

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Fresno
2220 Tulare St
Fresno, CA 93721

From: (Public Agency): City of Selma
1710 Tucker Street
Selma, CA 93662
(Address)

Project Title: Major Variance - Lennar Tract 6244 (PLAN-24-31)

Project Applicant: Thomas Davis (Lennar Homes)

Project Location - Specific:

The tentative subdivision map is located on the northeast corner of Floral Avenue and I

Project Location - City: Selma Project Location - County: Fresno County

Description of Nature, Purpose and Beneficiaries of Project:

The major variance includes a rear setback reduction to 11' where 15' is required for lots 1-13 & lots 232-240, a rear setback to 8' where 15' is required for lots 241-297, and removal of the additional 5' side yard setback requirement for each additional story when adjacent to an R-1 or R-2 zone.

Name of Public Agency Approving Project: City of Selma

Name of Person or Agency Carrying Out Project: Community Development Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15305/Class 5
Statutory Exemptions. State code number:

Reasons why project is exempt:

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

Lead Agency Contact Person: Kamara Biawogi Area Code/Telephone/Extension: 559-891-2209

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 10/24/24 Title: City Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: