

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #200710000235****Project Title:** Amberwood Specific Plan ProjectLead Agency: City of SelmaContact Person: Bryant HembyMailing Address: 1710 Tucker StreetPhone: 559-891-2209City: SelmaZip: 93662County: Fresno**Project Location:** County: FresnoCity/Nearest Community: City of SelmaCross Streets: Del Rey Ave./Dinuba/Floral/DockeryZip Code: 93662

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

Section: 33Twp.: 12SRange: 21Base: DiabloWithin 2 Miles: State Hwy #: SR 99

Waterways: \_\_\_\_\_

Airports: noneRailways: UPRRSchools: Selma Unified Schools**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☒ Other: \_\_\_\_\_☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☒ Annexation☒ General Plan Amendment☒ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☒ Residential: Units 2,570 Acres 671+☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☒ Commercial: Sq.ft. 131,200 Acres 7.5 Employees 264☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW☒ Educational: 10.8☐ Waste Treatment: Type \_\_\_\_\_ MGD☒ Recreational: 76.2☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type MGD MGD \_\_\_\_\_☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Agricultural Land Use/ AE20 County Zoning/ AG**Project Description:** (please use a separate page if necessary)

See attached:

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board  
☐ Boating & Waterways, Department of  
☐ California Emergency Management Agency  
☒ California Highway Patrol  
☐ Caltrans District # \_\_\_\_\_  
☐ Caltrans Division of Aeronautics  
☒ Caltrans Planning  
☐ Central Valley Flood Protection Board  
☐ Coachella Valley Mtns. Conservancy  
☐ Coastal Commission  
☐ Colorado River Board  
☐ Conservation, Department of  
☐ Corrections, Department of  
☐ Delta Protection Commission  
☐ Education, Department of  
☐ Energy Commission  
☒ Fish & Game Region # \_\_\_\_\_  
☐ Food & Agriculture, Department of  
☐ Forestry and Fire Protection, Department of  
☐ General Services, Department of  
☐ Health Services, Department of  
☐ Housing & Community Development  
☐ Native American Heritage Commission

☒ Office of Historic Preservation  
☐ Office of Public School Construction  
☐ Parks & Recreation, Department of  
☐ Pesticide Regulation, Department of  
☒ Public Utilities Commission  
☒ Regional WQCB # \_\_\_\_\_  
☐ Resources Agency  
☐ Resources Recycling and Recovery, Department of  
☐ S.F. Bay Conservation & Development Comm.  
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy  
☐ San Joaquin River Conservancy  
☐ Santa Monica Mtns. Conservancy  
☐ State Lands Commission  
☐ SWRCB: Clean Water Grants  
☒ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☐ Tahoe Regional Planning Agency  
☐ Toxic Substances Control, Department of  
☒ Water Resources, Department of  
  
Other: \_\_\_\_\_  
Other: \_\_\_\_\_

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 25, 2013

Ending Date April 11, 2013

### Lead Agency (Complete if applicable):

Consulting Firm: Michael Gaston and Associates  
Address: 1750 Arnold Way, Suite 95  
City/State/Zip: Alpine, CA 91901  
Contact: Michael Gaston  
Phone: \_\_\_\_\_

Applicant: Amberwood Properties, LLC  
Address: 10463 S. Del Rey  
City/State/Zip: Selma, California 93662  
Phone: \_\_\_\_\_

Signature of Lead Agency Representative: \_\_\_\_\_

Date: February 8, 20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



### *PROJECT DESCRIPTION*

The Amberwood Specific Plan Project is a mixed use residential and commercial development project planned for a 690.7 acre site located in the northeastern portion of the Selma Sphere of Influence, east of Orange Avenue, and between Manning Avenue and Floral Avenue. The Project Site Plan and Proposed Land Uses are and the location of the project site in relation to the City of Selma Sphere of Influence. A Regional Vicinity Map is also included herein.

The Amberwood project will be constructed in up to 20 phases over a period of up to 25 years. The exact timing for full build out will be totally dependent upon future housing market conditions within the Selma area. A conservative projection is for an average of approximately 102 new homes per year to be constructed over approximately 25 years. The project will contain the following land uses;

- A 7.5 acre neighborhood commercial site.
- A 10.8 acre elementary school site.
- A 3 acre site for a new public safety facility (police and fire).
- 54.3 acres for public park areas.
- 15.2 acres for private park areas.
- 30.2 acres for private lake areas.
- 122.9 acres for low density residential uses.
- 258.3 acres for medium low density residential uses.
- 108.1 acres for medium density residential uses.
- 80.4 acres for public and private streets.

A total of 2,558 detached dwelling units are planned for the project, and 131,200 square feet of neighborhood commercial uses is also anticipated. The new elementary school will accommodate up to approximately 700 students. A new community center building will be located within the linear park area. The detached dwelling units will be constructed on twelve {12} individual lot types which will range in minimum lot sizes from 3,480 square feet to 8,450 square feet. Both single story and two story homes are anticipated. No rental apartment units will be constructed within Amberwood. The project will include two (2) private lakes with approximately 192 lake front lots. A primary feature of the Amberwood project will be a large linear park to be located within the central portion of the project area. The linear park will include a meandering creek for aesthetics, aquifer recharge, and storm drainage purposes. Assuming a population density of approximately 3.5 persons per household, the Amberwood project could contain a population of approximately 8,953 persons at full build out,

The project will include an on-site wastewater treatment plant which will provide high quality tertiary treated wastewater. The treated wastewater will be deposited into the two private lakes to be located at the southern end of the project. The treated and disinfected wastewater will be recycled via a purple pipe system for irrigation of the public and private park and open space areas. The private lakes will also be unlined, thus allowing for recharge of the underground aquifer. Aquifer recharge is important in order to help prevent further overdraft of the underground water resources. The project will receive potable drinking water from deep wells operated by the California Water Service Company, a private for profit water provider.

The Amberwood project will include local private streets which will be owned and maintained by the Amberwood Homeowners Association. Arterial streets and collector streets will be dedicated to the City of Selma, and the City will be responsible for maintenance of these streets. Individual neighborhoods within Amberwood may be gated for security purposes at the discretion of the developer.

The Amberwood Specific Plan will contain detailed design guidelines and development regulations. The design guidelines will pertain to the following items:

- Walls and Fences
- Neighborhood Entryways
- Street and Park Furniture
- Street Signs and Boat Docks
- Monuments and Signage
- Street Lighting and Utilities
- Pedestrian Walks and Bike Paths
- Parks and Open Space
- Landscaping

The development regulations will control items such as building height, setbacks, lot coverage, and off street parking requirements. Activities to be allowed on the private lakes will include boating (non-powered boats only such as sailboats and rowboats), and fishing. Swimming will not be allowed. It is anticipated that the lakes will be stocked with an appropriate species of fish. Allowable activities on the private lakes will be controlled and enforced by the Amberwood Homeowners Association.

#### *PURPOSE OF THE AMBERWOOD SPECIFIC PLAN*

The purpose of the Amberwood Specific Plan is to implement the City of Selma General Plan in a comprehensive and detailed manner with respect to the development of the Amberwood project site. To accomplish this objective, the Specific Plan establishes the land uses, infrastructure, public services, and financing methods to direct future development within Amberwood. In summary, the purpose of the Specific Plan is to accomplish the following:

- Establish the land uses, development standards, and zoning for development.
- Establish design provisions and guidelines to stimulate responsible project design while still allowing flexibility for changing trends in building architecture and design.
- Provide detailed plans for infrastructure, public facilities, and services to support these land uses.
- Finance the development operation, and maintenance of the public infrastructure, facilities, and utilities, thereby resulting in no adverse economic impacts to the City of Selma.
- Describe and outline implementation measures, including project phasing, service levels, and administration of the Amberwood Specific Plan.
- Provide appendix references for design guidelines.

The further purposes of the Amberwood Specific Plan, in conjunction with the development agreement, is to provide long term development assurances to the developer regarding other entitlement actions which will be consistent with the Amberwood Specific Plan. The related entitlements will include a Vesting Tentative Tract Map, annexation of the project site into the City of Selma, and approval and certification of the Final EIR.

#### *Proposed Actions*

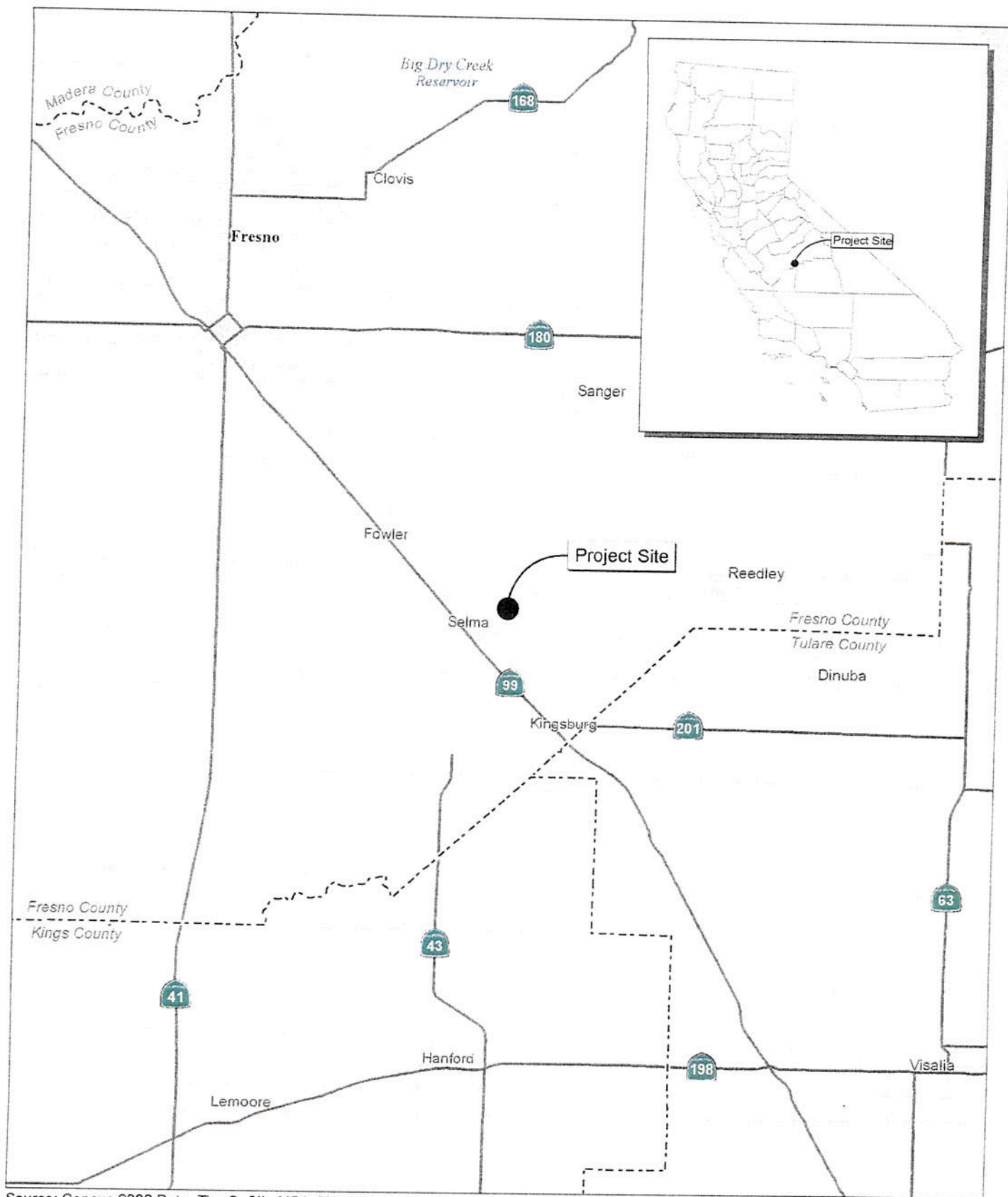
The proposed entitlement actions for the project include the following:

- Approval of the Specific Plan, including the Development Standards/Design Guidelines.
- Approval of the Development Agreement.
- Approval of the Vesting Tentative Tract Map.
- Approval of the Annexation of the project site.
- Approval of a Sphere of Influence Amendment.
- Approval of the Pre-Zoning Ordinance.



- Approval of the Project Phasing Plan.
- Approval of the on-site Wastewater Treatment Plant.
- Approval of the Final Maps for each phase of the project.
- Approval and Certification of the Final fiR.

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Source: Census 2000 Data, The CaSIL, MBA GIS 2009.



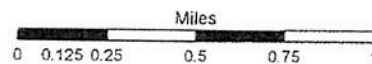
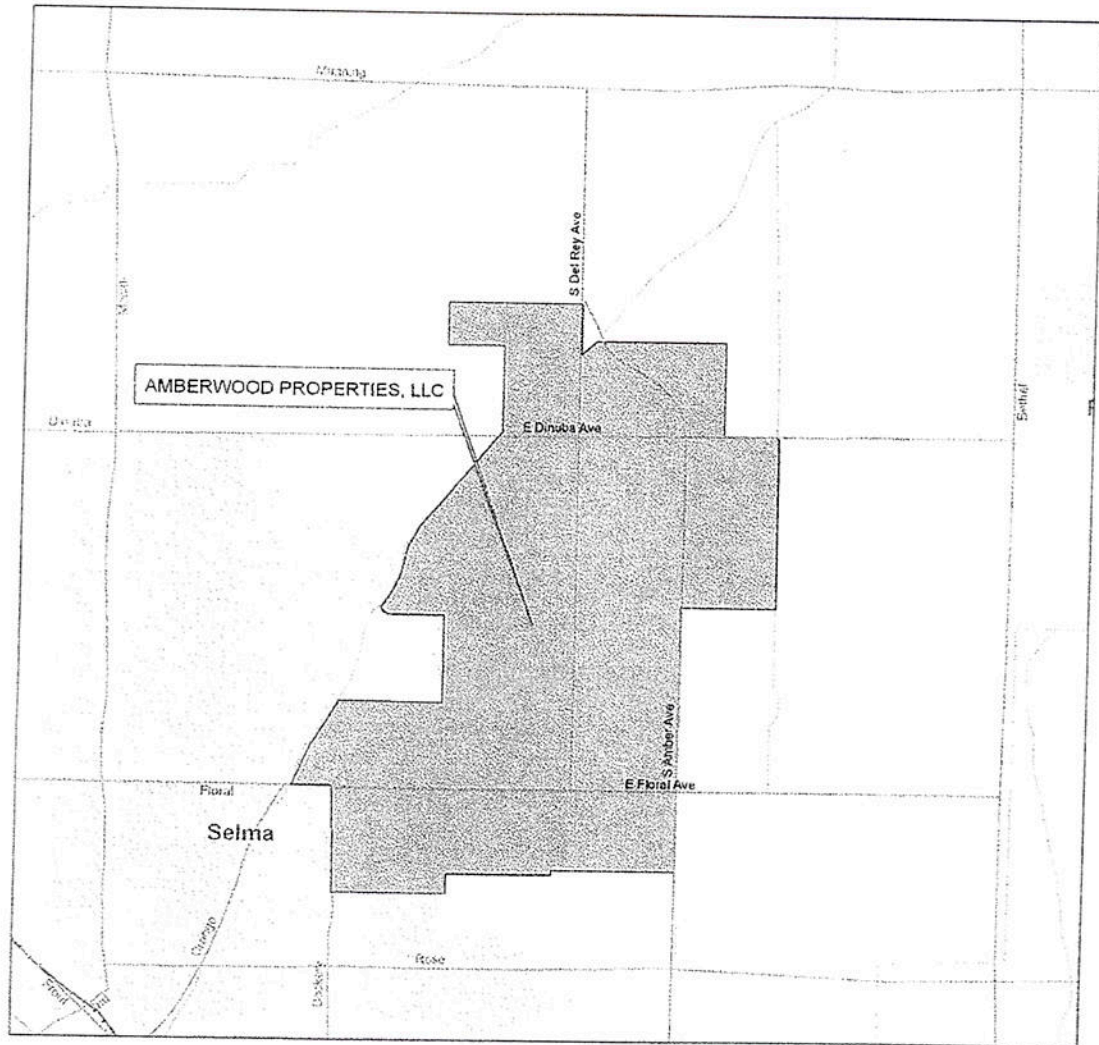
Michael Brandman Associates  
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## Exhibit 1 Regional Vicinity Map

MICHAEL GASTON ASSOCIATES • AMBERWOOD SPECIFIC PLAN  
AIR QUALITY AND CLIMATE CHANGE ANALYSIS REPORT

**Figure 2: Site Map of Amberwood Project**



**Kennedy/Jenks Consultants**

Amberwood Properties, LLC  
 Amberwood  
 Wastewater Effluent Reuse  
 Figure 2 - SITE MAP  
 K/J No. 0993006 November 2009

**Figure 1 – Project Site Plan**

