

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION
2024-1

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Selma is circulating Initial Study/Negative Declaration (ND) 2024-1 for public comment.

Project/Location: The proposed project is located north of Rose Avenue between Amber Avenue and Dockery Avenue (APN: 389-020-67).

Project Description: 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. 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. The project would require approval of a Rezone and a Tentative Subdivision Map (Proposed project).

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. 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.

Document Availability: The Initial Study/ND will be available for review at the following locations beginning on Wednesday, March 27, 2024:

- City of Selma Community Development Department, 1710 Tucker Street, Selma, CA 93662
- City of Selma website:
https://www.cityofselma.com/departments/community_development/projects_and_studies.php#outer-45sub-49

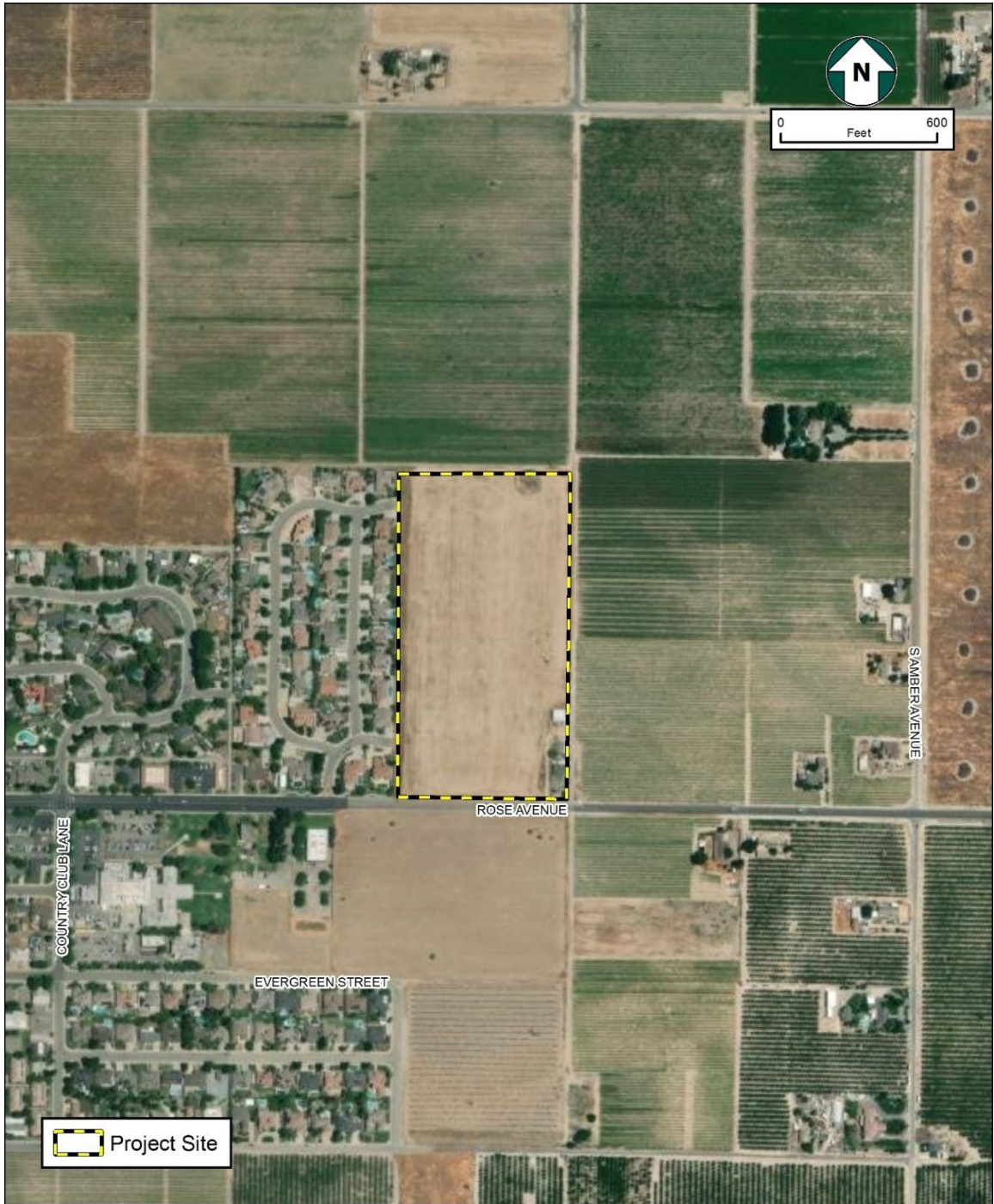
Public Review Period: The 30-day public review period for the Initial Study/ND is from March 27, 2024 to April 26, 2024.

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

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment. A Negative Declaration (ND 2024-1) has been prepared. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

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

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



Project Location Map