

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Josan Development

Lead Agency: City of Selma

Contact Name: Kamara Biawogi, City Planner

Email: KamaraB@cityofselma.com

Phone Number: 559.891.2200 ext. 3100

Project Location: Selma, Fresno County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Project site is 130.76 acres located immediately southwest and northwest of the intersection of Nebraska Avenue and Highland Avenue (State Route [SR] 43) near the City of Selma in unincorporated Fresno County. The Project site is adjacent to the City of Selma's western city limits and within the City's Sphere of Influence (SOI). The Development Area includes Assessor's Parcel Numbers (APNs) 385-072-05, -06, and -07, while the area outside of the Development Area but within the Annexation Area includes APNs 385-042-22S, 385-042-23S, 385-042-20, 385-042-21, 385-042-24, 385-042-25, 385-042-26, 385-042-30S, and 385-072-02S. Figures 1 and 2 of the NOP show the Project's regional location and vicinity. Figure 3 shows the APNs for the Project site.

The proposed Project consists of 240 market-rate multi-family residential dwelling units (DU), and 124,864 square feet of various commercial uses. The commercial component consists of 2 fast food drive-thru restaurants (3,360 square feet [SF] and 3,250 SF), a 13,500 SF retail space, a 5,000 SF convenience store with gas station, a 57,124 SF hotel, a 21,000 SF banquet hall/restaurant, a 21,630 SF auto sales/service location, and a 3.0-acre ponding basin. See the NOP for the complete project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has not been prepared for this project.

The Draft EIR will examine all of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities, Wildfire, Cumulative Impacts, and Growth Inducing Impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Actions that would be required from the City of Selma include, but are not limited to, the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of General Plan Amendment from LD and OS to HDR, HC and RC.
- Amendment of the Circulation Element to align the State Highway 43 planned alignment to match DeWolf Avenue and Nebraska Avenue.
- Approval of City of Selma pre-zoning to R-4, Highway Commercial and Regional Commercial;
- Approval of Tentative Subdivision Map;
- Approval of CUP for the Hotel (and alcohol sales), Drive-Through/Fast Food establishment, and Gas Station per the C-H zone district;
- Approval of Annexation and Authorization to submit Annexation request to Fresno County LAFCo;
- Approval of future Final Map;
- Approval of future Improvement Plan;
- Approval of future Grading Plan;
- Approval of future Building Permit;
- Issuance of future Encroachment Permits by the City,
- City review and approval of Project improvement plans.

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- CVRWQCB – Storm Water Pollution Prevention Plan (SWPPP) approval pursuant to the Clean Water Act;
- Fresno LAFCo – Annexation;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction-related permits;
- SJVAPCD – Authority to Construct, Permit to Operate for stationary sources of air pollution.
- Caltrans' Encroachment Permit
- SKF Connection Permit
- Department of Alcohol Beverage and Control – Liquor License
- Fresno County Environmental Health – Food Permit