

Notice of Preparation of a Draft Environmental Impact Report

Date: July 3rd, 2024

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Selma Casitas Project

Lead Agency: City of Selma

Project Applicant: River Park Properties II
265 E. River Park Circle #420
Fresno, CA 93720

Contacts: Kamara Biawogi, City Planner
1710 Tucker Street
Selma, CA 93662
(559) 891-2200
kamarab@cityofselma.com

Project Title: Selma Casitas Project

Notice is Hereby Given: The City of Selma (City) is the Lead Agency on the below-described Selma Casitas Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

Project Location: The proposed Project is located adjacent to the western City of Selma limits in Fresno County in the central San Joaquin Valley. The Project site is located west of Highland Avenue, north of Rose Avenue and south of E. Floral Avenue. The site consists of APNs 385-260-33, 385-230-16, -38 and -39. The site is approximately 75.31 acres and currently consists of active and fallowed agricultural land. The proposed development site will occur on APN 385-230-33 and is approximately 36.21 acres. No development is proposed for the remaining 36.21 acres to be annexed. The site is predominantly surrounded by agricultural land, rural residential homes and commercial developments.

Project Description: The proposed Project consists of the annexation of 75.31 acres into the City of Selma. A horizontal mixed-use residential and commercial development project is proposed on the northern 39.1 acres of the annexation area. No development is proposed for the remaining 36.21 acres. A total of 600 apartment units are planned for the Project and approximately 40,000 square feet of retail and food service uses, and a 100-key hotel are anticipated in the commercial area. A Vesting Tentative Subdivision/Tract Map is also proposed that would create 17 individual lots and 3 outlots for building pads, parking lots, apartment sites, the public park and privately maintained roads within the development. The proposed subdivision lots range in size from 0.10 acres to 4.85 acres.

Scope of the Environmental Impact Report: The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water

Quality, Transportation, and Utilities and Service Systems. The EIR will also review Project alternatives as well as cumulative impacts. The remaining CEQA Guidelines Appendix G topics have been analyzed in the Initial Study with less than significant impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Cultural Resources Report, Water Supply Assessment, Traffic Impact Study, and a Water Supply Assessment.

Potential Environmental Effects: Potentially significant effects may result to various environmental categories including, but not limited to Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Transportation, and/or Utilities/Service Systems.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP and Initial Study must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP and Initial Study will be from July 3rd, 2024 to August 2, 2024. Copies of the NOP and Initial Study can be obtained by request to Kamara Biawogi, whose contact information is given below. Electronic copies can also be accessed on the City's website at https://www.cityofselma.com/departments/community_development/projects_and_studies.php#outer-45

Public Scoping Meeting: In addition to the opportunity to submit written comments, one public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held at 4:00 p.m. on July 18th, 2024, at the Council Chambers, Selma City Hall, 1710 Tucker St, Selma, CA 93662.

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the City of Selma at the following address by 5:00 p.m. on August 2nd, 2024. Please include the commenter's full name and address. Please submit comments to:

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kamarab@cityofselma.com