EIR, the proposed Project would not have the potential to degrade the quality of the environment, significantly impact biological resources, or eliminate important examples of the major periods of California history or prehistory. Therefore, the Project would have a less-than-significant impact.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant. As described in the impact analyses in Sections 3.1 through 3.20 of this IS, the proposed Project would have a less-than-significant impact following compliance with Mitigation Measures and General Plan policies listed City of Selma General Plan Update and General Plan Update EIR. Projects completed in the past have also implemented mitigation as necessary. Accordingly, the proposed Project would not otherwise combine with impacts of related development to add considerably to any cumulative impacts in the region. The proposed Project would not have impacts that are individually limited but cumulatively considerable. Therefore, the Project would have a less-than-cumulatively-considerable impact.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant. All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified as less than significant with compliance of Mitigation Measures and policies adopted in the City of Selma General Plan Update and General Plan Update EIR. Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, or less-than-significant impact.

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4.0 LIST OF PREPARERS

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