

**MEETING AGENDA
CITY OF SELMA
PLANNING COMMISSION**

**October 28, 2019
6:00 PM**

City of Selma Council Chambers
1710 Tucker Street
Selma, CA 93662

Call to order at **6:00 p.m.**

Flag salute led by Commissioner Coury

Roll Call: Commissioners Niswander, Coury, Fedor, Garcia, Gonzalez, Sekhon, Singh

Potential Conflicts of Interest: Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter.

ORAL COMMUNICATIONS

NOTICE(S) TO THE PUBLIC: At this time, any member of the public may address the Commission regarding any item over which the Commission has jurisdiction. No action or discussion will be taken on any item not on the agenda. Issues raised will be referred to the Chairperson for review. Members of the public shall limit their remarks to three (3) minutes.

REGULAR BUSINESS

Nomination and election of Vice Chairperson of the City of Selma Planning Commission.

CONSENT CALENDAR

All items listed under consent calendar are considered routine. The complete consent calendar will be enacted by one motion by Roll-Call Vote. For purposes of discussion any Commission Member may have an item removed from the consent calendar and made part of the regular agenda. The Commission can then approve the remainder of the consent calendar.

1. Consideration and necessary action on the minutes of the September 23, 2019 meeting.

PUBLIC HEARINGS

2. GENERAL PLAN AMENDMENT NO. 2019-0020 - Staff recommends that the Planning Commission approve a change in the High Density Residential designation from allowing 13.0 to 19.0 Units Per Gross Acre to allowing 13.0 to 20.0 Units Per Gross Acre; and in the Mixed-Use designation from allowing 5.0 to 19.0 Units Per Gross Acre to allowing 10.0 to 20.0 Units Per Gross Acre.

3. ZONE CODE AMENDMENT NO. 2019-0021 - Staff recommends that the Planning Commission approve establishing an R-4 Zone District, which would allow 20.0 Residential Units Per Gross Acre, in addition to commercial uses within a multi-family residential development.
4. ADDENDUM TO CITY OF SELMA GENERAL PLAN UPDATE 2035 EIR - Staff recommends that the Planning Commission approve an EIR Addendum evaluating the potential environmental impacts of the proposed Modified Project based on items 1 and 2 above. This Addendum has been prepared in accordance with the relevant provisions of CEQA and Section 15164 of the State CEQA Guidelines.

ORAL COMMUNICATIONS

NOTICE(S) TO THE PUBLIC: *At this time, any member of the public may address the Commission regarding any item over which the Commission has jurisdiction. No action or discussion will be taken on any item not on the agenda. Issues raised will be referred to the Chairperson for review. Members of the public shall limit their remarks to three (3) minutes.*

ADJOURNMENT

- *Any writings or documents provided to a majority of the Selma Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 1710 Tucker Street during normal business hours.*
- *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (559) 891-2200. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

**DRAFT
CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
September 23, 2019**

Chairman Niswander called the meeting of the Selma Planning Commission to order at 6:00 p.m. in the Council Chambers. Commission members answering roll call were Fedor, Singh, Gonzales, Coury, and Chairman Niswander. Commissioners Garcia and Sekhon were not present.

Also present were City Attorney Neil Costanzo, Planner Kira Noguera and Building/Planning Technician Sabino Cayetano.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

Chairman Niswander asks if any Commissioner has any conflict of interest and to identify the item and to excuse him or herself.

Chairman Niswander describes the corrected minutes for July 29, 2019. And makes the motion to approve the minutes.

Commissioner Fedor makes the first motion to accept the minutes for July 29, 2019.

Commissioner Gonzales seconds the motion to accept the July 29, 2019 minutes.

Technician Sabino takes roll call vote to approve the minutes for July 29, 2019. Commissioners as follows voted yes, Commissioners Coury, Gonzales, Fedor, Singh and Niswander. Commissioner Sekhon and Commissioner Garcia were not present.

Chairman Niswander describes the corrected minutes for minutes for August 26, 2019 and moves to approve the minutes.

Commissioner Coury makes the first motion to accept the minutes for August 26, 2019.

Commissioner Singh seconds the motion to accept the August 26, 2019 minutes.

Technician Sabino takes roll call vote to approve the minutes for August 26, 2019. Commissioners as follows voted yes, Commissioners Coury, Gonzales, Fedor, Singh and Niswander. Commissioner Sekhon and Commissioner Garcia were not present.

PUBLIC HEARINGS

Consideration of Site Plan Review, Pre-Zoning, Annexation No. 2019-0013, And Mitigated Negative Declaration – Resolution No. 2019-07 recommending to the City Council approval of Site Plan Review, Pre-Zoning, Annexation No. 2019-0013, and associated Mitigated Negative Declaration filed by Self-Help Enterprises for an 84-unit apartment complex that includes open space and a community center on approximately 4.21 acres. The project site is owned by Karan L. Cerutti and is located at the northwest corner of the intersection of East Dinuba Avenue and Wright Street (APN 358-120-40) in the unincorporated county area (within the City's Sphere of Influence).

Chairman Niswander describes agenda item to the Planning Commission.

Planner Kira Noguera describes Site Plan Review, Pre-Zoning, Annexation No. 2019-0013 and Mitigated Negative Declaration. The item was continued from the August hearing. The public has submitted letters and oral communication in protest of the project. There was a letter submitted in favor for the project and two emails in support of the project from the applicant. A letter from the Fresno County Rural Transit Agency was submitted in support of the project. Planner Noguera states that one of the concerns mentioned in the previous hearing was a traffic, and that the City Engineer is present to answer any questions. Planner Noguera gives a quick description of the traffic impacts for the project based on the ITE trip generation manual. A traffic study conducted in the nearby area for the V5 project at McCall Ave and Dinuba Ave is summarized by staff. Staff notes the project has been amended by the applicant in response to comments received during the previous public hearing including adding additional parking spaces and increased setbacks for project. Glazing is also proposed for the second story windows on the north side.

Chairman Niswander asks if there is glazing proposed for the west side of the building for the homes to the west.

Planner Kira Noguera respond, she will have to ask the applicant for the answer.

Chairman Niswander responds as far as the setbacks and glazing, what good is glazing if someone is on the second-floor balcony, where is the privacy?

Planner Kira Noguera responds she only knows what the applicant presented to her. City Staff has recommended approval of the project. Staff has provided a resolution recommending to the City Council approval and one recommending to the City Council denial of project.

Commissioner Gonzales asked what time of the year the traffic counts were done for the traffic study.

City Engineer Bond says he will have to research the study to find the answer.

Commissioner Fedor asks when the general plan was adopted. Staff responds it was done in 2010. Fedor expresses that some residents living in the area prior to 2010 would have had other expectations.

Planner Kira Noguera responds by saying not sure if the general plan designation was not given or was changed, but we would be able to find a record of it.

Commissioner Singh responds since we are proposing multiple residential units, are there any provisions for parking each unit.

Planner Kira Noguera responds by saying that the municipal code does provide off-street parking requirements and describes the requirements to the Planning Commission. The applicant proposes the number parking and the city would say they meet the requirements.

Commissioner Singh asks how the parking would be considered for an apartment.

Planner Kira Noguera responds with the project has been granted a reduction of the parking due to the state's density bonus law.

Commissioner Singh responds with the number of the reduction in the required parking.

Chairman Niswander responds by saying the project is still short in parking and they propose to solve it by parking on the street.

Planner Kira Noguera responds city standards only speaks to off-street parking not to on-street parking.

Commissioner Fedor asks are there any other concessions granted along with density bonus.

Planner Kira Noguera responds originally it was the setbacks, but that is not the case now. A development incentive has been granted by staff for the non-discretionary act of a density bonus in an accordance with state law for the requirements of open space, so the applicant has provided less open space on site for what is typically required of a project.

Commissioner Fedor asks is there any other expectations of the state that follow the property because of the density bonus.

Planner Kira Noguera responds with how they qualify for a specific funding and there are deed restrictions. In order to get the density bonus the applicant can probably best speak on it since this is what they do. There are requirements that have to be followed. In my experience, a 30-year commitment to rent below market rate based on the federal poverty level is recorded against the property.

Commissioner Fedor responds so this project can be built without a destiny bonus. They gave the setbacks back.

City Attorney Neil Costanzo states the City is required to give the density bonus by state law.

Planner Kira Noguera responds because they have reduced parking and not providing the typical amount of open space, it would not meet the code requirements without the density bonus. Another way to move forward would be a variance, but that was not required due to the density bonus.

Commissioner Fedor responds the density bonus is a shall issue.

Planner Kira Noguera responds with yes.

Chairman Niswander asks if the commission has any more questions.

Commissioner Gonzales asks did we get our answer from engineering.

City Engineer Dan Bond describes the date of traffic counts for the traffic study done were done on August 27 and November 7.

Chairman Niswander responds with of this year?

City Engineer Dan Bond responds by saying 2013.

Chairman Niswander responds 6 years ago.

City Engineer Dan Bond responds that is correct.

Chairman Niswander asks if any more questions of staff. Asks if applicant or representative present.

Tom Collishaw CEO of Self Help Enterprises at 8445 W Elowin Ct, Visalia, Ca spoke in favor of the agenda item.

Chairman Niswander asks how they propose to make up the missing parking spots.

Tom Collishaw responds by saying that the parking we are providing is ample for this project based on my experience.

Chairman Niswander asks where about on the site is the trash enclosure.

Tom Collishaw introduces Betsy McGovern Garcia.

Betsy McGovern Garcia Program Director at 8445 W Elowin Ct, Visalia, Ca responds by saying; at this time have not designated a location for the trash enclosures. We will work closely with engineering and public work staff to locate the trash enclosures. They are ADA accessible and screened all around and work with staff to put them where needed at.

Chairman Niswander asks if the commissioners have any questions.

Chairman Niswander asks if anyone would like to speak in favor of the agenda item.

Darcy Brown Attorney at Central California Legal Service at 2115 Kern St , Fresno, Ca speaks in favor of the agenda item.

Chairman Niswander asks if anyone would like to speak in favor of the agenda item. There is a bunch in opposition. Please keep comments to 3 minutes and try not to be redundant.

Michael Ray at 3810 Howard St, speaks in opposition of the agenda item.

Patricia Aguillera Barios, 2467 Northview St, speaks in opposition of the agenda item.

Francis Carrisosa at 3801 Wright St, speaks in opposition of the agenda item.

Edgar Salazar at 2102 Tammy Lane, speaks in opposition of the agenda item.

Nicole McNill at 9839 E Dinuba Ave, speaks in opposition of the agenda item.

Jessie Reyes at 2384 Stephanie Ln, speaks in opposition of the agenda item.

Rachel Ravalito at 3824 Van Horn St, speaks in opposition of the agenda item.

Jaquelin Harper at 9989 E Dinuba Ave, speak in opposition of the agenda item.

Jarjit Bains at 3817 Wright St, speaks in opposition of the agenda item.

John Duran at 2377 Stephanie Ln, speaks in opposition of the agenda item.

Mark Medina at 3716 Wright St, speaks in opposition of the agenda item.

Marco Rizzo at 2386 Northview St, speaks in opposition of the agenda item.

Kevin Apple at 3465 Shaft St, speaks in opposition of the agenda item.

Ramona Pastillos at 2228 Tammy Lane, speaks in opposition of the agenda item.

Onkar Bains at 3817 Wright St, speaks in opposition of the agenda item.

Larry Raven at 3504 E Huntington Ave, Fresno speaks in opposition of the agenda item.

Ron Lencia at 2645 Northhill St, speaks in opposition of the agenda item.

Will Allison at 1701 E Dinuba Ave, speaks in opposition of the agenda item.

Chairman Niswander asks if anyone wants to speak in opposition of agenda item. Would the applicant like to rebut.

Tom Collishaw rebuts in favor of the agenda item.

John Duran at 2377 Stephanie Ln, rebuts in opposition of the agenda item.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting. He brings it back to the Planning Commission to for discussion and a motion.

Commissioner Coury asks how much you plan to rent it out for.

Chairman Niswander reopens public portion.

Tom Collishaw CEO of Self Help Enterprises at 8445 W Elowin Ct, Visalia, Ca rebuts. Tells the Planning Commission the rent range for the apartments.

Chairman Niswander re-closes the public portion.

Planning Commission discusses the agenda item.

City Manager Teresa Gallavan tells Chairman Niswander the public can't hear the Planning Commission discussion.

The Planning Commission discusses the agenda item with in.

Chairman Niswander entertains the motion for a vote.

Commissioner Coury makes the motion to adopt RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SELMA, CALIFORNIA RECOMMENDING DENIAL OF SITE PLAN REVIEW, PREZONE AND ANNEXATION NO. 2019-0013 FOR THE DEVELOPMENT OF AN 84-UNIT, TWO-STORY MULTIFAMILY AFFORDABLE HOUSING COMPLEX (APN 358-120-40) TO THE SELMA CITY COUNCIL AND DRAFT INITIAL STUDY, DRAFT MITIGATED NEGATIVE DECLARATION AND DRAFT MITIGATION MONITORING AND REPORT PROGRAM REGARDING SAME, AND MAKING FINDINGS AGAINST.

Commissioner Singh seconds motion for denial.
Chairman Niswander recommends roll call vote.

Building/ Planning Technician Sabino Cayetano takes roll call vote. Voting by Commissioners as follows. Commissioner Coury, Commissioner Gonzales, Commissioner Singh, Commissioner Fedor and Chairman Niswander all vote Aye favor of denial of the agenda item.

Chairman Niswander ask staff to inform the applicant on the vote.

AYES: Fedor, Coury, Garcia, Gonzalez, Sekhon, Singh, & Niswander
NOES:
ABSTAIN:
ABSENT: Garcia & Sekhon

GENERAL PLAN CONSISTANCY NO. 2019-0017 Staff recommends that the Planning Commission find the Huntsman Avenue widening project, including property acquisition of the southerly 30 feet needed for road right-of-way currently owned by First Christian Church, consistent with the General Plan pursuant to Government Code Section 65402.

Chairman Niswander describes agenda item to the Planning Commission.

Planner Kira Noguera describes GENERAL PLAN CONSISTANCY NO. 2019-0017 Staff recommends that the Planning Commission find the Huntsman Avenue widening project, including property acquisition of the southerly 30 feet needed for road right-of-way currently owned by First Christian Church, consistent with the General Plan pursuant to Government Code Section 65402.

Chairman Niswander ask how much of the 30 feet would be paved.

Planner Kira Noguera responds that all of it would be paved and asks the City Engineer to describe the full width of the street.

City Engineer Dan Bond describes the width of the street would be 60 feet and the paved limits would be 40 feet. The project would also include efforts to reconstruct the south side of the road and to provide a new road.

Chairman Niswander asks that if the black line on the presentation describes the boundary of the north side of the street.

City Engineer Dan Bond responds with that is correct.

Planner Kira Noguera responds that it would be approximately.

Chairman Niswander asks would it take a bit of right of way on the shoulder.

City Engineer Dan Bond said it would be a full 30 feet dedication to give the street a full width dedication of 60 feet.

Chairman Niswander asks would it include sidewalk and gutter.

City Engineer Dan Bond responds with saying yes that would be part of the project.

Planner Kira Noguera responds with curb and gutter are within the city right of way. The project is zoned as multifamily zoning of R-2. The staff recommends GENERAL PLAN CONSISTANCY NO. 2019-0017 Staff recommends that the Planning Commission find the Huntsman Avenue widening project, including property acquisition of the southerly 30 feet needed for road right-of-way currently owned by First Christian Church, consistent with the General Plan pursuant to Government Code Section 65402.

Chairman Niswander asks if anyone has questions of staff.

Jennifer Earl at 1327 Peach St, speaks in favor of the agenda item.

Lawyer Neil Costanzo says the Chairman Niswander that this is a public hearing.

Chairman Niswander asks if anyone want to speak in favor of the agenda item. Anyone in opposition of the agenda item.

Harry Medina at 2632 Jackson St, speaks in favor of the agenda item.

Chairman Niswander asks if anyone else wants to speak in favor of the agenda item.

Carolina Moreno at 2578 Huntsman Ave, speaks in favor of the agenda item and asks if they can have speed bumps.

Chairman Niswander responds that speed bumps impede with safety vehicles.

Chairman Niswander asks if anyone want to speak in favor of the agenda item. Seeing none, he asks if anyone in opposition of the agenda item would like to speak.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting and brings it back to the Planning Commission to for discussion and a motion.

The Planning Commission discusses the agenda item with in.

Chairman Niswander asks staff if they can look up safety measures to deter speeders.

Planner Kira Noguera describes traffic calming measures to Planning Commission.

City Engineer Dan Bond describes several calming measures to Planning Commission.

Chairman Niswander said that the resident had concerns about speeders.

City Engineer Dan Bond responds by saying he can look into options.

Commissioner Coury ask can we add dips to the road. That won't affect safety vehicles.

City Engineer Dan Bond says a valley gutter would be a calming measure. We would have to look into options.

Chairman Niswander ask the commissioners if they are ready to make a motion.

The Planning Commission voted on the agenda item. Commissioner Coury made the first motion for approval, with Commissioner Singh seconded motion for approval.

AYES: Fedor, Coury, Gonzalez, Sekhon, Singh, & Niswander

NOES:

ABSTAIN:

ABSENT: Garcia & Sekhon

CONDITIONAL USE PERMIT NO. 2019-0016 - Consideration of a Conditional Use Permit requesting to allow the selling of Beer & Wine (Type 20 Alcoholic Beverage License) at 1702 Second Street, Selma, CA. (APN:388-161-15)

Chairman Niswander describes agenda item to the Planning Commission.

Planner Kira Noguera describes CONDITIONAL USE PERMIT NO. 2019-0016 - Consideration of a Conditional Use Permit requesting to allow the selling of Beer & Wine (Type 20 Alcoholic Beverage License) at 1702 Second Street, Selma, CA. (APN:388-161-15). The request was made by Lions Builders. Planner Noguera explains the staff level approval of the proposed floor plan and site plan, and notes that the Planning commission has the ability approve or deny the request to sell alcohol.

Commissioner Singh asks if the site use to be a liquor store before the site was demolished.

Planner Kira Noguera responds that she does not know when it was demolished. The code says if it has been more than 3 months, they lose their grand-fathering or non-conforming rights. She responds it was demolished in 2011 as provided by the applicant.

Commissioner Singh asks if it has been more than 3 months you lose the grand-fathering.

Planner Kira Noguera describes the municipal code to the Planning Commission.

Chairman Niswander says the last CUP for beer and wine was denied for being 300 feet of a grammar schooland that the City of Selma is saturated with outlets for a city this size.

Planner Kira Noguera responds if you needed exact number for an approval, I can provide conditions and a resolution to recommend approval. For the hearing, staff has recommended denial.

Chairman Niswander asks does the Commission have questions for staff.

Chairman Niswander asks if anyone wants to speak in favor of the agenda item.

Nick Sahota at 2511 Logan St, Selma, Ca speaks in favor of the agenda item.

Deep Grewal at 3323 Pendragon St, Bakersfield, Ca speaks in favor of the agenda item.

Charmain Niswander asks if the commission has any questions.

Commissioner Singh asks would store be 24 hours.

Deep Grewal responds it will be 24 hrs.

Commissioner Singh asks how many employees.

Deep Grewal responds up to 20 to 25 employees.

Charmain Niswander asks if the commission has any questions.

Chairman Niswander asks if anyone wants to speak in favor of the agenda item.

Chairman Niswander asks if anyone wants to speak in opposition of the agenda item.

Robert Cortez at 1751 McCall Ave, speaks in opposition of the agenda item.

Chairman Niswander asks if anyone wants to speak in opposition of the agenda item.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting and brings it back to the Planning Commission to for discussion and a motion.

Lawyer Neil Costanzo states the commission's hands are tied due to the ordinance and asks Chairman Niswander to bring it to vote for denial.

Chairman Niswander asks the commission if they are ready to make a motion.

Commissioner Gonzales makes the motion for RESOLUTION OF THE CITY OF SELMA PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT NO. 2019-0016. ABC license Type 20 beer & wine at 1702 Second Street, Selma, CA (APN:388-161-15);

The Planning Commission voted on the agenda item. Commissioner Gonzales first motion for denial, with Commissioner Fedor seconded motion for denial.

Chairman Niswander recommends roll call vote.

Building/ Planning Technician Sabino Cayetano takes roll call vote. Voting by Commissioners as follows: Commissioner Coury, Commissioner Gonzales, Commissioner Fedor, Commissioner Singh, and Chairman Niswander all vote Aye in favor of denial of the agenda item.

AYES: Fedor, Coury, Gonzalez, Sekhon, Singh, & Niswander
NOES:
ABSTAIN:
ABSENT: Garcia & Sekhon

ORAL COMMUNICATIONS

Planner Kira Noguera responds that when QK came on board we had a back log. At this time, we have no back log of projects. A new agenda item to come in October will be by Rincon Consultants. All new applications will be processed in timely matter. Planner Noguera wanted to thank staff Sabino, Reyna, Dan, Joey, Isaac and Teresa.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Sabino Cayetano
Building Planning Technician

Glenn Niswander, Chairman
of the Planning Commission

Kira Noguera Noguera
Secretary of the Planning Commission

**SELMA PLANNING COMMISSION
STAFF REPORT**

Meeting Date: October 28, 2019

TO: Selma Planning Commission

FROM: Community Development Department

SUBJECT: AGENDA ITEM NOS. 2, 3, and 4
Submittal No. 2019-0020: General Plan Amendment
2019-0021 Zone Code Amendment
Addendum to the City of Selma General Plan Update 2035 EIR

Summary and Purpose

The purpose of this agenda item is to hold a public hearing for the Planning Commission to consider recommending to the City Council amending the Land Use Element of the Selma General Plan to change the maximum density of the High Density (HD) Residential and Mixed Use (MU) land use designations from 19 units per acre to 20 units per acre. In conjunction with the proposed amendments is the creation of an R-4 Zone District in the City of Selma which would allow a maximum of 20.0 Residential units per gross acre, in addition to commercial uses within a multi-family residential development. The R-4 Zone District would be allowed in the HD Residential and MU land use designations in the Selma General Plan. The City of Selma is implementing these projects to bring their 2007 Housing Element into compliance with current State of California Housing Element laws.

Application Information

Applicant: City of Selma

Project Location: City-wide

Applicant's Proposal: Amend the City's Land Use Element changing the maximum density of the HD and MU Land Use designation to 20.0 units per acre and to create an R-4 Zone District allowing a density of 20.0 units per acre

Land Use; General Plan; Zoning: High Density (HD) Residential and Mixed Use (MU); R-4.

Project Analysis

The City of Selma is implementing these projects to bring their 2007 Housing Element into compliance with current State of California Housing Element laws. The 2007 Housing Element stated the City would identify a minimum of 8.5 acres within the City to rezone to the R-4 Zone District at a density of 20 units per acre to allow for the building of 169 residential units to meet the City's Regional Housing Needs Allocation (RHNA) assigned to the City by the California Department of Housing and Community Development (HCD). These proposed projects are necessary for the City to bring their Housing Element into compliance. At this time, HCD is withholding State housing funding until the City brings their Housing Element into compliance.

Selma's General Plan directs the City to create an R-4 Zone District. The City is proposing the density of the R-4 Zone District to allow a maximum of 20 units per acre in order to meet the requirements to bring the City's Housing Element into compliance. This is the same for the General Plan Amendment. This project does not rezone any physical property but only creates the R-4 Zone District and amends the HD and MU designations so that they are consistent with the density of 20 units per acre.

Environmental (CEQA)

An Addendum to the General Plan EIR has been prepared for these projects. The Addendum has concluded that substantial changes are not proposed to the 2035 General Plan nor have substantial adverse effects that would require major revisions to the adopted 2035 General Plan EIR prepared for the 2035 General Plan. Impacts beyond those identified and analyzed in the adopted 2035 General Plan EIR would not be expected to occur as a result of the revised project. Overall, the proposed amendments to the 2035 General Plan that constitute the revised project would result in no new impacts or mitigation of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified for the 2035 General Plan in the adopted 2035 General Plan EIR.

Notice of Public Hearing

The Public Notice was published one time in The Selma Enterprise on October 16, 2019.

Recommendation

Staff is presenting these projects to the Planning Commission for their consideration. Staff is recommending that the Planning Commission recommend to the City Council, approval of General Plan Amendment No. 2019-0020 and Zone Code Amendment No. 2019-0021, along with consideration and approval of the Addendum to the City of Selma General Plan Update 2035 EIR. The Planning Commission may continue this item, recommend denial of the project to the City Council, or direct staff to amend the documents presented.

Kira Noguera, Contract Planner
Community Development Department

Attachments

1. Proposed Amendments to the City's General Plan Land Use Element
2. Proposed R-4 Zone District
3. Addendum to the City of Selma General Plan Update 2035 EIR

1.0 LAND USE ELEMENT

1.1 Introduction

The Land Use Element is a guide to future land use within Selma and affects many of the issues addressed in the other General Plan Elements. The Land Use Element identifies the type and location of future land uses within the City. The specific land uses and their location in turn affect the remaining General Plan Elements. For example, the location and type of land uses outlined in the Land Use Element affect the circulation system that is identified in the Circulation Element. They also reflect the application of the community's goals for its future form and character. In addition to land uses, the Land Use Element also addresses how and when growth will occur, with special attention given to public services and facilities as well as economic development.

1.2 Purpose of the Land Use Element

State law requires that Selma prepare and adopt a General Plan as a tool to manage growth and development. The Land Use Element is one of the seven mandatory elements of the General Plan. The purpose of the Land Use Element is to describe present and planned land uses and their relationship to the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and extent of land uses such as residential, commercial, industrial, and public/quasi public. The Element consists of text and a map (reference map pocket) that outlines the future land uses within the City and how these uses are integrated with the other General Plan Elements and policies. The Land Use Map is a particularly important feature of the Element since it shows the location and types of development within the City. The Element also describes the intensity or density of development planned for the community. The Land Use Element of the Selma General Plan represents the City's desire for long-range changes and enhancements of land uses. Finally, the goals, objectives and policies and standards contained in this Element establish the framework for future land use planning and decision making in Selma.

1.3 Scope and Content of the Land Use Element

The Land Use Element complies with the requirements of the General Plan Land Use Element mandated in Government Code §65302(a). The Element is comprised of five sections: the Introduction; Purpose of the Land Use Element; Scope and Content of the Land Use Element; Goals, Objectives, and Policies and Standards; and Land Use Map. In the Goals, Objectives, and Policies and Standards section, major land use issues are identified and related goals and policies are established to address these issues. The goals, which are overall statements of community desires, are comprised of broad statements of purpose and direction. Policies serve as guides for community economic development strategies. To achieve the goals, objectives and policies, a logical, organized land use pattern is established with standards for future community development. The Land Use Map graphically identifies the planned land uses within Selma.

1.4 Growth Management

The issue of growth management is central to the general plan process. Growth impacts the community in a variety of ways affecting all of its residents. When growth takes place in a manner consistent with the community's ability to provide necessary services, growth can have positive impacts. Unplanned growth or rapid growth beyond the ability to provide services can create an unpleasant environment and have a devastating affect on the long term economic vitality of the community.

It is in the context of managed growth that the impact of the General Plan can best be understood. A general plan can be broadly defined as an adopted statement of policy for the physical development of a community. As such, it not only represents the official policy regarding the nature and quality of development within the community, but also represents an assessment of the type, quantity, and timing of future development. A major purpose of this General plan is to provide a clear statement of the City's desire for future development. The Plan will be used in the decision making process and is designed to be the framework for policy decisions on both private development projects and City capital expenditures.

The General Plan reflects a serious interest in the effects of urban development on the City's operation and capital budgets. All land use decisions have an effect on future City tax revenues and on the cost of delivering services. As long as the City continues to grow in population, the operating and capital budgets have to address increased service demands. The purpose of a growth management strategy is to reach a balance between the need to house new population and the need to balance the City's budget while providing acceptable levels of service.

The City's strategy for growth management can best be described as the prudent location and timing of new development to maximize the efficient use of urban facilities and services. The General Plan gives direction to the growth the City will experience in the future. Where and when growth is accommodated has major implications for service levels and on the costs of City operations.

1.5 Zoning Consistency

To meet requirements of State Law and simplify the planning process, all land within the Sphere of Influence identified on the General Plan map is provided with a land use designation. The classifications of land are adopted as General Plan policy and are intentionally broad to allow flexibility in project planning. Typically, this flexibility may allow more than one zoning district to be consistent with a single general plan land use designation.

By law, the Land Use Element must establish standards of population density and building intensity for each land use designation. Residential land use density and intensity is expressed in terms of units per gross acre. A gross acre is the raw land before any dedication of streets, setbacks or other restrictions are applied. Units per gross acre is used because it is easier to understand and convey to the general public. Each residential category includes minimum and maximum densities specified in a range of units per gross acre. This allows for a variety of development proposals and zoning requests to be consistent with the General Plan land use designation. The figures are estimates based on average housing units per gross acre. The ultimate population density may be obtained by multiplying the number of units by the average household size to determine the number of persons per acre.

Commercial and industrial land uses include a maximum lot coverage which should not be exceeded. It would not include parking areas (except garages and carports), sidewalks and similar features.

While the Land Use Element specifies a range of unit densities per acre, the Zoning Ordinance of the Selma Municipal Code regulates lot size, parking requirements and other development standards. Under a given land use designation, different zone districts may be appropriate. Consideration of different development requirements within a land use designation is accomplished under the Planned Development provisions of the Zoning Ordinance.

Table 1-1 provides a summary of the density ranges allowed in residential designations and the maximum lot coverage area ratio allowed in non-residential designations and also lists the zoning districts appropriate for each land use.

1.6 Agricultural Management

GOAL 1

Protect adjacent and nearby agricultural lands within the City's Planning Area, while providing for logical growth of the City.

Policies and Standards

- 1.1 The following agricultural land use category identifies land throughout the Planning Area that is intended primarily for agricultural uses.

Agriculture (AG) 0 to 0.05 Units Per Gross Acre.

This designation provides for agriculture and agriculturally-related uses with a 20-acre minimum lot size, and is generally applied to lands outside of urbanized areas or areas planned for future urbanization. Although lands designated Agriculture are not always under the direct control of the City of Selma, the agricultural designation of these lands is intended to express the City's preference that these areas remain in agricultural use and production.

**Table 1-1
Land Use and Zoning Consistency**

General Plan Designation Residential Land Uses	Units Per Acre		Lot Size (sq. ft)	Consistent Zoning
	Min	Max	Min	
<i>Extremely Low Density</i>	0.0	0.5	20,000	AE, OS, RA
Very Low Density (VLD)	0.0	2.0	12,000	R-1-12
Low Density (LD)	1.0	4.0	9,000	R-1-9, R-1-12
Medium Low Density (MLD)	3.0	5.5	7,000	R-1-7, R-1-9
Medium Density (MD)	4.5	9.0	6,000	R-2
Medium High Density (MHD)	8.0	14.0	20,000	R-3, R-2
High Density (HD)	13.0	19.0 <u>20.0</u>	30,000	R-4, R-3
Commercial Land Uses	Max Lot Coverage	Min Lot Size		Consistent Zoning
Neighborhood Commercial (NC)	40%	1 Acre		C-1
Community Commercial (CC)	60%	20,000		C-2
Commercial Office (CO)	40%	5 Acres		C-O
Service Commercial (SC)	75%	20,000		CS
Highway Commercial (HC)	70%	20,000		CH
Regional Commercial (RC)	60%	5 Acres		C-3
Planned Medical Devel. (PMD)	50%	20,000		PMD
Central Business District (CBD)	100%	None		CBD
Industrial Land Uses	Max Lot Coverage	Min Lot Size		Consistent Zoning
Light Industrial (LI)	80%	10,000		M1
Heavy Industrial (HI)	90%	10,000		M2
Business Park (BP)	75%	10,000		BP
Miscellaneous Land Uses	Max Lot Coverage	Min Lot Size		Consistent Zoning
Public Facilities (PF)	N/A	None		Any
Park (PA)	N/A	1 Acre		OS
Reserve (RE)	N/A	N/A		RA, OS

- 1.2 In order to preserve them as a natural resource and provide a buffer between existing and future development in the City and neighboring cities, prime agricultural lands should not be designated for urban development to the extent feasible.
- 1.3 The premature conversion of productive agricultural lands to urban uses is discouraged. Steps to curb conversion of these lands include the use of Williamson Act contracts, Farmland Security Zone contracts, agricultural zoning, purchase/transfer of development rights and “right to farm” covenants.

- 1.4 Request that Fresno County amend the County's Selma Community Plan to be consistent with the City's General Plan.
- 1.5 Support Fresno County General Plan objectives and policies which protect agricultural lands by maintaining large agricultural parcel sizes and preventing the development of these parcels until it is appropriate to be annexed into the City for development.
- 1.6 Support agricultural industries within the City, but not in the unincorporated areas of the Selma Sphere of Influence. The City shall discourage agricultural industries in unincorporated lands as it would blur the City edge and create demand for annexation and City services.
- 1.7 Require a "right to farm" covenant to be recorded for all development adjacent to productive agricultural lands, in order to provide notice to future owners and protect the farming activities.
- 1.8 New development in the community should be sequential and contiguous to existing development, to ensure the orderly extension of municipal services and preservation of an adequate circulation system.
- 1.9 While the City prefers contiguous urban development, this may not always be feasible or possible given short-term ownership and development constraints. However, leapfrog development greater than ¼ mile from existing urban uses should be discouraged. Such development should be required to submit an analysis of the fiscal and service impacts the development would have upon the City.
- 1.10 The in-fill of existing vacant lands within the City limits should be encouraged over development on the periphery of the community.
- 1.11 Development of peninsulas of urban development into agricultural lands shall be discouraged.
- 1.12 In cooperation with Fresno County and the Fresno Local Agency Formation Commission, the City shall adopt and maintain a Sphere of Influence consistent with this General Plan. The Sphere of Influence shall serve the mutual interests of the County and City by preserving agricultural uses in areas vulnerable to development while protecting the ultimate growth area of the City from potential incompatible or unplanned urban uses.
- 1.13 The City shall discourage extension of urban services for land which will not be annexed into the City for greater than one year, except when required to eliminate health and safety problems in existing developments.
- 1.14 The City shall oppose untimely urban development in the unincorporated areas of the Sphere of Influence.

1.7 Residential Land Use

GOAL 2

Provide adequate land and services to facilitate the development of a wide range of housing types within the City of Selma.

Policies and Standards

- 1.15 The following residential land use categories identify land throughout the Planning Area that is acceptable for housing; clarifies the overall type of housing to be developed within each category; and allows for a mixture of housing types, lot sizes and affordability within the community.

Extremely Low Density (ELD): 0.0 to 0.5 Units Per Gross Acre

This designation allows for large lot sizes typically 20 acres and larger. Typical zoning would be RA (Residential Agricultural), and OS (Open space). Other permitted uses include crop and tree farming, horticulture, temporary stands for the sale of agricultural products grown on the same property, small farming, and publicly owned parks and playgrounds. Estate sized lots and areas where horses could be kept may also be compatible in some areas.

Very Low Density (VLD): 0 to 2.0 Units Per Gross Acre

This category is characterized by larger lot sizes ranging from a minimum of 12,000 square feet to a more typical 20,000 square feet. Typical zoning would be R-1-12. A planned unit development may be appropriate if accompanied by a recreational amenity such as a golf course, lake or similar amenity. Estate sized lots and areas where horses could be kept may also be compatible in some areas.

Low Density (LD): 1.0 to 4.0 Units Per Gross Acre

The intent of this classification is to provide locations for the construction of single family homes. Zoning classifications under this designation include R-1-9 and R-1-12 with 9,000 and 12,000 square foot lot minimums respectively.

Medium Low Density (MLD): 3.0 to 5.5 Units Per Gross Acre

This Designation allows for a transition of housing types between higher density development and conventional single family developments. Typical zoning would be R-1-7 or R-1-9. This land use designation is representative of most existing single family developments within the City. Minimum lot size is 7,000 square feet.

Medium Density (MD): 4.5 to 9.0 Units Per Gross Acre

Small-lot, clustered development and low density multiple family development would be acceptable in this designation. To accommodate these types of development, typical zoning would be R-2, having a minimum lot size of 6,000 square feet with an additional 4,000 square feet for each additional unit on the same lot. In addition, specific development standards would be necessary on a project by project basis to insure that there would be sufficient open space, parking, etc. The majority of multiple family development in this district would be in the form of duplexes.

Medium High Density (MHD): 8.0 to 14.0 Units Per Gross Acre

This classification provides for lower intensity multiple family developments. Typical zoning would be R-~~3~~² with a minimum lot size of 20,000 square feet. A lot with the minimum lot size would typically have up to 4 residential units. Typical development would be tri- and four-plexes and single story apartment complexes.

High Density (HD): 13.0 to ~~19.0~~ 20.0 Units Per Gross Acre

Notable apartment developments are provided within this designation. Typical zoning for the HD designation would be R-3 and R-4. A new zone district, R-4, which will be required to be developed in the zoning ordinance. R-3 zoning has a minimum lot size of 20,000 square feet, which could accommodate up to 14 units, and R-4 zoning will have has a minimum lot size of 30,000 square feet, which could accommodate up to 20 units. A lot with the minimum lot size could potentially have up to 13 residential units. This designation would likely result in multiple story apartment complexes and mixed use developments.

Mixed Use (MU) 5.0 to ~~19.0~~ 20.0 Units Per Gross Acre

This classification accommodates a variety of retail, government, and commercial services, including but not limited to, restaurants, offices, inns/hotels, and entertainment uses. Residential uses can be provided above commercial or in free-standing buildings.

Innovative housing options, integration with commercial and office uses, and pedestrian-oriented design are particularly encouraged within the Mixed Use land use designation.

- 1.16 For fostering competition and choice of housing, the City shall identify approximately 150 percent of the estimated land needed for development to accommodate the projected growth of the community during the plan period on the general plan land use map.
- 1.17 Within one year of adoption of the General Plan, the City shall review its Capital Improvements Program to ensure that planned improvements are consistent with the Plan.
- 1.18 The City shall work closely with the school district in monitoring housing, population, school enrollment trends and in planning for future school facility needs, and shall assist the school district in locating appropriate sites for new schools.
 - a. The City will involve the school district as early as possible in the planning process to ensure that the analysis of and provision for adequate school facilities are an integral part of any project review.
 - b. New schools should be located as close as possible to housing developments so children can walk/bike to school, and to minimize district transportation costs.
 - c. New school sites should be located adjacent to public parks and/or open space to allow joint use of public land.
 - d. New school sites should be located to minimize the need for young children to cross major roadways, railroads or other physically challenging barriers.
 - e. The City shall assist the school district in finding sites for the elementary schools, middle schools and high schools which the school district indicated would be necessary to serve the population growth projected in this General Plan update.
- 1.19 The City will work closely with the school district to ensure that school facilities will keep pace with new development. The City may assist the school district in securing funding for new school facilities and, where legally feasible, the City may provide a mechanism which, along with state and local sources, requires development projects to satisfy the school district's financing program based upon evidence of their impact.
 - a. The school district will impose fees as legally allowed by the state on residential development projects for the construction and/or reconstruction of school facilities. The fees on residential development projects may be adjusted every two years for inflation.
 - b. The City will encourage the school district to take actions necessary to qualify for state school funds.

GOAL 3

Provide a high quality living environment in residential neighborhoods.

Policies and Standards

- 1.20 Support smart growth principles that advance mixed use, higher density, walkable, bikeable and accessible neighborhoods which coordinate land use and transportation with open space areas for recreation. Promote green/sustainable building standards for private residential, multifamily, and commercial projects.

- 1.21 The City will encourage Leadership in Energy and Environmental Design (LEED) features for new construction including commercial, residential, industrial and public facilities. LEED was established to provide the building industry with design tools and standards which create high performing, environmentally friendly, sustainable buildings.
- 1.22 Residential neighborhoods should be protected from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
- 1.23 New residential developments shall incorporate specific and unique design features into their projects to help promote a sense of ownership and place in a neighborhood. Proposed elevations and materials shall be compatible with adjacent or nearby neighborhoods. Design features shall include the physical appearance and materials used on a structure as well as the placement of structures within a development. Elevations and floor plans shall be reviewed and evaluated prior to approval of new residential developments.
- 1.24 In order to encourage the integration of neighborhood and community commercial uses into neighborhoods, designs should de-emphasize the usage of walls as buffers where they create barriers to pedestrian access. Continuous block walls shall be discouraged, and offsets and openings shall be encouraged, other types of uses, such as open space, may be utilized as buffers.
- 1.25 If walls are used, they shall be designed in a manner that incorporates a variety of materials and textures as well as landscaping. Wall design and materials shall be reviewed and evaluated at the time of approval of new residential developments.
- 1.26 The City shall plan new residential areas to be within the recommended distance of ½ mile of school playgrounds and/or recreational open space. Park facilities shall be provided in each quadrant of the City within a recommended ¼ mile walking distance of most residents.
- 1.27 Required front yard setbacks shall be landscaped and provided with permanent irrigation systems prior to issuance of occupancy permits for single family residential developments. A minimum of one street tree for every 30 feet of street frontage shall be provided. Such trees shall not be less than two inches in diameter, measured four and one half feet from the root ball, and shall be a variety from the City's list of approved trees.
- 1.28 To provide additional security, privacy and noise reduction, all new residential development shall require minimum setbacks of 20 feet for structures abutting arterial streets and 10 feet for structures abutting collector streets.
- 1.29 The following access restrictions shall apply to new single family subdivisions:
 - a. New single family residential lots shall not be permitted to have vehicle access to arterial streets.
 - b. New single family residential lots shall not be permitted to have vehicle access to collector streets where it can be avoided.
 - c. The use of frontage roads, corner lots, open end cul-de-sacs or other street design solutions for access is encouraged
- 1.30 The east side of McCall Avenue between Floral Avenue and Gaither Street shall be designated as a Special Policy Area. The purpose of the Special Policy Area is to define the area of existing single family residential uses that are subject to changing urban environments that may reduce the suitability of the area for new residential development. The anticipated impacts of street widening that would affect the single family residential use of property, include: reduction in front yard building setbacks for existing homes, increased awareness of

the arterial street classification due to nearness of the street improvements and increased traffic volumes. The McCall Avenue Special Policy Area shall be subject to the following:

1. In order to protect the existing residential nature of the area, all properties shall continue to be designated for medium density residential use.
2. In consideration of the potential effects of the future widening of McCall Avenue, the properties within the McCall Special Policy Area shall be permitted to develop with office commercial uses in a manner that considers and protects the residential environment of the existing uses.
3. Any proposal to develop commercial office uses shall be subject to a precise plan overlay district, which may be enacted subject to making the following findings:
 - a. The size and shape of the property is adequate to provide for the proposed development.
 - b. The development gives consideration to the potential effect of development on other immediately adjacent properties by providing compatible architectural building designs, setbacks, significant landscape treatment, shared driveway access and on site circulation and parking facilities.
 - c. The commercial office development does not generate vehicular traffic that significantly affects the adjacent residential uses.
 - d. The conversion of existing residential buildings for commercial office use provides for structurally safe, as well as aesthetically pleasing buildings as a result of the change of occupancy.
4. Precise plans for commercial office development within the special policy area shall incorporate the following general development guidelines.
 - a. The placement of buildings on the property shall conform to the average building line of the existing development along the east side of McCall Avenue.
 - b. The architectural design of new office buildings shall reflect the residential character of the single family residential buildings in the area. Detailed architectural elevations and renderings shall be submitted for review during the precise plan approval process.
5. The conversion of existing residential buildings to commercial office use shall be subject to the same architectural review as new office buildings. The detailed architectural elevations submitted for review shall provide assurance that architectural building enhancements are incorporated into the change of occupancy consistent with other improvements to the property.
 - a. The use of existing residential buildings for commercial office use shall be subject to code compliance inspection performed by a licensed architect or engineer. The Code compliance inspection shall be performed to assure that any existing building used for office commercial use is safe for commercial occupancy.
 - b. All parking areas shall be located to the rear of buildings and or shall be setback a minimum of 20 feet and screened from McCall Avenue by buildings, low brick walls and extensive landscaping. Shared parking facilities shall be encouraged.
 - c. Drive approaches and driveways serving development from McCall Avenue shall be to the one way residential standard 12 to 15 feet in width and shall be spaced to retain the residential character of the area. Shared driveway access shall be encouraged.

- d. The landscaping plan shall include the planting of large trees, at least 24 inch nursery box size, along the front or street side of the property. Trees shall be spaced in a manner that provides a 100 percent shade canopy, upon tree maturity, along street frontages.
- e. Adjacent properties are encouraged to consolidate and join together in order to provide adequate property size for commercial office development.

GOAL 4

Ensure that higher density residential developments provide amenities and maintenance of facilities that assures an adequate standard of living to the residents of the development.

Policies and Standards

- 1.31 In order to meet a portion of the open space and recreational needs generated by higher density residential developments, private recreational facilities should be provided in all residential planned unit developments and multiple family residential projects over five units

GOAL 5

Ensure that higher residential densities do not negatively affect existing neighborhoods.

Policies and Standards

- 1.32 "Medium High" and "High" residential land use districts should be distributed throughout the community. However, such residential districts shall be located at or near intersections of arterial and/or collector streets and should be close to shopping, transit and schools. Access to developments within these districts through single family residential neighborhoods is discouraged.
- 1.33 Higher density residential developments should be designed in a manner that minimizes the impacts upon adjacent properties. To that end, the following development standards should be incorporated into higher density residential projects:
 - a. Outdoor recreation areas, game courts, pools and solid waste collection areas on multifamily properties shall be oriented away from adjacent properties planned for single family residential.
 - b. Parking areas, garages, other non-residential structures and access drives shall be separated from adjacent properties planned for single family residential with a 10-foot landscaped setback containing deciduous and evergreen trees.
 - c. Exterior area lighting for multiple family residential parking, carports, garages, access drives and outdoor recreation areas shall be shielded to minimize line-of-sight visibility from abutting property planned for single family residential.
 - d. Multiple family residential buildings greater than 20 feet in height shall be prohibited within 25 feet of property planned for single family residential.
 - e. Permanent fences or walls shall be provided adjacent to non-street project boundaries.
- 1.34 Driveway access within 175 feet of the intersection of two arterials for multiple family residential should not be permitted.
- 1.35 Multiple family residential development projects should be no larger than 120 units. Developments larger than this should be designed, approved and managed as separate projects.

- 1.36 Multiple family residential development projects in the "Medium High" and "High" land use designations should be of sufficient size to provide on-site management.

GOAL 6

Provide for a mix of densities which will ensure adequate and affordable housing for all economic segments of the community.

Policies and Standards

- 1.37 The minimum lot area for a single family dwelling unit shall be 7,000 square feet, with exceptions to this minimum allowed subject to the approval of a Conditional Use Permit or Specific Plan as set forth in the City of Selma Zoning Ordinance.
- 1.38 Prior to development of less than the minimum range specified for a given residential General Plan Designation or amendment of the General Plan to allow a lower density designation for a parcel of land, the findings listed below shall be made. The intent of this policy is to make efficient use of land and ensure the viability of long-range financing mechanisms used to finance public improvements.
- A determination that the density will not cause a shortfall in any assessment district, reimbursement agreement or other fee program implemented by the City.
 - That the design of the project addresses noise, traffic, and access within the confines of the project.
 - That adjacent land uses, existing or planned, are not significantly impaired, or prohibited, as a result of the lower density.
 - That the lower density is consistent with the requirements of State Government Code Section 65863.
- 1.39 The maximum densities provided for in this general plan land use element may be exceeded for reconstruction of existing multiple dwelling units in accordance with the following:
- Demolition and reconstruction of existing multiple dwelling units on a single legal parcel in areas designated or zoned for single family development may be permitted subject to review and approval by the Planning Commission at a public hearing and in accordance with the following:
- The multiple dwelling units were legally constructed. For the purposes of this policy, legally constructed shall include all multiple dwellings which have approved entitlements, approved building permits for construction or conversion, or can be shown by City records to have existed prior to 1970.
 - The lot can be shown to accommodate reasonable facilities for the scale of the development, such as open space, parking and common areas. A minimum of one hundred fifty (150) square feet of private open space per unit should be provided.
 - A minimum of one (1) on-site parking space per unit shall be provided. Where parking in excess of one space per unit exists, parking spaces numbering not less than the existing number shall be provided upon completion of the reconstruction.
 - There shall be no increase in the intensity of the land use over that which previously existed. No increase in the number of units shall occur. The average size of all units on the property shall not be increased, except as required to meet any minimum size required by the Selma Municipal Code.

- e. The proposed height and bulk of the dwellings shall be compatible with the surrounding neighborhood.
- f. The exterior materials and architecture shall be compatible with the surrounding neighborhood.

1.8 Commercial Land Uses

GOAL 7

Promote a full range of commercial activity appropriate to the community.

Policies and Standards

- 1.40 The Land Use Element and plan map include eight commercial categories intended to provide a complete range of neighborhood, community, service, regional and highway commercial needs. In addition, there are districts identified for commercial office, planned medical development and the central business district. Below is a summary of the commercial land uses provided for in this General Plan:

Neighborhood Commercial (NC): 40% Lot Coverage

This designation includes convenience commercial and neighborhood shopping centers providing a range of necessary day-to-day retail goods and services serving a market area generally less than ½ mile around the site. Neighborhood commercial areas should be on a 1-5 acre site.

Commercial Office (CO): 40% Lot Coverage

This designation is intended for the exclusive development of non-retail business and professional offices. New sites should be a minimum of one acre or larger in size.

Community Commercial (CC): 60% Lot Coverage

This designation includes a variety of uses that serve the community and occasionally nearby rural areas and small cities. New Community Commercial development usually includes multiple anchor tenants such as grocery-drugstore combinations as well as smaller retail and service businesses. New Community Commercial designations should occupy sites ranging in size from 5-25 acres and be located at arterial intersections. Existing Community Commercial sites in the downtown or surrounding area could be as and a depth of 500 feet.

Central Business District (CBD): 100% Lot Coverage

The Central Business District represents the historical business center of Selma. It is currently developed with a variety of retail stores, offices and parking lots. The Central Business District designation is designed to provide flexibility in the development of new uses within the downtown area, while maintaining the ambience of the area.

Planned Medical Development (PMD): 40% Lot Coverage

The Planned Medical Development designation is designed to provide development opportunities for medical oriented offices and businesses in close proximity to the existing hospital. The clustering of medical related professional services will provide convenient access to the public and to the professionals who provide the services.

Regional Commercial (RC): 60% Lot Coverage

This designation is designed to provide development opportunities for those uses that attract customers from well outside the City of Selma. To fulfill the role as a regional commercial provider, such development must be close to major transportation links and contain sufficient

area to provide adequate facilities and parking. Regional uses have anchor tenants with market areas generally covering at least a fifteen mile radius such as larger durable good retail stores and vehicle sales.

Highway Commercial (HC): 70% Lot Coverage

This designation includes several types of uses distinguishable because of their service orientation to the highway traveller. Uses include hotels and motels, restaurants, service stations, truck stops, and associated uses. Highway Commercial designations are limited to the areas surrounding the interchanges with Highway 99.

Service Commercial (SC): 75% Lot Coverage

This designation includes a broad range of commercial activities that can include businesses with both retail and service components. Among these uses are: auto repair, service stations, building materials, warehousing, contractors, equipment yards and similar uses. Uses within this designation would usually be conducted entirely within a building, with outside storage screened from public view.

- 1.41 The City shall monitor the availability of vacant lands for each commercial land use designation. When the amount of available land is less than required for three years of average growth, the City shall initiate applications, such as zoning and general plan amendments, excluding annexation, to ensure that at least a three-year supply of commercial lands are available for development.
- 1.42 The City shall provide pre-application services for commercial activities if requested.
- 1.43 The City shall monitor and update plans for public streets and utilities, particularly as they pertain to new commercial areas
- 1.44 The City shall assist in the planning of privately owned public utilities.

GOAL 8

Provide an appropriate interface between commercial and residential land uses.

Policies and Standards

- 1.45 A minimum six-foot high, grout reinforced, solid masonry wall shall be constructed between all new commercial developments and land designated for residential use. A wall taller than six feet may be allowed when required for sound reduction as identified in a noise study or as determined to be necessary for security of commercial property. Openings in the wall may be provided at appropriate locations to allow for pedestrian connectivity.
- 1.46 A 20 foot-minimum setback shall be provided between all new developments in the Regional Commercial and Highway Commercial land use designations, and properties designated for residential uses. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped and not include any parking, trash, loading, storage, or similar facilities.
- 1.47 A 10-foot minimum setback shall be provided between all new developments in all commercial land use designations and properties designated for residential uses, except the Central Business District, Regional Commercial and Highway Commercial land use designations. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped and not include any parking, trash, loading, storage, or similar facilities.
- 1.48 Commercial building height shall not exceed twice the distance to the nearest property line which is shared with property designated for residential uses.

GOAL 9

Developers shall provide pleasant interfaces between commercial uses and adjacent public areas.

Policies and Standards

- 1.49 A minimum of 20 feet of landscaping shall be required for all new commercial development adjacent to arterial streets, except in the CBD land use designation.
- 1.50 A minimum of 10 feet of landscaping shall be required for all new commercial development adjacent to collector and local streets, except in the CBD land use designation.
- 1.51 Parking areas shall be screened from adjacent streets in all new commercial developments by either landscaped berming, dense landscaping or low height walls.
- 1.52 All commercial outdoor storage areas shall be screened from adjacent public right-of-ways.
- 1.53 All new commercial developments or substantially rehabilitated commercial buildings shall include trash enclosures. Within the Central Business District and in cases of substantially rehabilitated commercial buildings, the size and configuration of the enclosure may be adjusted to the scale and size of the property.

GOAL 10

Commercial areas adjacent to Highway 99 shall present a visually pleasing image to the traveler and potential customer to Selma businesses.

Policies and Standards

- 1.54 All commercial areas adjacent to Highway 99 shall be designed so that truck bays, trash areas, loading docks and other similar areas are visibly screened from the freeway.
- 1.55 If the rear or sides of new buildings or substantially remodeled buildings will be visible from Highway 99, then those building faces shall have architectural features similar to the main entrance to the building. Buildings adjacent to Highway 99 shall contain features such that flat, non-descript walls are eliminated.
- 1.56 Visible metal exteriors on commercial buildings shall be prohibited on parcels adjacent to Highway 99, except in the Highway Commercial land use designation.

GOAL 11

Adequate parking should be provided for commercial uses.

Policies and Standards

- 1.57 The City shall require adequate off-street parking for all new commercial developments.
- 1.58 The City shall review all substantial changes of use for adequate parking. If the new use will result in a substantial increase in required off-street parking, then additional parking shall be provided on-site or within 300 feet of the new use prior to commencement of the use, except in the CBD land use designation.
- 1.59 The City shall allow shared parking when it can be clearly demonstrated that two or more uses will not require use of the same parking spaces at the same time. No greater than 75 percent of required parking may be shared parking.

GOAL 12

Promote new interest in the Central Business District through policies which recognize the unique attributes of the CBD and facilitate the establishment of new uses.

Policies and Standards

- 1.60 The City shall promote and encourage retail and restaurant uses on the street level floor of Second Street and High Street between Second and North Streets. The use of public sidewalks for outside sales and food service is encouraged, provided a minimum of five feet of sidewalk remains clear for pedestrian traffic.
- 1.61 To encourage new development that is consistent with the existing CBD building pattern and character, the following shall apply to new construction within the CBD:
 - a. Setbacks and landscape areas shall not be required. However, small window planters and similar features are encouraged to add color and interest to individual store fronts.
 - b. Parking shall not be required as a condition of construction due to the existence of municipal parking facilities. The City will seek to provide additional municipal parking areas in the CBD.
 - c. All new or substantially remodeled buildings should include architectural features consistent with the Selma Redevelopment Design Standards. Architectural features include covered walkways, canopies, and building facades which include variations in textures, materials and surface.
 - d. Building facade materials shall be consistent with existing and historic materials in the CBD.
- 1.62 New or remodeled buildings shall not have a building face adjacent to a public street or sidewalk greater than 15 feet without a door or window.
- 1.63 The City shall identify appropriate sites for new civic facilities in the CBD and cooperate with other governmental and quasi-governmental agencies in locating facilities in the CBD.

GOAL 13

Improve the appearance of the Whitson Street corridor (both sides of Whitson Street between Highland and Todd) and promote reintroduction of commercial businesses.

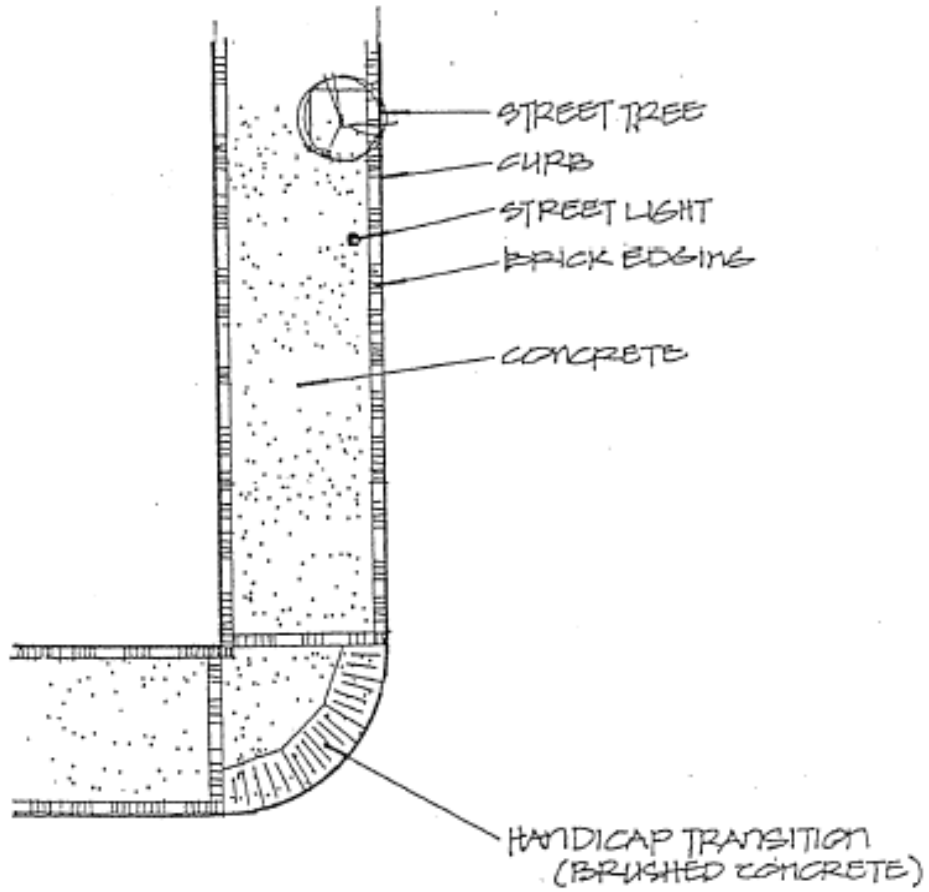
Policies and Standards

The following policies and standards apply only to lands located within the Whitson Street corridor.

- 1.64 All new permitted and conditional proposed uses within the Whitson Street corridor shall be subject to site plan review requirements as set forth in the City of Selma Zoning Code, in addition to any other permitting requirements. Site plan application materials, including exterior elevations, shall be prepared by a licensed architect or similarly qualified professional.
- 1.65 Brick, stucco, wood and similar materials should be used to minimize the amount of visible metal surfaces on store fronts.
- 1.66 Bay doors, loading areas and trash enclosure openings should be screened from Whitson Street.
- 1.67 Parking areas along Whitson Street are encouraged to be placed to the rear of buildings, so that buildings become the predominate feature and create a more pedestrian-oriented environment.

- 1.68 Whitson Street shall have a sidewalk of not less than seven feet in width where feasible and shall include tree wells a minimum of 25 feet on-center. The sidewalk shall be constructed using a combination of brick and cement similar to the design used in the Selma Redevelopment Plan Area (see Figure 1-1).
- 1.69 Patio areas with outdoor seating are encouraged for restaurants in areas adjacent to Whitson Street.
- 1.70 Second story dwelling units over commercial businesses may be permitted, subject to approval by the Selma Planning Commission.
- 1.71 The use of common or shared parking areas, and common driveways between adjoining uses on the Whitson Street corridor is encouraged

SIDEWALK DETAIL



1.9 Industrial Land Use Districts

GOAL 14

Provide sufficient industrially designated land to accommodate industrial users.

Policies and Standards

- 1.72 To foster potential for a broad range of industrial development with the City, the General Plan provides for three industrial land use districts. Each of these districts is designed to accommodate a different intensity of industrial use and serves to improve the marketability of the City for new job creation.

Business Park (BP): 75% Lot Coverage.

The Business Park designation is intended to provide for the development of campus type office developments that would utilize substantial landscaping and innovative architectural designs. Parking areas would typically be screened from the street and the sites would provide amenities for employees. Some commercial uses, such as restaurants and daycare, should be permitted to serve the employees.

Light Industrial (LI): 80% Lot Coverage.

The Light Industrial designation provides development opportunities for those industrial uses that would not typically utilize major manufacturing processes. Lower intensity assembly, fabrication and food processing may be consistent with the land use designation.

Heavy Industrial (HI): 90% Lot Coverage.

The heavy industrial designation is intended to allow for the development of facilities and businesses engaged in intense manufacturing and fabrication. Heavy industrial uses typically require large properties and may require access to rail and highway transportation for the receipt and shipment of materials.

- 1.73 The City shall monitor the availability of vacant lands for each industrial land use designation. When the amount of available land is less than required for five years of average growth, the City shall initiate applications, such as zoning and general plan amendments, but excluding annexation, to ensure that at least a five-year supply of industrial lands are available for development.
- 1.74 The City shall monitor and update plans for public streets and utilities, particularly as they pertain to new industrial areas. The City shall also assist in the planning of privately owned public utilities. Provision of planning services and infrastructure is essential to providing adequate land for industrial development.
- 1.75 The City shall assist private developers in locating and developing appropriate land for industrial development through economic development assistance and planning consultations from the initial contact through project completion.

GOAL 15

Provide an appropriate interface between industrial land uses and non-industrial uses.

Policies and Standards

- 1.76 A minimum of a six-foot high, grout reinforced, solid masonry wall shall be constructed between all new industrial developments and land designated for non-industrial use. Walls higher than six feet may be permitted when required for sound reduction as identified in a noise study or as determined by the Planning Commission as necessary for site security.

- 1.77 A –20 foot minimum setback shall be provided between all new industrial developments and properties designated for residential uses. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped. Parking, trash, loading, storage, or similar facilities shall not be permitted within the setback area and shall be kept from view from residential uses.
- 1.78 A 10 foot minimum setback shall be provided between all new industrial developments and properties designated for non-industrial uses, except residential uses where policy 1.72 shall apply. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped. Parking, trash, loading, storage, or similar facilities may be permitted if it is determined that a conflict with the adjacent land use will not occur.
- 1.79 Industrial building height shall not exceed twice the distance to the nearest property line which is shared with property designated for residential uses.
- 1.80 New industrial developments shall be served by streets which do not require access through residential neighborhoods.

GOAL 16

Developers shall provide pleasant interfaces between industrial uses and adjacent public areas.

Policies and Standards

- 1.81 A minimum of 20 feet of landscaping shall be required for all new industrial development adjacent to arterial streets.
- 1.82 A minimum 10 foot landscaped setback shall be required for all new industrial development adjacent to collector and local streets.
- 1.83 All outdoor storage areas shall be screened from adjacent public right-of-ways which are classified as arterial streets or larger by the Selma General Plan Circulation Element.
- 1.84 All new industrial developments or substantially rehabilitated industrial buildings shall provide adequate trash enclosures.
- 1.85 All new proposed uses on lands zoned for industrial uses shall be subject to site plan review requirements as set forth in the City of Selma Zoning Code, in addition to any other permitting requirements. Site plan application materials, including exterior elevations, shall be prepared by a licensed architect or similarly qualified professional.

GOAL 17

Industrial areas adjacent to Highway 99 shall present a visually pleasing image to the highway traveller and potential customer to Selma businesses.

Policies and Standards

- 1.86 All industrial areas adjacent to Highway 99 shall be designed so that truck bays, trash areas, loading docks and other similar areas are screened from view from the highway.

GOAL 18

Adequate parking should be provided for industrial uses.

Policies and Standards

- 1.87 The City shall require adequate off-street parking for all new industrial developments.

- 1.88 The City may allow shared parking when it can be clearly demonstrated that two or more uses will not require use of the same parking spaces at the same time. No greater than 75 percent of required parking may be shared parking.

1.10 Miscellaneous Land Use Districts

GOAL 19

Provide flexibility in providing public facilities where needed.

Policies and Standards

- 1.89 The following land use districts are intended to accommodate a variety of public facility and recreational uses.

Public Facility (PF).

This designation is intended for public and quasi-public facilities, including, but not limited, to, government services and facilities, fire stations, wastewater treatment facilities, electrical substations, airports, domestic water treatment and storage, recreational facilities, and similar uses. It is also appropriate for institutional uses, such as schools and accredited secondary educational facilities, hospitals, and cemeteries, as well as appropriate lands controlled by philanthropic and nonprofit organizers for existing or future public uses. Facilities such as those described above are not restricted to being located on lands designated Public Facility.

Open Space/Park (OS).

This designation is for a variety of active and passive public recreational facilities and for city-owned open space facilities. This includes natural open spaces and areas which have been designated as environmentally and ecologically significant. Facilities such as those described above are not restricted to being located on lands designated Open Space/Park.

- 1.90 The zoning of land less than one acre and designated as Public Facility shall be consistent with adjacent parcels. Where more than one zoning exists adjacent to a Public Facility designation, the Selma Planning Commission shall recommend to the Selma City Council the appropriate zone district. The Selma City Council shall make the final determination.
- 1.91 Because of the wide variety of uses and area requirements, public facilities shall not be subject to the minimum lot size of the underlying zone district.

1.11 Planned Growth

GOAL 20

Maintain a viable population growth rate in Selma over the plan period that provides for orderly growth with minimal adverse impacts upon City services within the community and consistent with the character of Selma, and with a planned average annual growth rate of 4.0 percent.

Policies and Standards

- 1.92 Residential development at urban densities shall be located only where services and facilities can be provided.
- 1.93 In any given three-year period where the average annual growth rate exceeds 4.0 percent, the City shall enact measures which control the number of building permits issued for new residential construction. At the time the average annual population growth rate exceeds 4.0 percent, the City shall determine the number of residential permits which will be needed to be

issued over the next two years to establish a 4.0 percent growth rate for that 5-year period. The number of annual permits may be prorated on a monthly basis and adjusted for traditional seasonal construction. Residential units constructed or reconstructed by funds provided in full or part by the Selma Redevelopment agency shall be exempt from this policy.

- 1.94 Development shall be allowed only in areas that already have urban services or are within a master plan to provide those services. Development of lands outside of current service or master plan areas (such as the SKF Sewer District, City of Selma Master Plan for Storm Drainage Area, etc.) may be considered if the following findings can be made:
- a. The development will not cause a shortfall, either short- or long-term in the financing of any public facility.
 - b. The development will not significantly delay the provision of a public improvement.
 - c. The development will not accelerate the need for a public improvement beyond the ability of the improvement fund to adjust for the improvement.
 - d. Expansion of the master plan area and/or public facility will not result in the City being unable to maintain existing facilities at their current service levels.
 - e. Notwithstanding the improvements proposed by any development, all developments will be required to contribute their pro rata share towards the completion of established Master Plan improvements.

GOAL 21

The City shall establish Urban Development Boundaries to direct growth into areas with adequate infrastructure.

Policies and Standards

- 1.95 The City shall maintain a 40,000 population and 70,000 population Urban Development Boundary (UDB) that limits development to within those boundaries until the City's population exceeds the corresponding UDB population. The City shall not develop or annex areas designated as "Reserve" within the Planning Area until such time as additional land is needed.
- 1.96 Establish Urban Development Boundaries as urbanizable areas within which a full-range of urban services will need to be extended to accommodate urban development. These boundaries shall be established based on the following factors:
- a. Adequate residential, commercial and industrial capacity for the planning period.
 - b. Inclusion of at least a 50 percent vacancy factor ("flexibility factor") for residential and commercial development.
 - c. Provision of adequate industrial land.
 - d. Adequacy of infrastructure including existing and planned capacity of water and sewer facilities, school, roadways, and other urban services and facilities.
 - e. Community growth priorities.
- 1.97 The City shall consider the appropriateness of opening up lands designated as Reserve for development based upon the following factors:

- Availability of land for development within the UDB has become limited. This is defined as when the City's population, as measured by the California Department of Finance, exceeds 40,000 individuals.
 - Proximity of reserve lands to existing developed land (to minimize leapfrog development).
 - Implications for overall community form and relationship to the existing community.
 - Market feasibility of development in this area, including the expected rate of absorption.
 - Infrastructure availability and impact to existing infrastructure and other public services.
 - Consideration of circulation patterns and improvements.
 - Implications of providing public services, including law enforcement and fire protection services.
- 1.98 The City shall evaluate the UDB annually to ensure there is enough capacity to accommodate anticipated growth.
- 1.99 Encourage Fresno County to strictly limit the establishment of new or expanded developments in the City's Urban Development Boundary.
- 1.100 The City shall discourage leapfrog development (defined as urban development more than ½ mile from existing urban development) and development of peninsulas extending into agricultural lands to avoid adverse effects on agricultural lands, and to avoid adverse effects on agricultural operations that contribute to premature conversion.
- 1.101 The City shall support non-renewal processes for Williamson Act designated lands within the 40,000 population Urban Development Boundary.

GOAL 22

The City shall maintain reserve areas in an undeveloped state until their development becomes required for further growth of the City.

Policies and Standards

- 1.102 The City shall establish Reserve land use designations for Business Park, Commercial, Light Industrial, and Residential uses. Reserve designations are intended to prevent incompatible development on land within the area covered by the City's General Plan, but outside its current city limits, that is not intended for development in the immediate future.
- 1.103 The City shall work with neighboring jurisdictions to prevent development on lands designated Reserve that would create potential inconsistencies with their future annexation into the City of Selma. When the development of lands designated Reserve becomes necessary for further growth of the City, the City will pursue their annexation and place them under a land use designation and zoning district appropriate to their intended use.
- 1.104 The City shall not approve a general plan amendment, pre-zoning or any development entitlement application for reserve areas for a period of at least five years from the adoption of this general plan update.
- 1.105 The City shall not approve a general plan amendment, pre-zoning or any development entitlement application for reserve areas until a minimum of 80 percent of all non-reserve property with the same general designation within the general plan boundaries have been developed or have approved development entitlements.

1.12 Airports and Heliport

GOAL 23

Protect future operations at the Selma Aerodome and the Quinn airstrip.

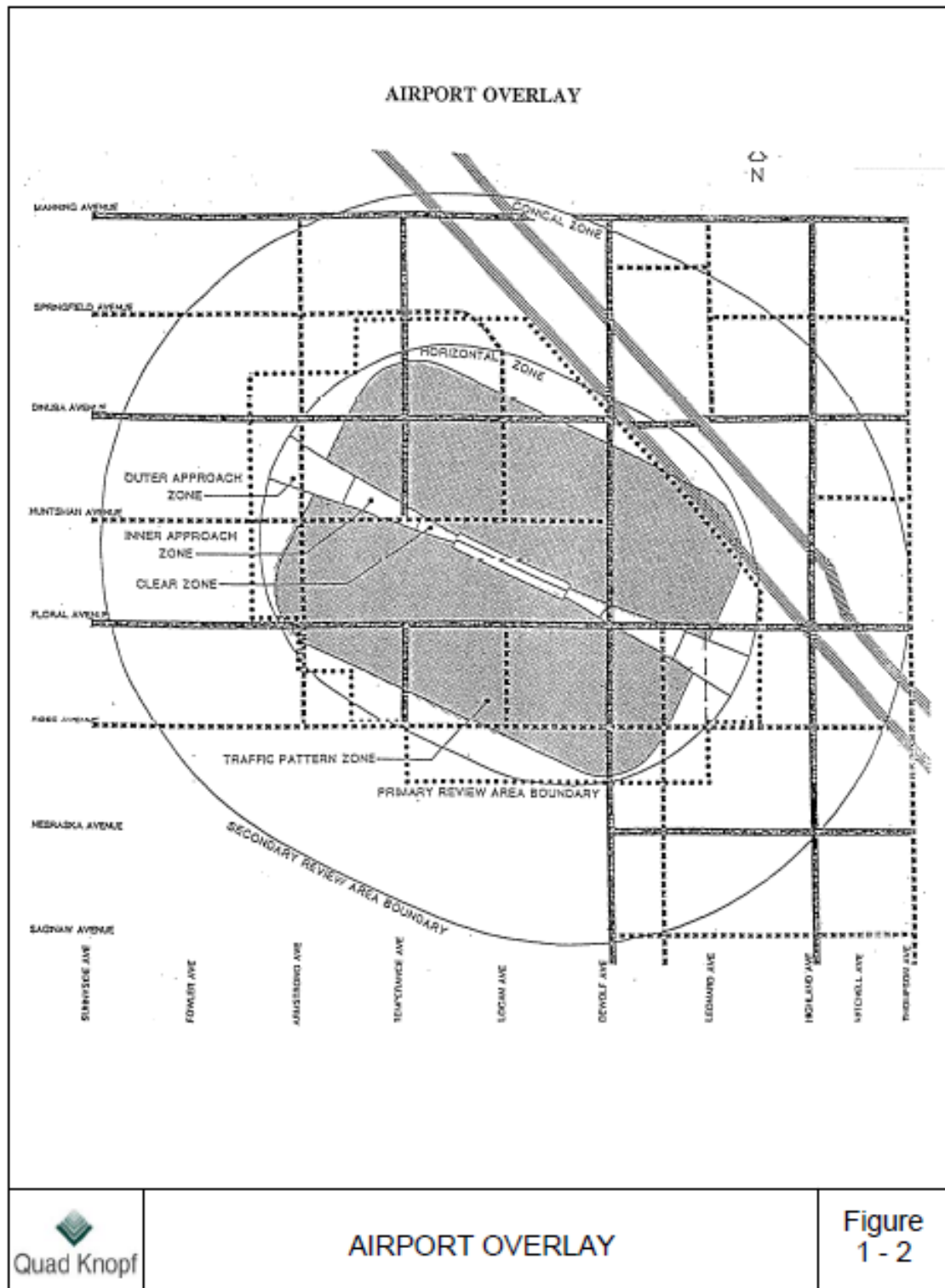
Policies and Standards

- 1.106 Development occurring within the primary and secondary review radii of the Fresno County Airports Land Use Policy Plan shall be reviewed for consistency with the Airport/Land Use Safety Compatibility Criteria (Table 1-2 and Figure 1-2) as adopted by the Fresno County Airport Land Use Commission.

**Table 1-2
Airport/Land Use Safety Compatibility Criteria**

Land Use Characteristics	Clear of Runway	Inner Approach	Outer Approach & Traffic Patter	Horizontal & Conical
Residential	—	A, F	B, F	+
Other Uses in Structures	—	C, E, F	B, F	+
Other Uses Not in Structures	C, G	D	+	+
Light or Flare	—	—	—	G
Smoke or Electronic Interference	—	—	—	G
Attractor of Birds	—	—	—	+

+ Acceptable
- Unacceptable
A Density no greater than 1 du/3 acres.
B Density no greater than 4 du/acre.
C No uses attracting more than 10 persons/acre.
D No uses attracting more than 25 persons/acre.
E No schools, hospitals, nursing homes or similar uses.
F At least 20% of area open (having a size and shape such that a small aircraft could conceivably make an emergency landing without damage to buildings or serious injury to aircraft occupants).
G Characteristic cannot reasonably be avoided or located.



Chapter 5.5

R-4 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL

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This article of the Zoning Ordinance is intended to be applied in areas of the city where multi-family dwellings, at a density of twenty (20) dwelling units per net acre, are the logical and desirable uses, due to environmental conditions and proximity to commercial and community service facilities. It is intended that these areas of high density multiple-family residential use be located appropriately next to high-capacity streets and near services. It is specifically the intent of this section to ensure that R-4 zoned properties be intermixed with residential development of other densities and/or commercial properties to ensure that R-4 zoned properties are not overly concentrated. The following regulations shall apply to every lot and building in the R-4 High Density Multiple-Family Zone.

11-5.1-1: REGULATIONS APPLICABLE:

The following regulations set forth in this Chapter shall apply in the R-4 High Density Multiple-Family Zone unless otherwise provided in this Title.

11-5.1-2: PERMITTED USES:

- (A) Any uses permitted in the R-2 Zone without first securing a conditional use permit; except one-family dwelling units, churches (houses of worship), and accessory dwelling units.
- (B) Multiple dwellings subject to the provisions of Chapter 20.1, Site Plan Review.
- (C) Accessory buildings and structures. (Ord. 92-2, 3-16-92)
- (D) For general provisions and exceptions see Chapter 20 of this Title. (Ord. 92-2, 3-16-92)

11-5.1-3: USES PERMITTED SUBJECT TO FIRST SECURING A CONDITIONAL USE PERMIT:

- (A) Projects, due to site conditions or to meet the minimum density requirement for the zone district, requesting exceedance to building height, setbacks, lot coverage, or parking requirements.
- (B) Commercial uses consistent with the C-1 Neighborhood Commercial Zone on the first floor of a multifamily structure, occupying no more than 50 percent of the first floor area.
- (C) For general provisions and exceptions see Chapter 20 of this Title. (Ord. 92-2, 3-16-92)

11-5.1-4: HEIGHT:

- (A) No main building or structure shall have a height greater than three (3) stories not to exceed forty five feet (45')
- (B) No accessory building shall have a height greater than one story not to exceed twelve feet (12') to plate height.
- (C) For general provisions and exceptions see Chapter 20 of this Title. (Ord. 92-2, 3-16-92)

11-5.1-5: LOT WIDTH:

- (A) All lots created after July 5, 1977, shall comply with the following lot width standards and lots existing as of July 5, 1977, may not be reduced below these standards.
- (B) Every lot shall have a minimum lot width of sixty feet (60') excepting that a corner lot shall have a minimum lot width of seventy feet (70').
- (C) Reversed corner lots shall have a minimum lot width of seventy five feet (75').
- (D) Cul-de-sac or loop out lots shall have a minimum width of forty feet (40') with a minimum lot width at building setback line of sixty feet (60').
- (E) Lots siding on freeways and railroads shall have a minimum width of eighty feet (80'). (Ord. 92-2, 3-16-1992)

11-5.1-6: LOT DEPTH:

- (A) All lots created after July 5, 1977, shall comply with the following lot depth standards and lots existing as of July 5, 1977, may not be reduced below these standards.
- (B) Every lot shall have a minimum lot depth of one hundred feet (100').
- (C) Lots backing on freeways and railroads shall have a minimum depth of one hundred thirty feet (130'). (Ord. 92-2, 3-16-1992)

11-5.1-7: FRONT YARD:

- (A) Every lot shall have a front yard with a minimum depth of fifteen feet (15'), extending across the full width of the lot, or twenty five percent (25%) of the depth of the lot, whichever is less, except that when a lot is adjacent to or abuts a lot fronting on the same street zoned R-A, R-1, R-1-9, or R-1-12, the required front yard setback of the adjacent or abutting lot shall apply for a minimum distance of the first fifty feet (50') extending across the front of the lot.
- (B) For general provisions and exceptions see chapter 20 of this title. (Ord. 92-2, 3-16-1992)

11-5.1-8: SIDE YARD:

- (A) Every interior lot shall have side yards with a minimum of five feet (5') on each side of the main building.
- (B) For two (2) story or higher multiple-family buildings, a minimum setback of ten feet (10') shall be provided, except when adjoining adjacent properties zoned for single-family, the second story portion of any building shall have a minimum setback of twenty feet (20').
- (C) Corner lots, unless otherwise specified in this code, shall have side yards abutting the street not less than fifteen feet (15') in width, excepting garages and carports fronting on a street side yard shall be a minimum of twenty feet (20'). For reverse corner lots, the street side yard setback shall be the same as the minimum front yard setback of the adjacent or abutting lot and shall apply for a minimum distance of the first fifty feet (50') extending across the street side yard of the lot.
- (D) For lots siding on freeways and railroads, the side yard setback adjacent to the freeway for residential structures shall be a minimum of twenty five feet (25').
- (E) For general provisions and exceptions see chapter 20 of this title. (Ord. 92-2, 3-16-1992)

11-5.1-9: REAR YARD:

- (A) The minimum requirements of the R-2 zone (section 11-4.1-9 of this title) shall apply.
- (B) For general provisions and exceptions see chapter 20 of this title. (Ord. 92-2, 3-16-1992)

11-5.1-10: BUILDABLE AREA:

(A) The buildable area, or percentage of a lot, which may be occupied by any and all buildings, shall not exceed a total amount of sixty five percent (65%) except at the discretion of the Community Development Director. The buildable area may exceed 65 percent, where such additional lot coverage will not, in the opinion of the Community Development Director, adversely affect the aesthetics of the local area. (Ord. 2002-2, 3-4-2002)

11-5.1-11: SPACE BETWEEN BUILDINGS:

- (A) The minimum requirements shall be at the discretion of the Community Development Director and as required by the current building code.
- (B) See section 11-20-8 of this title, accessory buildings. (Ord. 92-2, 3-16-1992)

11-1.5-12: LOT AREA:

- (A) The minimum lot area requirement of the R-4 zone is 30,000 square feet.

11-5.1-13: DENSITY:

- (A) The minimum site area shall be one (1) dwelling unit per 2,178 square feet (20 units per acre).

11-5.1-14: OFF STREET PARKING:

- (A) For residential uses, the provisions of the R-2 zone (section 11-4.1-14 of this title) shall apply. The Community Development Director has discretion to reduce off street parking requirements by up to 15 percent where such reduction is needed to meet other building requirements or to improve overall project design.
- (B) For nonresidential uses, the off street parking provisions set forth in chapter 17 of this title shall apply. (Ord. 92-2, 3-16-1992)

11-5.1-15: RECREATION AND LEISURE AREAS _ PRIVATE OPEN SPACE:

- (A) Usable private open space provided for individual dwelling units shall be a minimum of (60) square feet minimum for second floor and higher units as balconies. Private open space for ground floor units is optional.

11-5.1-16: RECREATION AND LEISURE AREAS _ COMMON OPEN SPACE:

- (A) The minimum requirements of the R-2 zone (section 11-4.1-16 of this title) shall apply. (Ord. 92-2, 3-16-1992)



City of Selma Zoning Ordinance Update

Addendum – City of Selma General Plan Update 2035 EIR

SCH#2008081082

prepared for

City of Selma

Planning Division
1710 Tucker Street
Selma, California 93662
Contact: 559-891-2209

prepared with the assistance of

Rincon Consultants

7080 North Whitney Avenue, Suite 101
Fresno, California 93720

October 2019



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers
rinconconsultants.com

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1 Introduction

1.1 Background and Purpose of the EIR Addendum

This Addendum has been prepared in accordance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Selma. According to Section 15164(a) of the State CEQA Guidelines, “The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” The changes that are being proposed with proposed City of Selma Zoning Ordinance Update (project) are minor in the sense that they would not create potentially significant environmental impacts in addition to those already identified in the City of Selma General Plan Update 2035 EIR. The project would also not substantially increase the magnitude or severity of impacts that were previously identified. This Addendum does not require public circulation because it does not provide significant new information that changes the City’s General Plan Update 2035 EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.

The Final EIR for the City of Selma General Plan Update 2035 EIR (SCH #2008081082) was adopted in July 2010, by the City of Selma. The City’s Final EIR has not been subject to other Addenda.

This Addendum includes a description of the project, and a comparison of the impacts for all environmental issues’ areas listed in Appendix G of the State CEQA Guidelines.

1.2 Addendum

The City now proposes modifications to the Original Project, herein referred to as the “Project.” This document is an Addendum to the previously adopted Final EIR and has been prepared by City of Selma to evaluate the potential environmental impacts of the proposed Modified Project. This Addendum has been prepared in accordance with the relevant provisions of CEQA and Section 15164 of the *State CEQA Guidelines*. A detailed description of the Project is provided in Section 2, *Project Description*, of this Addendum.

1.3 Basis for the Addendum

Section 15162(a) of the State CEQA Guidelines states no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Since none of these conditions are triggered by the revisions to the project, an Addendum is the appropriate level of CEQA review for the revised project.

2 Project Description

The primary objectives for the project include updating the existing City of Selma General Plan Land Use Element adopted in 2010 and Selma Zoning Code in order to comply with the California Housing Element Law to implement Program 4 from the City's 2007 Regional Housing Needs Allocation (RHNA) cycle (pursue rezoning of at least 8.5 acres for high density residential uses with a minimum density of 20 units per acre by December 2016 for the RHNA shortfall of 169 units incurred from the previous 2007 RHNA cycle). The primary components of the update include a text amendment to the 2035 General Plan Land Use Element and adding the R-4 Zone District to the Selma Zoning Code, both of which would apply citywide to alter the existing standards and create new standards where necessary to:

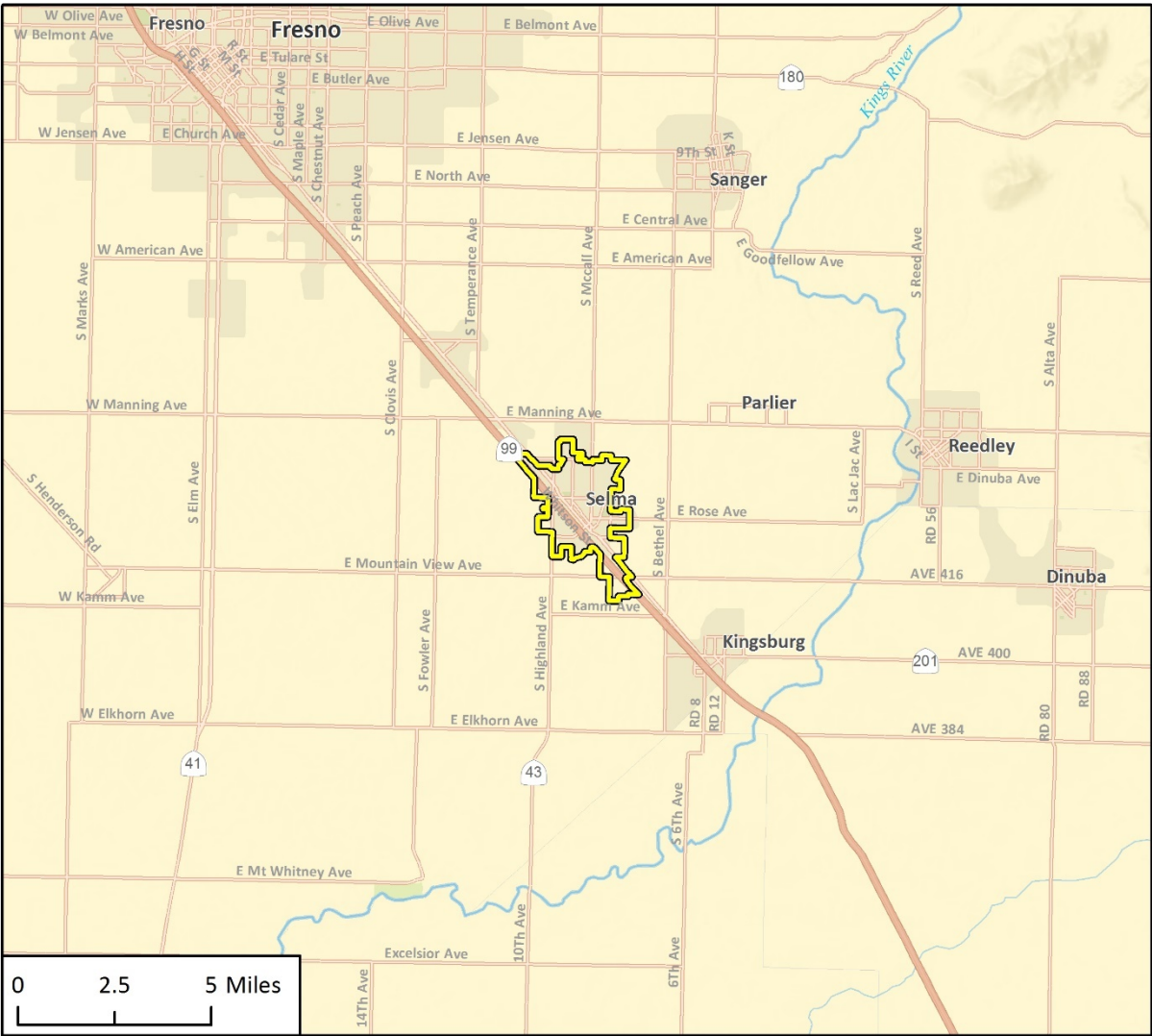
- Ensure compliance with California's Housing Element Law (Gov. Code, § 65580 et seq.);
- Allow for the implementation of Program 4 from the previous Housing Element within the City's 2015-2023 Housing Element (Gov. Code section 65583) by amending the existing 2035 General Plan Land Use Element's High Density (HD) residential land use designation from:
 - Allowing 13.0 to 19.0 Units Per Gross Acre to allowing 13.0 to 20.0 Units Per Gross Acre.
- Consistently update the Mixed-Use designation within the existing 2035 General Plan Land Use Element from:
 - Allowing 5.0 to 19.0 Units Per Gross Acre in the 2035 General Plan to allowing 10.0 to 20.0 Units Per Gross Acre;
- Establish an R-4 Zone District which would allow the required 20.0 Units per Gross Acre in addition to commercial uses within a multi-family residential development.

The proposed actions would not result in physical impacts that exceed those associated with City buildout, as described in the Final EIR of the Selma 2035 General Plan. The text amendment would allow one more unit per acre in the High Density (HD) and Mixed Use (MU) land use designations. Although this is an increase in density, the addition of one unit per acre will have a negligible impact to the overall density within the City as there is a limited amount of HD and MU designated lands within the city (less than 5 percent of land within the City SOI) and only those lands rezoned to R-4 within those designations, would be able to reach that maximum density. Overall, this increase fits within the growth projected in the 2035 General Plan.

Project Site

The City of Selma is located in south-central Fresno County, approximately 16 miles southeast of the City of Fresno (Figure 1). As shown in Figure 2, Selma is situated between the cities of Fowler to the north and Kingsburg to the south. State Route 99 and the Southern Pacific Railroad tracks pass through the center of the City in a northwest-southeast direction. Surrounding land uses primarily consist of agricultural uses and rural residential homes.

Figure 1 Regional Location



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 Selma City Limits



Fig 1 Regional Location

Figure 2 Project Site Location

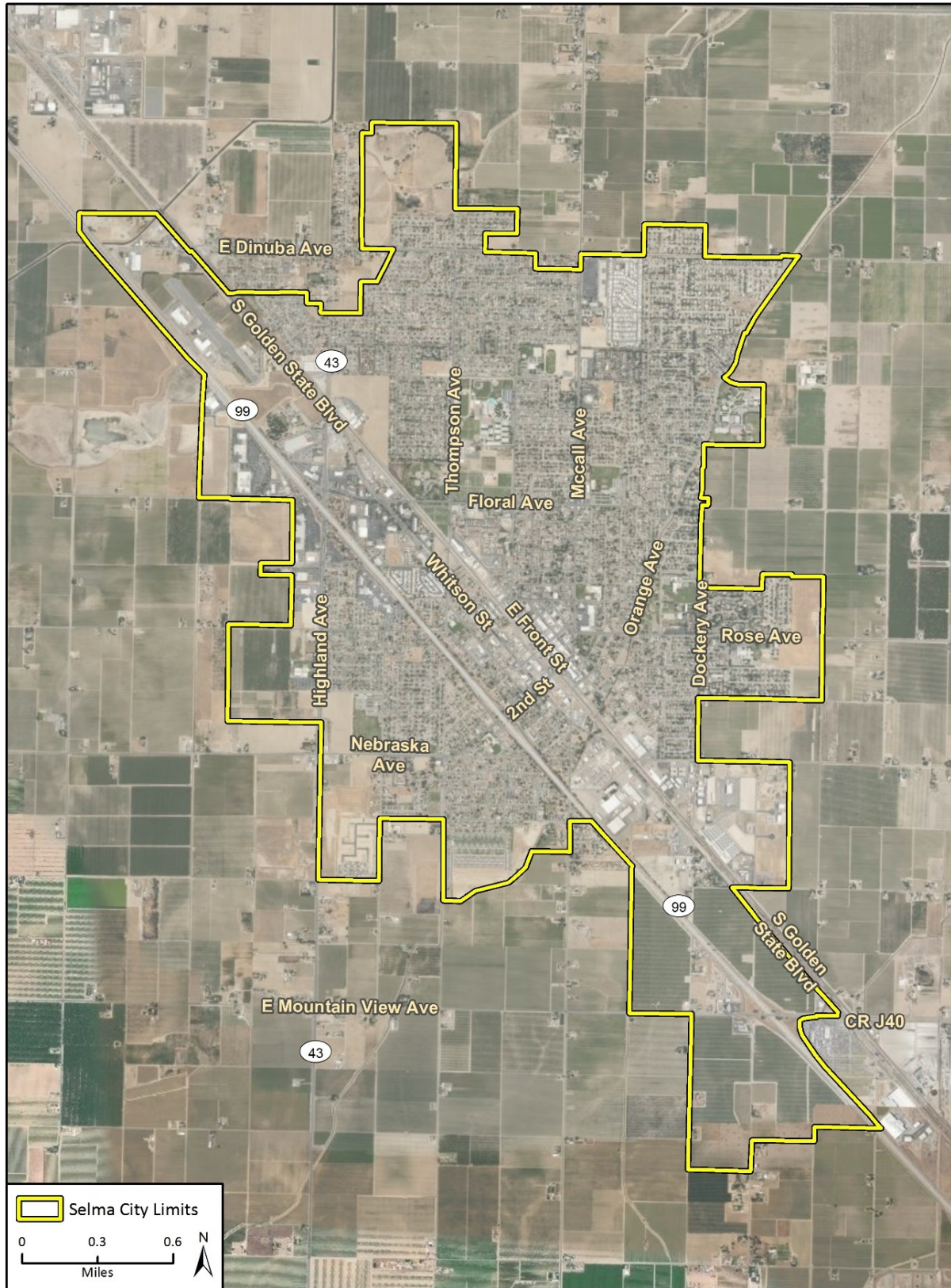


Fig 2 Project Location

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3 Impact Analysis

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Selma. According to Section 15164(a) of the State CEQA Guidelines, “The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” The changes that are being proposed with the Selma General Plan and Zoning Code Update (project) are minor in the sense that they would not create potentially significant environmental impacts in addition to those already identified in the City of Selma 2035 General Plan Update EIR. The project would also not substantially increase the magnitude or severity of impacts that were previously identified. This Addendum does not require public circulation because it does not provide significant new information that changes the City’s 2035 General Plan Update EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.

This section includes a comparison of the impacts for all environmental issues’ areas listed in Appendix G of the State CEQA Guidelines.

The City of Selma shall consider this Addendum to the 2035 General Plan Update EIR prior to making a decision on the proposed project. The 2035 General Plan Update EIR is available for review on the City’s website [here](#) and at the Planning Division of the City of Selma Community Development Department, located at 1710 Tucker Street, Selma, CA 93362.

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3.1 Aesthetics

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
Would the project:					
a. Have a substantial adverse effect on a scenic vista?	Impact #3.1.3.1	No	No	No	N/A
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Impact #3.1.3.1	No	No	No	N/A
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?	Impact #3.1.3.1	No	No	No	N/A
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Impact #3.1.3.1	No	No	No	N/A

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project, 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?

As discussed in the Selma General Plan Environmental Impact Report (EIR), the City's primary scenic and visual resources consist of the Sierra Nevada Mountains located approximately 35 miles east of Selma and the coastal foothills to west on clear days (Selma 2009). Other scenic resources identified in the General Plan EIR include: the agricultural lands, row and tree crops surrounding the City limits, street trees and established larger trees within and around the city, and landscaped areas within the parks. SR 99 and SR 43 both pass through the City. These state routes have not been officially designated as scenic highways in the California State Scenic Highway Program (Caltrans 2011). Visual conditions in and around the Selma have not substantially changed and no new scenic vistas or scenic highways have been designated in the City beyond those identified in the 2035 General Plan EIR.

The proposed Land Use Element amendment and Zoning Code update are intended to increase the existing Land Use Element's High Density and Mixed Use to allow a maximum of 20.0 Units Per Gross Acre and establish an R-4 Zoning District to include commercial uses within a multi-family residential development. This slight increase (from 19 to 20 units per gross acre) in density would provide a minimal impact to existing scenic views as the High Density and Mixed-Use land uses are primarily located in areas already surrounded by similar urban development.

In addition, new development within the proposed Land Use Element and Zoning Code updates would be subject to review by the City prior to approval to ensure applicable design guidelines are adhered to and consistent with the visual character intended for the area. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings beyond those identified in the 2035 General Plan EIR. Impacts would be less than significant.

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

Light and glare conditions in and around Selma have not substantially changed since the analysis of the 2035 General Plan in the 2035 General Plan EIR. As with development facilitated by the 2035 General Plan, development under the proposed Zoning Code updates would be subject to the lighting requirements for residential and commercial land uses within the Zoning Code. The Land Use Element amendment and Zoning Code update would not result in a new source of substantial light or glare and would not introduce a new or substantially more severe impact related to light and glare beyond those identified in the 2035 General Plan EIR.

Therefore, the Land Use Element amendment and Zoning Code update would comply with City standards for landscaping and lighting and not result in substantial light or glare or substantially cause more a severe impact related to light and glare beyond that identified in the 2035 General Plan EIR.

3.2 Agriculture and Forestry Resources

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Impact #3.2.3.1	No	No	No	N/A
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Impact #3.2.3.2	No	No	No	N/A
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))?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A
d. Result in the loss of forest land or conversion of forest land to non-forest use?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?	
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?	Impact #3.2.3.3	No	No	No	N/A
<hr/>						
a.	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					
b.	Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?					
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))?					
d.	Would the project result in the loss of forest land or conversion of forest land to 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?					

There are currently approximately 4,858 acres of Important Farmland land in the SOI, and 11,509 acres of such land in the Planning Area (Selma 2009). However, none of the areas within the existing City Limits are currently in use for agricultural production or designated for agricultural land use, nor are any portions of the City under Williamson Act Contract. As determined in the Selma 2035 General Plan EIR, development and redevelopment in areas of the City containing prime soils would not convert these soils to non-agricultural use because none of these areas are currently in use for agricultural purposes. All changes resulting from the proposed Zoning Code updates would occur within the Selma city limits. Therefore, impacts to agricultural and forest resources would be less than significant and would not result in any new or substantially more severe impacts to agriculture or forest resources beyond that identified in the 2035 General Plan EIR.

3.3 Air Quality

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Impact #3.3.3.1	No	No	No	N/A
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?	Impact #3.3.3.3b	No	No	No	N/A
c. Expose sensitive receptors to substantial pollutant concentrations?	Impact #3.3.3.2	No	No	No	N/A
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Impact #3.3.3.4	No	No	No	N/A

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

Analysis of the buildout facilitated by the 2035 General Plan Update in the 2035 General Plan EIR determined that development under the proposed land use changes and development plans for the City would be consistent with the San Joaquin Valley Air Pollution Control District's (SJVAPCD) Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI). The proposed Land Use Element amendment and Zoning Code update would help implement 2035 General Plan Housing Element goals and policies and, thus, would slightly increase density in residential areas, this would not result in a substantial increase in growth that would be inconsistent with the growth projections in the 2035 General Plan EIR. Therefore, the project would not result in any new or substantially more severe impacts relative to implementation of the SJVAPCD GAMAQI.

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?*

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

According to the SJVAPCD, sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses that have the greatest potential to attract these types of sensitive receptors include schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and residential communities. From a health risk perspective, the project may potentially place sensitive receptors in the vicinity of existing sources. The proposed Land Use Element amendment and Zoning Code update would potentially place slightly more sensitive receptors near existing sources due to the increase in allowed residential units but would not add additional residential area or lands near existing sources. According to the 2035 General Plan EIR, sensitive receptors located near Hazardous Air Pollutants (HAP) sources or CO hotspots are potentially significant. However, large sources of HAPs are required to obtain permits from the SJVAPCD and comply with emissions controls to limit the release of HAPs. The SJVAPCD will not issue permits for a source of HAPs if analysis shows that the emissions would cause a significant impact to the nearest sensitive receptor. In addition to the SJVAPCD's Air Toxics Program, permit requirements and regulations, the Open Space, Conservation and Recreation Element of the 2035 General Plan contains goals, objectives and policies and standards, as noted in Section 3.3.1, to reduce operational impacts in Selma.

CO hotspots are temporary and localized areas of high CO concentration, occurring at heavily congested intersections or roadways with heavy traffic. Policies 2.5, 2.34, 2.49, 2.50 and 2.54 of the 2035 General Plan are designed to reduce vehicle miles traveled (VMT) and promote alternative modes of transportation. The 2035 General Plan EIR identified Mitigation Measure #3.3.3.2 to reduce impacts to CO hotspots.

Therefore, the proposed Land Use Element amendment and Zoning Code update would potentially result in additional sensitive receptors near HAPs, but the Land Use Element amendment and Zoning Code update would not involve new uses that were not previously identified in the existing General Plan EIR. In addition, the 2035 General Plan EIR recommended a Health Risk Assessment on an individual project basis, as specific projects are proposed. As such, the Land Use Element amendment and Zoning Code update would not involve new impacts to sensitive receptors that would expose substantial pollutant concentrations from construction or operation. Therefore, the revised project would have a less than significant impact on sensitive receptors and would not result in impacts beyond those identified in the 2035 General Plan EIR.

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

The proposed Land Use Element amendment and Zoning Code updates would allow a maximum of 20 units per gross acre within a High Density and Mixed-Use designation, with the corresponding proposed R-4 Zone. In addition, the Mixed-Use designation and R-4 zone would allow for commercial uses within a multi-family development. The intensity of an odor source's operations and its proximity to sensitive receptors influences the potential significance of odor emissions. The SJVAPCD has identified some common types of facilities that have been known to produce odors in the San Joaquin Valley Air Basin (wastewater treatment facilities, sanitary landfills, transfer stations,

manufacturing plants, etc.). The types of facilities identified by the SJVAPCD that are known to produce odors are not identified within the 2035 General Plan EIR. In addition, the 2035 General Plan requires area and stationary source projects that generate significant amounts of air pollutants or objectionable odors to incorporate mitigation in their design. The proposed Land Use Element amendment and Zoning Code update would not change the land use designation of any land, therefore would not bring any person closer to a source of odor. Therefore, the project would have a less than significant impact on creating objectionable odors affecting a substantial number of people and would not result in impacts beyond those identified in the 2035 General Plan EIR.

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3.4 Biological Resources

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
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 Wildlife or U.S. Fish and Wildlife Service?	Impact #3.4.3.1	No	No	No	N/A
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Impact #3.4.3.2	No	No	No	N/A
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?	Impact #3.4.3.2	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
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?	Impact #3.4.3.12	No	No	No	N/A
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Impacts #3.4.3.1 to #3.4.3.12	No	No	No	N/A
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?	Section 3.4	No	No	No	N/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 Wildlife or U.S. Fish and Wildlife Service?*
- Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- 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?*

Biological conditions in Selma have not changed substantially since the analysis of the buildout facilitated by the General Plan Update in the 2035 General Plan EIR. The analysis in the 2035 General Plan EIR determined that development under General Plan buildout in Selma would result in impacts to sensitive habitats and special status plant and animal species. The proposed Land Use

Element amendment and Zoning Code update would apply to High Density Residential land uses and the proposed R-4 zone. The proposed R-4 zone would comprise primarily urban or in-fill development. As such, sensitive biological resources generally are not present and, thus, the proposed Land Use and Zoning Code updates would not be adversely affected by development in these areas beyond those analyzed in the 2035 General Plan EIR.

- 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?*

The vacant and un-developed parcels throughout Selma are scattered and therefore do not provide substantial wildlife movement corridors. No wildlife corridors or linkage areas for sensitive species were identified in the 2035 General Plan EIR. However, areas of the Selma with grassland and riparian habitats have the potential to provide nesting habitat for a variety of bird and special-status species. The General Plan EIR provides mitigation for these potential species under Mitigation Measure #3.4.3.8 and #3.4.3.9 to reduce impacts to breeding birds and active birds' nests to a less than significant level. The proposed Land Use and Zoning Code updates would not result in development in areas beyond those analyzed in the 2035 General Plan EIR. As such, the project would not result in interference with the movement of native resident or migratory wildlife.

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

According to the General Plan EIR, there are no applicable habitat conservation plans or natural community preservation plans affecting Selma's Planning Area. However, there are the Recovery Plan for Upland Species of the San Joaquin Valley as well as a Draft Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (Selma 2009). Both of these recovery plans cover special-status species that have the potential to occur in the Selma Planning Area. The General Plan EIR indicates the Recovery Plans do not conflict with the General Plan and impacts are less than significant. These conditions have not changed since the analysis of current the General Plan in the 2035 General Plan EIR. Potential buildout under the proposed Land Use and Zoning Code updates would be of type and density similar to what was evaluated in the 2035 General Plan EIR and would not result in development in areas beyond those analyzed in the 2035 General Plan EIR. Therefore, the project would not result in new or substantially more severe conflicts with local policies or ordinances protecting biological resources, or a habitat conservation plan.

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3.5 Cultural Resources

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Impact #3.5.3.1	No	Yes	No	Yes
b. Cause a substantial adverse change in the significance of an archaeological pursuant to §15064.5?	Impact #3.5.3.1	No	No	No	N/A
c. Disturb any human remains, including those interred outside of formal cemeteries?	Impact #3.5.3.1	No	No	No	N/A

- a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

The 2035 General Plan EIR indicates Selma has several buildings over 45 years old that may be of historical significance. Conditions related to the identified historic buildings and structures in the City have not changed since the analysis of the current General Plan in the 2035 General Plan EIR because no new historic structures or buildings have been identified. However, since the 2035 General Plan EIR, other additional structures are now potentially 50+ years old that may have not met this historic criterion at the time. New development within the Land Use Element amendment and Zoning Code update would occur primarily on land without existing structures, however if redevelopment or in-fill development does occur within the historic downtown or in older residential areas, this would result in demolition, relocation or alternation of buildings of historical significance. The 2035 General Plan EIR identifies Mitigation Measure #3.5.3.1a to reduce impacts to historical resources to a less than significant level. As such, the Land Use and Zoning Code update would not result in the disturbance or adverse change in the significance of historical resources in the City and would serve to reduce and/or avoid potential impacts to historical resources that were identified in the 2035 General Plan EIR.

- b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. Would the project disturb any human remains, including those interred outside of formal cemeteries?*

As determined in the 2035 General Plan EIR, development facilitated by Selma's General Plan could result in adverse effects to identified and previously unidentified archaeological resources, paleontological resources, and/or human remains. No known paleontological resources have been found to date, and therefore have a low potential to be encountered in the City. The project does not authorize any type of construction and does not include new disturbance beyond that included in the 2035 General Plan and evaluated in the EIR. As such, the project would not result in any new or substantially more severe impacts to such resources than what was evaluated in the 2035 General Plan EIR.

3.6 Energy

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
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?	N/A; New CEQA checklist item added subsequent to General Plan EIR.	No	No	No	N/A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A; New CEQA checklist item added subsequent to General Plan EIR.	No	No	No	N/A

Electricity and Natural Gas

In 2017, California used 292,039 gigawatt-hours (GWh) of electricity, of which 29 percent were from renewable resources (California Energy Commission [CEC] 2019a). California also consumed approximately 12,500 million U.S. therms (MMthm) of natural gas in 2017. The City would be provided electricity by Pacific Gas and Electric (PG&E). Table 1 and Table 3 show the electricity and natural gas consumption by sector and total for PG&E. In 2017, PG&E provided approximately 28.2 percent of the total electricity used in California. Also, in 2017, PG&E provided approximately 37.7 percent of the total natural gas usage in California.

Table 1 Electricity Consumption in the PG&E Service Area in 2017

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
5049.7	30,446.9	4,309.6	10,409.9	1,747.3	29,920.2	340.7	82,224.3

Notes: All usage expressed in GWh

Source: CEC 2017a

Table 2 Natural Gas Consumption in PG&E Service Area in 2017

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
36.4	864.8	68.0	1,701.3	170.8	1,873.4	82,224.3

Notes: All usage expressed in GWh

Source: CEC 2017a

Petroleum

In 2016, approximately 40 percent of the state’s energy consumption was used for transportation activities (United States Energy Information Administration [EIA] 2019). Californians presently consume over 19 billion gallons of motor vehicle fuels per year (CEC 2019b). Though California’s population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 percent to 22 percent reduction. This decline comes in response to both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (CEC 2019b).

- 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?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The 2035 General Plan EIR did not include a separate section analyzing potential environmental impacts related to the topic of Energy because it was not required under the CEQA Guidelines in effect at the time. The topic of energy use and the potential emissions from energy use was addressed in the Air Quality and Greenhouse Gas Emissions sections of the 2035 General Plan EIR. Energy impacts due to construction and operation would need to be projected on a project-by-project basis. Projections for the proposed Land Use Element amendment and Zoning Code update would be speculative, however, a qualitative analysis on the Construction and Operational energy impacts is provided below:

Construction Energy Demand

Future development under the proposed Land Use Element amendment and Zoning Code update would be required to estimate fuel consumption of the construction equipment used in each phase of construction that is assumed to be operating every day of construction. Construction equipment would be maintained to all applicable standards as required, and construction activity and associated fuel consumption and energy use would be temporary and typical for construction sites. It is also reasonable to assume contractors would avoid wasteful, inefficient, and unnecessary fuel consumption during construction to reduce construction costs. Therefore, with the above measures in place, future development under the proposed Land Use Element amendment and Zoning Code update would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

Operational Energy Demand

Future development under the proposed Land Use Element amendment and Zoning Code update would require energy use in the form of electricity, natural gas, and gasoline consumption. Natural

gas and electricity would be used for heating and cooling systems, lighting, appliances, water use, and the overall operation of the project. Gasoline consumption would be attributed to vehicular travel from residents and guests traveling to and from the project site.

All dwelling units built under the proposed Land Use Element amendment and Zoning Code update would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation, as they would without the Project. Therefore, impacts identified in the 2035 General Plan EIR would be similar to those from the Project and less than significant.

As discussed in Section 3.8, *Greenhouse Gas Emissions*, Selma has not adopted a Climate Action Plan. In the absence of a Climate Action Plan that directly addresses SB 32, the adopted SJVAPCD CCAP remain the most appropriate GHG reduction plans with which to assess an individual project's consistency with statewide policies to reduce GHG emissions. In addition, the 2035 General Plan contains goals and policies that would substantially reduce GHG emissions (Land Use Element Policy 1.20 -1.21, Circulation Element Policy 2.1, 2.3-2.5, 2.7, 2.44-2.49, 2.53-2.54, 2.60-2.63, and Open Space, Conservation and Recreation Element Policy 5.3-5.4, 5.19-5.23, 5.27, 5.29). Therefore, the proposed Land Use Element amendment and Zoning Code update would consist with growth projections within the 2035 General Plan EIR and thus would not conflict with energy projections made within the SJVAPCD CCAP. Impacts would be less than significant.

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3.7 Geology and Soils

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1. 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?	Impact #3.6.3.1	No	No	No	N/A
2. Strong seismic ground shaking?	Impact #3.6.3.1	No	No	No	N/A
3. Seismic-related ground failure, including liquefaction?	Response 6a of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
4. Landslides?	Response 6a of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
b. Result in substantial soil erosion or the loss of topsoil?	Response 6b of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
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?	Impact #3.6.3.1	No	No	No	N/A
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Impact #3.6.3.2	No	No	No	N/A
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Response 6e of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Response 6e of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

- a. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - a.1 *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?*
 - a.2 *Strong seismic ground shaking?*
 - a.3 *Seismic-related ground failure, including liquefaction?*
 - a.4 *Landslides?*
- 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?*

Potential risks and susceptibility to earthquakes and seismicity is site specific and related to proximity of a project site to active faults. As discussed in the 2035 General Plan EIR, Selma is not located within any fault zones, and risks from seismic shaking, including liquefaction, are considered to be low. The relatively flat topography of the Planning Area and its surroundings precludes the possibility of the site being significantly affected by landslides. The proposed Land Use Element amendment and Zoning Code updates would include the same planning area as the 2035 General Plan analyzed in the 2035 General Plan EIR. Therefore, the proximity to known earthquake faults and the potential for fault rupture, seismic ground shaking, liquefaction, and landslides at the project site described for the 2035 General Plan would also be applicable to the proposed Land Use Element amendment and Zoning Code updates. The proposed Land Use Element amendment and Zoning Code updates would not substantially increase the intensity of use in the City relative to the 2035 General Plan and would therefore also not substantially increase the number of people or structures potentially exposed to seismic risks relative to the 2035 General Plan. Consistent with the 2035 General Plan, impacts related to seismicity and soil stability would be less than significant. With implementation of mitigation, the proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts beyond those identified in the 2035 General Plan EIR.

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

As discussed in the 2035 General Plan EIR, Selma contains relatively flat soils with gentle southwestward slopes and low shrink-swell potentials. The proposed Land Use Element amendment and Zoning Code updates does not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2035 General Plan EIR and would not result in additional ground disturbance. Impacts would be less than significant. Therefore, the proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts beyond those identified in the 2035 General Plan EIR.

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

The proposed Land Use Element amendment and Zoning Code update would be within the same Planning Area as the 2035 General Plan. As discussed in the 2035 General Plan EIR, soils in Selma have moderate erosion potential and moderate expansion potential, however, this could pose a risk to new development. The policies and standards of the 2035 General Plan will continue to serve to

reduce hazards associated with soil conditions. Compliance with existing building codes would ensure that impacts related to expansive soils are less than significant. The proposed Land Use Element amendment and Zoning Code updates does not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2035 General Plan EIR. Therefore, the potential for the proposed Land Use Element amendment and Zoning Code updates to result in unstable soils or to be damaged from expansive soils would be the same as the 2035 General Plan analyzed in the 2035 General Plan EIR, and the proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts related to unstable or expansive soils beyond those identified in the 2035 General Plan EIR.

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

As discussed in the 2035 General Plan EIR, new development would connect to the City's existing sewer system. The proposed Land Use Element amendment and Zoning Code update would involve the use of septic tanks or alternative wastewater disposal systems, and no geological impact due to use of such systems would occur. Impacts would be less than significant. Therefore, the proposed Land Use Element amendment and Zoning Code update would result in no new or more severe impacts related to use of septic tanks or alternative wastewater systems beyond those identified in the 2035 General Plan EIR.

- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

As discussed in the 2035 General Plan EIR, the City may contain undiscovered paleontological resources during grading and construction activities. Mitigation Measure #3.5.3.1a of the 2035 General Plan EIR ensures that discovered paleontological resources are protected and evaluated. Therefore, less than significant impacts with mitigation would occur from implementation of the proposed Land Use Element amendment and Zoning Code updates, which includes the same planning area as the 2035 General Plan. The proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts to unique paleontological resources or sites or unique geologic features beyond those identified in the 2035 General Plan EIR.

3.8 Greenhouse Gas Emissions

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Impact #3.3.3.3 & #3.17.3.1	No	No	No	N/A
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Impact #3.3.3.1	No	No	No	N/A

In response to an increase in human-made greenhouse gas (GHG) concentrations over the past 150 years, California has implemented Assembly Bill (AB) 32, the “California Global Warming Solutions Act of 2006.” AB 32 codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of Statewide GHG emissions. Furthermore, on September 8, 2016, the governor signed Senate Bill (SB) 32 into law, which requires the State to further reduce GHGs to 40% below 1990 levels by 2030. SB 32 extends AB 32, directing CARB to ensure that GHGs are reduced to 40% below the 1990 level by 2030.

SB 32 became effective on January 1, 2017 and requires CARB to develop technologically feasible and cost-effective regulations to achieve the targeted 40% GHG emission reduction by 2030 set in Executive Order (EO) B-30-15. On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. To meet reduction targets, the 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies and policies. The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with a statewide per capita goal of 6 metric tons of carbon dioxide equivalent (MTCO₂e) by 2030 and 2 MTCO₂e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals are appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

In August 2008, the SJVAPCD governing board adopted the Climate Change Action Plan (CCAP). The CCAP directed the SJVAPCD to develop guidance to assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project-specific GHG emissions on global climate change in the context of promoting GHG reductions consistent with AB 32, SB 32, and the CARB Scoping Plan.

In December 2009, the SJVAPCD adopted two guidance documents for assessing impacts of GHG emissions from new development projects: Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency. The guidance provided in both documents can be utilized to reduce project-specific and cumulative impacts for GHG emissions from stationary source and land use development projects to less than significant. Impacts can be determined as having a less than significant GHG emissions impact by: 1) using any combination of SJVAPCD GHG emission reduction measures to meet Best Performance Standards, 2) complying with an approved GHG plan or mitigation program, or 3) reducing GHG emissions by at least 29 percent. Projects exempt from the requirements of CEQA, and projects complying with an approved GHG emission reduction plan or mitigation program would be determined to have a less than significant individual and cumulative impact. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources and have a certified CEQA document.

The 2035 General Plan EIR projected CO₂ emissions based on total acreage per land use designation, factoring in Medium High- and High-Density land uses to total approximately 76 acres. Based on the URBEMIS modeling program, Selma at full buildout of the 2035 General Plan would emit approximately 4.8 million tons of CO₂ per year. To date (2019), Selma has not adopted a Climate Action Plan.

In the absence of a Climate Action Plan that directly addresses SB 32, the adopted SJVAPCD CCAP remain the most appropriate GHG reduction plans with which to assess an individual project's consistency with statewide policies to reduce GHG emissions. In addition, the 2035 General Plan contains goals and policies that would substantially reduce GHG emissions (Land Use Element Policy 1.20 -1.21, Circulation Element Policy 2.1, 2.3-2.5, 2.7, 2.44-2.49, 2.53-2.54, 2.60-2.63, and Open Space, Conservation and Recreation Element Policy 5.3-5.4, 5.19-5.23, 5.27, 5.29). Therefore, if the proposed Land Use Element amendment and Zoning Code updates is consistent with the applicable GHG reduction plan, then its GHG emissions impacts are considered individually and cumulatively less than significant.

- a. *Would the project 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?*

The 2035 General Plan includes policies intended to limit, mitigate, and reduce criteria pollutant emissions, which would also reduce GHG emissions associated with buildout under the General Plan. Changes resulting from the proposed Land Use Element amendment and Zoning Code updates would not change the applicability of such policies to buildout in Selma. The proposed Land Use Element amendment and Zoning Code updates would create an R-4 Zone to implement the High-Density Land Use Designation of the 2035 General Plan to allow up to 20 units per acre, which would not result in a substantial increase in growth that would be inconsistent with the growth projections in the 2035 General Plan EIR.

The proposed R-4 Zone would have generally similar trip generation and related GHG emissions when compared to other residential and commercial uses, including multi-family housing, retail, and restaurants, evaluated as part of buildout of the High Density and Mixed-Use designation in the 2035 General Plan EIR. The Land Use Element amendment and Zoning Code update does not involve any land use changes or development that would result in a substantial increase in Selma's population, trip generation, or vehicle miles traveled beyond what was projected in the 2035 General Plan EIR. In addition, the General Plan EIR includes mitigation measure #3.17.3.1 which provides additional guidelines for construction and design that are required for all new developments in Selma to further reduce GHG emissions. As such, the project would not generate substantial additional GHG emissions or any new conflicts with applicable GHG reduction plans, policies, or regulations.

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3.9 Hazards and Hazardous Materials

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Response 7a of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
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?	Response 7b of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Response 7c of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
d. Be located on a site that is included on a list of hazardous material 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?	Response 7d of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two 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?	Impact #3.7.3.1	No	No	No	N/A
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Response 7g of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Response 7h of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

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

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?*

While the proposed Land Use Element amendment and Zoning Code update would increase the allowable density of residential housing in the City, it would not significantly change the hazard level associated with buildout of the 2035 General Plan, since residential uses do not routinely use or transport substantial quantities of hazardous materials. Compliance with regulations pertaining to the transport, handling, and disposal of hazardous materials would be mandatory and minimize impacts of upset or hazards. Therefore, the proposed Land Use Element amendment and Zoning

Code updates would result in no new or more severe impacts beyond those identified in the 2035 General Plan EIR.

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

As described in the 2035 General Plan EIR, Selma includes the Selma Unified School District covering grades K-12. The policies of the 2035 General Plan Land Use Element include the location of schools as focal points for residential neighborhoods, thus locating them away from land uses associated with hazardous materials. As discussed above in response to questions (a) and (b), the proposed Land Use Element amendment and Zoning Code updates would not involve the routine use or transport of substantial quantities of hazardous materials. Because the proposed Land Use Element amendment and Zoning Code updates would not substantially change the use or transport of hazardous materials on or around the site, it would result in no new or more severe impacts beyond those identified in the 2035 General Plan EIR.

- d. *Would the project be located on a site that is included on a list of hazardous material 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?*

There are two known hazardous material sites on lists compiled pursuant to Government Code Section 65962.5. New developments as a result of the proposed Land Use Element amendment and Zoning Code update would be evaluated based on their relative location on or near hazardous sites. The 2035 General Plan includes policies to minimize potential hazards to the City's residents, sites and structures, which will result in less than significant impacts with regards to creating a significant hazard to the public or the environment. The proposed Land Use Element amendment and Zoning Code updates would include the same planning area as the 2035 General Plan. Therefore, consistent with the findings of the 2035 General Plan EIR, the proposed Land Use Element amendment and Zoning Code updates would have no new or more severe impacts related to contaminated sites beyond the findings of the 2035 General Plan EIR.

- e. *For a project located in an airport land use plan or, where such a plan has not been adopted, within two 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?*

Selma is located within the Fresno County Airport Land Use Policy Plan Area for the Selma Aerodrome. The General Plan includes safety goals and policies that restrict building development within nearby affected areas surrounding the Selma Aerodrome. Thus, air traffic associated with local airports would not result in a safety hazard on or around the City. Therefore, consistent with the findings of the 2035 General Plan EIR, the proposed Land Use Element amendment and Zoning Code updates would have no new or more severe impacts related to contaminated sites beyond the finding of a less than significant impact identified in the 2035 General Plan EIR.

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

The 2035 General Plan includes goals and policies to establish and maintain a plan for responding to seismic disasters and for the provision of emergency services and policies to develop and adopt an Emergency Operations Plan. The proposed Land Use Element amendment and Zoning Code updates would not interfere with the implementation of the Emergency Operations Plan, and adequate

emergency access would be required for future development projects. As stated in the 2035 General Plan EIR, no impacts were identified related to interference with emergency planning. The proposed Land Use Element amendment and Zoning Code updates would therefore have no new or more severe impacts beyond those identified in the 2035 General Plan EIR.

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

The proposed Land Use Element amendment and Zoning Code update is located in an urbanized area. As in the 2035 General Plan EIR, because most of the land in Selma is devoted to agriculture and urban uses, the risk of wildland fires is minimal. Therefore, the proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts related to exposure to wildlife fire hazards beyond those identified in the 2035 General Plan EIR.

3.10 Hydrology and Water Quality

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Impact #3.8.3.1, Impact #3.8.3.2	No	No	No	N/A
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Impact #3.8.3.3	No	No	No	N/A
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	Impact #3.8.3.2	No	No	No	N/A
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site	Impact #3.8.3.2	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
(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	Impact #3.8.3.2	No	No	No	N/A
(iv) Impede or redirect flood flows?	Impact #3.8.3.4	No	No	No	N/A
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Impact #3.8.3.4	No	No	No	N/A
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A

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

The proposed Land Use Element amendment and Zoning Code update have the same planning area as the 2035 General Plan. Hydrological conditions related to soils and hydrology on and around the site have not changed since adoption of the 2035 General Plan EIR, and the proposed Land Use Element amendment and Zoning Code updates would result in roughly the same amount of soil disturbance and conversion of pervious to impervious surfaces as the 2035 General Plan. As with the 2035 General Plan, construction activity associated with the proposed Land Use Element amendment and Zoning Code updates, including grading, could have the potential to degrade water quality due to sediment erosion or the presence of contaminants located within the soils, but short-term stormwater pollutant discharges would be mitigated through compliance with the applicable NPDES permitting process, resulting in a less than significant impact.

The proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts related to water quality and wastewater discharge requirements beyond those identified in the 2035 General Plan EIR.

- 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?*

The proposed Land Use Element amendment and Zoning Code update would result in roughly the same amount of soil disturbance and conversion of pervious to impervious surfaces as the 2035 General Plan. While buildout of the 2035 General Plan would introduce impervious surfaces to the site, groundwater recharge in the Planning Area occurs via CID recharge ponds, which would not be altered as part of the proposed Land Use Element amendment and Zoning Code updates. The proposed Land Use Element amendment and Zoning Code updates would be within the total amount of development called for under the 2035 General Plan and analyzed in the 2035 General Plan EIR. Therefore, the proposed Land Use Element amendment and Zoning Code updates would result in no increases in long-term water demand. Impacts on groundwater supplies and groundwater recharge would, as with the 2035 General Plan, be less than significant. The proposed Land Use Element amendment and Zoning Code updates would therefore have no new or more severe significant impacts beyond those identified in the 2035 General Plan EIR.

- 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 situation on- or off-site?*
 - ii. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
 - 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?*

The proposed Land Use Element amendment and Zoning Code update have the same planning area as the 2035 General Plan. Drainage and runoff conditions related to soils and hydrology on and around the project site have not changed since adoption of the 2035 General Plan EIR, and buildout of the proposed Land Use Element amendment and Zoning Code updates would result in roughly the same amount of soil disturbance and conversion of pervious to impervious surfaces as buildout of the 2035 General Plan. As with the 2035 General Plan, the proposed Land Use Element amendment and Zoning Code updates would be required to comply with NPDES permits for stormwater discharge. Additionally, Mitigation Measure #3.8.3.2 requires future projects to demonstrate all necessary infrastructure is in place, infrastructure improvements are included as part of the project, and construction, operation, and maintenance of required infrastructure improvements are included. The proposed Land Use Element amendment and Zoning Code updates would therefore not result in flooding, substantial erosion or siltation on- or off-site.

- 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:*
- iv. *Impede or redirect flood flows?*

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

Only a small portion of Selma is within the 100-year flood zone, but the proposed Land Use Element amendment and Zoning Code update would not impede flood flows and standard construction requirements for development in the 100-year floodplain would prevent the exposure people to significant flood-related safety impacts.

Selma is within the dam inundation zone of Pine Flat Dam. The 2035 General Plan EIR found that use of the evacuation routes identified in the 2035 General Plan and local emergency plans would adequately address this potential impact, and included Mitigation Measures #3.8.3.4a, #3.8.3.4b, #3.8.3.4c, #3.8.3.4d, #3.8.3.4e, #3.8.3.4f, #3.8.3.4g, #3.8.3.4h, and #3.8.3.4i, to help ensure that the 2035 General Plan policies would adequately protect residents of the city.

There is no potential for seiche or tsunami in Selma due to the lack of a significant water body in the immediate vicinity. The proposed Land Use Element amendment and Zoning Code update would include the same planning area as the 2035 General Plan. Therefore, no new or more severe significant impacts related to potential release of pollutants in flood hazard, tsunami, or seiche zones beyond those identified in the 2035 General Plan EIR.

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

Although this impact was not explicitly addressed in the 2035 General Plan EIR because it was not included in the CEQA Guidelines in effect at the time, as discussed throughout this section of the Addendum, the proposed Land Use Element amendment and Zoning Code update would have no new or more severe significant impacts related to water quality or groundwater than those identified in the 2035 General Plan EIR. Therefore, no new or more severe significant impacts exist related to its potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

3.11 Land Use and Planning

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. Physically divide an established community?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A
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?	Impact #3.9.3.1	No	No	No	N/A

- a. *Would the project physically divide an established community?*
- 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?*

The proposed Land Use Element amendment and Zoning Code update would establish an R-4 zone that would implement the High-Density Land Use Designation of the 2035 General Plan. This new R-4 Zone would allow for up to 20 units per acre within the High-Density Land Use designation which would be consistent with State of California Housing Element laws. As described in Section 2, Project Description, Selma is required to implement Program 4 of the City's 2007 Regional Housing Needs Allocation (RHNA) cycle. In order to stay in compliance, Selma must update their Land Use Element and Zoning Code. As a result, no conflicts with policies aimed at mitigating environmental impacts associated with buildout in Selma would occur. Additionally, the project does not include any proposed changes to the Land Use Element or Zoning Code that would result in development that would divide an established community in Selma. Therefore, the project would not result in new or substantially more severe significant impacts associated with applicable land use, plan, policy, or regulation or divide an established community.

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3.12 Mineral Resources

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
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?	Response 10a of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
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?	Response 10b of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

- 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?*
- 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?*

The 2035 General Plan EIR indicates the City does not contain significant mining resources or mining operations. The proposed project would not involve changes to mineral resource recovery sites or alter or displace any mineral resource activities. Therefore, consistent with the findings of the 2035 General Plan EIR for the 2035 General Plan, the proposed Land Use Element amendment and Zoning Code update would have no impact on mineral resources, and no new or more severe impacts on mineral resources of value or important mineral resource recovery sites.

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3.13 Noise

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
Would the project:					
a. Generate 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?	Impact #3.11.3.1 & #3.11.3.3	No	No	No	N/A
b. Generate excessive groundborne vibration or groundborne noise levels?	Impact #3.11.3.2	No	No	No	N/A
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 two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?	Impact #3.7.3.1	No	No	No	N/A

According to the 2035 General Plan EIR, Selma regulates noise-related land use issues through its Noise Element of the General Plan (Chapter 3) and its adopted Noise Regulations (Title VI: Police Regulations, Chapter 17: Noise Regulations). The Noise Regulations of the Municipal Code specify location restrictions for different land uses, measurement criteria, monitoring procedures and noises prohibited. Construction, repair or remodeling work noise and the hours of its duration are also addressed by the Noise Regulations.

Figure 3.11-5 of the 2035 General Plan establishes guidelines for a maximum “normally acceptable” exterior noise level of 60 dB(A) Ldn for new noise sensitive land uses including single family development and mobile homes, and 65 dB(A) Ldn for new multi-family residential uses and transient lodging such as motels and hotels.

The maximum “normally acceptable” exterior noise level for other sensitive receptors (hospitals, schools, libraries, churches, congregate care facilities uses) is shown as 70 dB(A) Ldn, but the City has identified 65 dB(A) Ldn as the exterior limit to be maintained for noise sensitive uses without specific acoustic mitigation.

- 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?*
- b. *Would the project generate excessive groundborne vibration or groundborne noise levels?*

Construction

Construction activities generate considerable amounts of noise, especially during the demolition phase and the construction of project infrastructure when heavy equipment is used. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise sensitive receptors (Selma 2009).

Buildout of the proposed Land Use Element amendment and Zoning Code update would result in noise associated with construction equipment and vehicle use; however, proposed Land Use Element amendment and Zoning Code updates would not result in substantial new construction beyond that identified in the 2035 General Plan EIR. Therefore, the project would not result in new or substantially more impacts related to temporary construction noise levels.

Vibration

The use of construction equipment can cause ground vibrations that diminish in strength with distance from the source. Buildings founded on the soil in the vicinity of a construction site may be affected by these vibrations, with varying results ranging from no perceptible effects at the lowest levels, low rumbling sounds and perceptible vibrations at moderate levels, and slight damage at the highest levels. Typically ground vibration does not reach a level where it damages structures unless the structure is extremely fragile. The 2035 General Plan EIR indicates development under the 2035 General Plan would not introduce new sources of significant ground-borne vibration. This would be the same for the project in that new construction is not part of this project. However, areas within 100 feet of the railroad tracks of the proposed Land Use Element amendment and Zoning Code update that would result in new residential development near railroad operations would be considered vibration-sensitive development. Such development could expose residents to vibration levels in excess of Federal standards. As discussed in the 2035 General Plan EIR, to address this potential impact, the Plan Update 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 (i.e., through building siting or construction techniques), or that such development will not take place. As a result, due to the intermittent use of construction equipment, and general construction activity, vibration impacts are less than significant. Therefore, the project would not result in new or substantially more impacts related to excessive groundborne vibration or ground borne noise levels.

Operation

The proposed Land Use Element amendment and Zoning Code update would result in traffic conditions in Selma that would not have substantially changed since the analysis of the 2035 General Plan in the 2035 General Plan EIR. Additionally, the proposed Land Use Element amendment and Zoning Code updates would not allow substantial development beyond that identified in the 2035 General Plan EIR, and General Plan Noise and Circulation Element policies would reduce potential noise exposure impacts to a less than significant level. These policies included a requirement to use the noise standards presented in 3.6 Policies and Standards of the Noise Element to determine maximum noise levels allowable for new developments (Exterior Noise Standards and Residential Interior Noise Standards) and would apply to future development under the proposed Land Use Element amendment and Zoning Code updates. Therefore, the project would not result in new or substantially more severe impacts related to noise.

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

The 2035 General Plan EIR identifies the impact area of airports and heliports within Selma (Table 1-2 and Figure 1-2 of the 2035 General Plan EIR). Future development in the City under the proposed Land Use Element amendment and Zoning Code updates would continue to be required to coordinate with the Fresno County Airport Land Use Commission and comply with City regulations to avoid potential airport-related noise impacts. Therefore, the project would not result in new or substantially more severe impacts related to excessive airport-noise.

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3.14 Population and Housing

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?	
Would the project:						
a.	Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	Impact #3.12.3.1, Impact #3.12.3.2	No	No	No	N/A
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Responses 12b and 12c of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

- a. *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*
- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed Land Use Element amendment and Zoning Code update would increase the maximum number of housing units allowed on sites zoned for residential use from 19 to 20 units per gross acre (including the High Density (HD) residential land use designation, Mixed-Use designation, and R-4 zoning districts). The allowance of residential uses in the High Density and Mixed-Use designations within the proposed R-4 zone would increase density slightly but would not result in a substantial increase in growth due to buildout that would be inconsistent with the growth projections in the 2035 General Plan EIR. These changes in density are required by the State of California Housing Element laws.

Buildout of the proposed Land Use Element amendment and Zoning Code update would provide increased housing availability, which would provide adequate housing to serve expected growth through 2035 and would have no impact in terms of substantial, unplanned population growth or

displacement of existing housing units. Therefore, the project would not result in new or substantially more severe significant impacts related to substantial unplanned population growth and/or housing/population displacement would occur than those identified in the 2035 General Plan EIR.

3.15 Public Services

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
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Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

1	Fire protection?	Impact #3.13.3.1	No	No	No	N/A
2	Police protection?	Impact #3.13.3.2	No	No	No	N/A
3	Schools?	Impact #3.13.3.3	No	No	No	N/A
4	Parks?	Impact #3.14.3.1	No	No	No	N/A
5	Other public facilities?	Response 13a of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:*

1. *Fire protection?*
2. *Police protection?*
3. *Schools?*
4. *Parks?*
5. *Other public facilities?*

As described in Section 3.13.3 of the 2035 General Plan EIR, fire and police protection are provided to the city by the Selma Fire Department and the Selma Police Department. As discussed in Section 3.14, *Population and Housing*, of this Addendum, neither the 2035 General Plan nor the proposed Land Use Element amendment and Zoning Code update would not result in substantial unplanned population or employment growth that was not already projected in the 2035 General Plan EIR. Thus, existing fire and police service ratios and response times would not significantly increase the demand for fire and police protection services to the point where new facilities would be needed. The City would continue to require development impact fees for new housing and other development projects to ensure public service facilities can maintain their existing service ratios. Impacts to schools, parks, and other public facilities would slightly increase due to the slight increase in density; however, the increase would not result in substantially new or more severe impacts on these public services than what was evaluated in the 2030 General Plan EIR. The proposed Land Use Element amendment and Zoning Code update would not substantially increase the total amount of development on the site compared to the 2035 General Plan and therefore, the project would not result in new or substantially more severe significant impacts to Public Services beyond those identified in the 2035 General Plan EIR.

3.16 Recreation

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. 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?	Impact #3.14.3.1	No	No	No	N/A
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Impact #3.14.3.1	No	No	No	N/A

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

As discussed in Section 3.14, *Population and Housing*, of this Addendum, the proposed Land Use Element amendment and Zoning Code update would not induce substantial unplanned population or employment growth or require construction or expansion of recreational facilities beyond what was evaluated for General Plan buildout in the 2035 General Plan EIR. As described in the 2035 General Plan EIR, future residential developers would continue to be required to meet parkland requirements, including payment of in-lieu park fees. As such, the proposed Land Use Element amendment and Zoning Code update would not result in an increase use of recreational facilities that would induce physical deterioration or require construction with a potential adverse effect on the environment when compared to what was analyzed for the in the 2035 General Plan EIR. Therefore, the project would not result in new or substantially more severe impacts to parks or recreational facilities.

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3.17 Transportation

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Response 15g of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	Response 15d of the 2035 General Plan NOP/Initial Study	No	No	No	N/A
d. Result in inadequate emergency access?	Response 15e of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

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

The proposed Land Use Element amendment and Zoning Code update would not conflict with the existing circulation system, including transit, roadway, bicycle and pedestrian facilities. No new circulation or active transportation policies would be introduced with the proposed Land Use Element amendment and Zoning Code updates. Transit, bikeway and pedestrian policies and

facilities in the City have not changed since the analysis of the land use designations in the 2035 General Plan EIR. In addition, new development facilitated under the 2035 General Plan would be required to be consistent with the Circulation Element's goals and policies. Therefore, the proposed Land Use Element amendment and Zoning Code would not result in new or substantially more severe conflict with plans, policies, or programs for multimodal facilities than what was analyzed in the 2035 General Plan EIR.

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

CEQA Guidelines section 15064.3, subdivision (b), which was added to the CEQA Guidelines as part of the update adopted by the State in November 2018, defines acceptable criteria for analyzing transportation impacts under CEQA. It states that land use projects with vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact.

Although the 2035 General Plan EIR did not include a VMT analysis, the proposed Land Use Element amendment and Zoning Code update would constitute in-fill development that would generally reduce VMT compared to greenfield development (new development on lands not previously planned for development). Also, the increase in maximum density to 20 units per gross acre for High Density land uses in addition to establishing ground floor commercial uses within these multi-family/mixed-use areas would tend to have a lower per capita VMT than the existing maximum density of 19 units per gross acre. High Density uses generally have a higher percentage of commuters using alternative modes of transportation (such as transit, bicycle, and walking). The proposed increase in density may potentially reduce trip distances for residents in Selma. Therefore, the proposed Land Use Element amendment and Zoning Code update would not result in new or more severe impacts related to its potential to conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) beyond those identified in the 2035 General Plan EIR.

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

d. Would the project result in inadequate emergency access?

Figure 3.15-1 of the 2035 General Plan EIR shows the proposed land uses in relation to the circulation system within Selma. The 2035 General Plan Initial Study found impacts due to geometric design features/incompatible uses, and inadequate emergency access to be less than significant and were not further discussed in the 2035 General Plan EIR. The 2035 General Plan Circulation Element's goals, objectives and policies (Objective D, Policy 2.8 and 2.23) would eliminate or modifying intersections at awkward angles, and for new streets to be designed with safe intersection geometrics and lines of sight. The Circulation Element also encourages growth to be accommodated in, or contiguous with, the existing urbanized area. These policies would help prevent unsafe intersections and incompatible vehicular uses on area roadways. The buildout associated with the 2035 General Plan would not result in inadequate emergency access; the Circulation Element includes goals and policies (Objective D and Policy 2.28) that would ensure emergency access is maintained. In addition, projects facilitated under the proposed Land Use Element amendment and Zoning Code update would be required to safety guidelines within the Circulation Element prior to approval. The proposed Land Use Element amendment and Zoning Code update would be not result in new or more severe impacts related to hazards due to

geometric design features, incompatible uses or inadequate emergency access beyond those identified in the 2035 General Plan EIR.

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3.18 Tribal Cultural Resources

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or 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:

- | | | | | | | |
|----|---|---|----|----|----|-----|
| a. | 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 | N/A; New CEQA checklist item added subsequent to General Plan EIR | No | No | No | N/A |
| b. | 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | N/A; New CEQA checklist item added subsequent to General Plan EIR | No | No | No | N/A |

California Assembly Bill 52 (AB 52) amends Public Resources Code (PRC) Section 5097.94 (CEQA) and adds eight new sections to the PRC relating to Native Americans. AB 52 was signed into law in 2014 and took effect on July 1, 2015. This law establishes a new category of resource called tribal cultural resources (PRC Section 21074) and establishes a formal process for consulting with Native American tribes and groups regarding those resources. The consultation process must be completed before a CEQA document can be certified. Native American tribes to be included in the process are identified through consultation with the California Native American Heritage Commission (NAHC) (PRC Section 21080.3.1).

Tribal cultural resources are defined in Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or 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:

- a. 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*
- b. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

As discussed in the 2035 General Plan EIR, no known cemeteries, human remains, or Native American resources have yet to be discovered with Selma. Thus, the potential for tribal cultural resources is considered to be low. Nevertheless, the 2035 General Plan EIR concluded that the potential for previously undiscovered human remains to be found on the project site during construction cannot be ruled out. The project does not propose any land use or zoning changes that would result in additional site disturbance beyond what was evaluated for General Plan buildout in the 2035 General Plan EIR. As such, the proposed Land Use Element amendment and Zoning Code update would not result in any new or substantially more severe impacts to such resources than what was evaluated in the 2035 General Plan EIR.

3.19 Utilities and Service Systems

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
Would the project:					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Impact #3.16.3.1, Impact #3.16.3.3, Impact #3.16.3.5	No	No	No	N/A
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Impact #3.16.3.4	No	No	No	N/A
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?	Impact #3.16.3.2	No	No	No	N/A
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?	Response 16f of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Response 16f of the 2035 General Plan NOP/Initial Study	No	No	No	N/A

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

The Land Use Element amendment and Zoning Code update does not substantially increase the total amount of development nor generate substantially increased demand or use of water, wastewater, stormwater, electrical power, natural gas, or telecommunications facilities beyond those identified in the 2035 General Plan EIR.

The 2035 General Plan EIR states that existing wastewater facilities would require expansion to serve the projected 2035 population. Policies in the 2035 General Plan require new developments to demonstrate there is adequate sewer capacity, and the City of Selma collects development impact fees, which are used to fund construction of required facilities expansions.

The 2035 General Plan EIR did not provide supply and demand comparisons for normal, dry, and multiple dry year scenarios, because this was not required under the CEQA Guidelines at the time. Such a comparison is therefore provided below.

Since adoption of the 2035 General Plan EIR, a new Urban Water Management Plan (UWMP) has been developed for the Selma District of the California Water Service Company (Cal Water) that serves the Planning Area, providing estimates of supply and demand for the years 2020 through 2040 (Cal Water 2016). The new UWMP (the 2015 UWMP) projects that water demand in 2020 will be between 6,452-acre feet per year (AFY) in a normal supply year and 6,800 AFY in a single dry year, with demand in multiple dry years falling between these totals. The 2015 UWMP projects that, by 2025, demand will increase to 6,872 AFY in a normal supply year and 7,243 AFY in a single dry

year, with demand in multiple dry years again falling between these totals. This means that the projected increase in demand between 2020 and 2025 ranges between 420 AFY in a normal supply year and 443 AFY in a single dry year. The 2015 UWMP finds that sufficient water supplies are available to meet projected demand during normal, dry, and multiple dry years not only in 2020 but through 2040.

Because the proposed Land Use Element amendment and Zoning Code updates would not substantially increase the total amount of development at buildout compared to the 2035 General Plan, it would also not significantly increase water demand. Therefore, the proposed Land Use Element amendment and Zoning Code updates would result in no new or more severe impacts related to water supply availability beyond those identified in the 2035 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?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The 2035 General Plan NOP/Initial Study indicated solid waste generated by the 2035 General Plan would be transported to the American Avenue Landfill, which has available capacity through 2031. Impacts to solid waste to the City were less than significant according to the General Plan Initial Study. The City of Selma has been reducing its solid waste generation rates in compliance with Assembly Bill (AB) 939. Buildout of the proposed Land Use Element amendment and Zoning Code updates would increase the total solid waste generation of residences within the city; however, Selma is committed to continuing to increase recycling and diversion rates. The proposed Land Use Element amendment and Zoning Code update would increase the maximum density for High Density and Mixed-Use land uses within a proposed R-4 zone. The increase of such uses in these particular areas of the city is not considerably different from those analyzed in the 2030 General Plan EIR. As such, the proposed Land Use Element amendment and Zoning Code update would not result in new or substantially more severe impacts related to solid waste when compared to what was analyzed for the land use designations in the General Plan EIR.

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3.20 Wildfire

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
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?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A
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?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A
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?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A; New CEQA checklist item added subsequent to General Plan EIR	No	No	No	N/A

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 downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The proposed Land Use Element amendment and Zoning Code update would not impair an adopted emergency response plan or emergency evacuation plan. Though the 2035 General Plan Policy 4.2 directs the City to develop an Emergency Operations Plan, the City does not have one at this time (2019).

According to the CAL FIRE Fire Hazard Severity Zones Map, Selma is not in or near state responsibility areas or lands classified as Very High Fire hazard severity zones. Selma is a primarily urbanized area and there are no wildland areas near the City, therefore the project would have no impact related to exposing people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts with regard to hazards and hazardous materials would be less than significant.

All existing and future development within the City would be required to adhere to City standards and regulations prior to obtaining building permits. No additional installation or maintenance of associated infrastructure that would occur without City review, therefore no fire risks, temporary or ongoing, impacts to the environment would occur.

The proposed Land Use Element amendment and Zoning Code update would not 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. Impacts related to slope instability and flooding are discussed in Section 3.10, *Hydrology and Water Quality*. Impacts would be less than significant.

Therefore, future development facilitated by the 2035 General Plan and would not expose persons or structures to wildfire hazard risks. The Land Use Element amendment and Zoning Code update would be the same Planning Area as the 2035 General Plan. Therefore, the project would not result in new or more severe impacts related to wildfire beyond those identified in the 2035 General Plan.

3.21 Mandatory Findings of Significance

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
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?	Impacts #3.4.3.1 to #3.4.3.12	No	No	No	N/A
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)?	Chapter 5, Section 5.3	No	No	No	N/A

	Where Impact Was Analyzed in the Selma General Plan Update 2035 EIR?	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Does the Selma General Plan Update 2035 EIR Mitigation Measures Address/Resolve New or More Severe Project Impacts?
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Section 3.1 to 3.17	No	No	No	N/A

- 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?*

As described above in Sections 3.1 through 3.20, the revised project would result in no new or more severe direct or indirect impacts beyond those identified in the previously adopted EIR for the General Plan. Section 3.4, Biological Resources, and Section 3.5, Cultural Resources, the project would not result in potentially significant impacts to sensitive plant and animal species, sensitive communities, jurisdictional waters and wetlands, or cultural resources, beyond those identified in the 2035 General Plan EIR.

As described throughout this Addendum, the proposed Land Use Element amendment and Zoning Code updates would not result in any new or substantially more severe impacts than what was analyzed in the 2035 General Plan EIR. The 2035 General Plan EIR included analysis of cumulative impacts, including regional traffic growth, associated with buildout of the City under the 2035 General Plan. The proposed Land Use Element amendment and Zoning Code updates would not result in a substantial increase to the cumulative development in the City. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to have cumulatively considerable impacts.

The project would not result in new or substantially more severe environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, beyond what was

analyzed in the 2035 General Plan EIR. This is evidenced in the preceding discussions of each of the environmental issue areas in Section 3 of this Addendum: Section 3.3 Air Quality, Section 3.8 Hazards and Hazardous Materials, Section 3.10 Hydrology and Water Quality, Section 3.13 Noise, and Section 3.17 Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project that cannot be mitigated to less than significant levels by mitigation established in the 2035 General Plan EIR. Therefore, the project has been determined not to cause substantial adverse effects on human beings, either directly or indirectly.

Therefore, there are no mandatory findings of significance and no new or more severe environmental impacts beyond those disclosed in the Final EIR would occur as a result of the proposed project with the additional mitigation proposed. The City has reviewed and considered the information contained in this Addendum in its consideration of the Final EIR and finds the preparation of a subsequent EIR is not necessary.

4 Conclusion

As established in the analysis above regarding the potential environmental effects that may be generated from the revised project as compared to the 2035 General Plan, it is concluded that substantial changes are not proposed to the 2035 General Plan nor have substantial changes occurred that would require major revisions to the adopted 2035 General Plan EIR prepared for the 2035 General Plan. Impacts beyond those identified and analyzed in the adopted 2035 General Plan EIR would not be expected to occur as a result of the revised project. Overall, the proposed modifications to the 2035 General Plan that constitute the revised project would result in no new impact or mitigation information of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified for the 2035 General Plan in the adopted 2035 General Plan EIR.

Therefore, it is concluded that the analyses conducted, and the conclusions reached and the mitigation measures adopted in the 2035 General Plan EIR adopted September 2009 by the Selma City Council remains valid. As such, the Modified Project would not result in conditions identified in *State CEQA Guidelines* Section 15162 requiring supplemental environmental review or a Subsequent EIR, and these are therefore not required for the revised project. It can be emphasized that the Modified Project would be remain subject to all previously adopted mitigation measures included in the adopted 2035 General Plan EIR for the 2035 General Plan. The MMRP adopted for the 2035 General Plan would remain applicable to the revised project. Based on the above analysis, this Addendum to the previously adopted 2035 General Plan EIR for the project has been prepared in accordance with Section 15164 of the *State CEQA Guidelines*.

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5 References

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