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C I T Y O F S E L M A

1710 TUCKER STREET - SELMA CALIFORNIA 93662

E201210000140

TO: Fresno County Clerk
Interested Parties and Agencies
FROM: City of Selma

MAY 31, 2012

**NOTICE OF AVAILABILITY/COMPLETION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
THE SELMA CROSSING COMMERCIAL PROJECT**

Pursuant to the California Environmental Quality Act (CEQA), notice is hereby given that a Draft Environmental Impact Report (DRAFT EIR) has been prepared for the proposed Selma Crossing Commercial Project in the City of Selma. The proposed project consists of the phased development of approximately 3.45 million square feet of commercial retail, office, visitor-serving commercial and residential uses on approximately 288 acres in the City of Selma. The first phase north of Mountain View, west of Golden state Blvd and east of Highway 99 (Northeast) consists of 882,003 square feet of commercial on 75.75 acres; the second phase south of Mountain View and west of Highway 99 (South) consists of 1,431,200 square feet of commercial on 124.35 acres; and the third phase north of Mountain View west of Highway 99 (Northwest) consists of 1,136,000 square feet of commercial on 66.60 acres.

Your comments on the content and adequacy of the Draft EIR are invited. The Draft EIR is available for review during normal business hours at the City of Selma Community Development Department, 1710 Tucker Street Selma, California 93662, and online at www.cityofselma.com main page "Selma Crossing EIR"

*Written comments should be received beginning on **May 31, 2012** through no later than 5:00 p.m. on **July 16, 2012**, at which time the public review period for the Draft EIR will close.*

After the close of the comment period, a Final EIR will be prepared to include all comments received on the Draft EIR and the City's response to the comments. Please submit your comments on the Draft EIR to:

Bryant Hemby, Assistant Planner
City of Selma Community Development Department
1710 Tucker Street
Selma, CA 93662
Phone: (559) 891-2209, Ext. 3111
Email: Selmacrossings@cityofselma.com

Project files will be maintained at the above address and may be viewed by appointment during regular business hours.

COMMUNITY DEVELOPMENT DEPARTMENT - (559) 891-2208/2209 / FAX (559) 896-1068

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ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The environmental review of projects, such as the "Selma Crossings Development", is normally a three step process governed by the California Environmental Quality Act (CEQA). The first step is for the Lead Agency, in this case the City of Selma, to determine whether a project is exempt from CEQA review. The City of Selma has determined that this project is not exempt. The typical second step is the preparation of an Initial Study to determine if the project has the potential to cause one or more significant environmental impacts, the usual third step is to determine that an environmental impact report (EIR) must be prepared. CEQA Guidelines § 15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required.

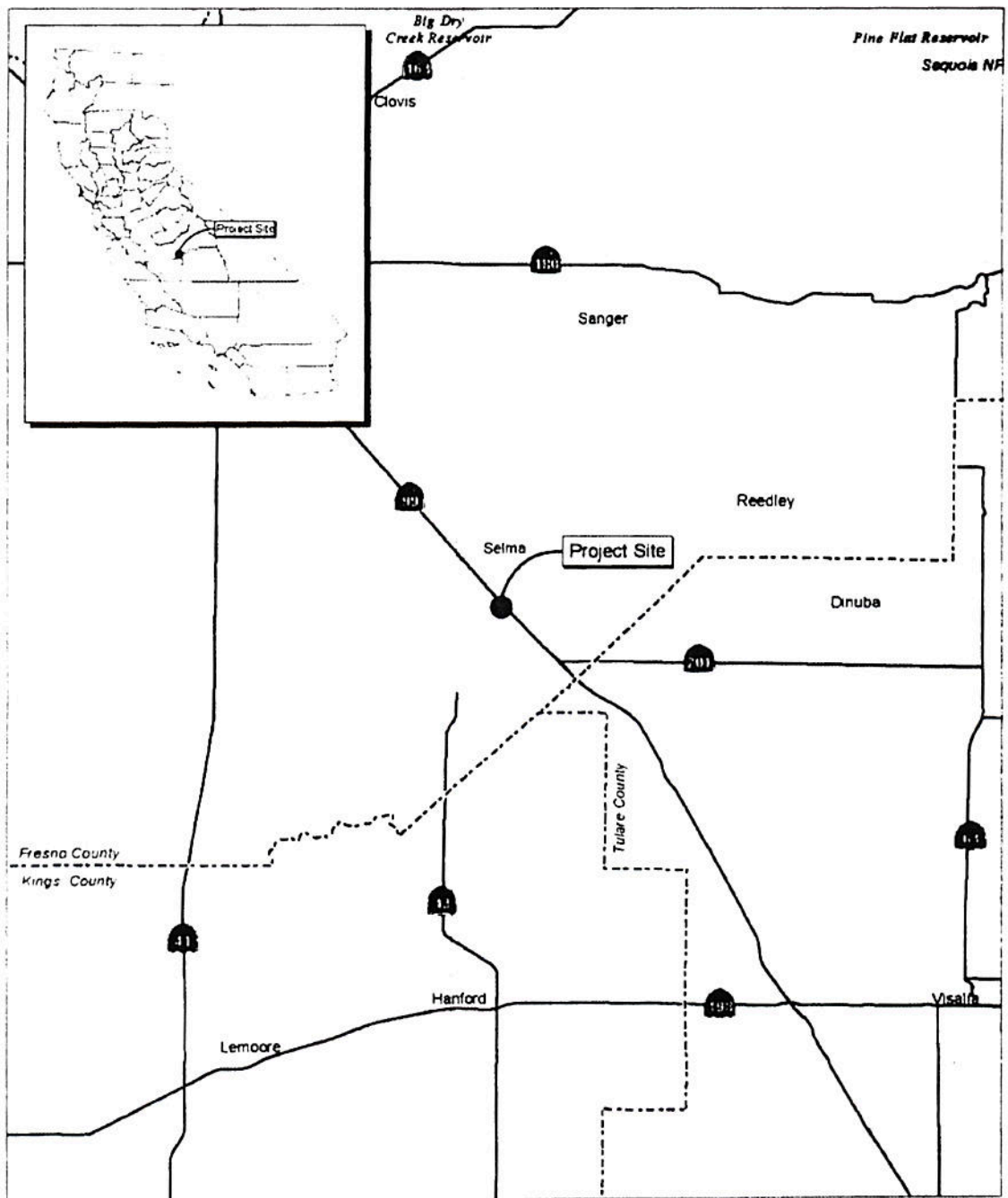
The City of Selma has determined that an EIR was needed based on the scale and potential complexity of the proposed project. The EIR will fully evaluate the potential impacts of the proposed development and will be comprehensive in nature, evaluating all subject issues from the CEQA Standard Initial Study Checklist, as follows:

- Aesthetics • Land Use and Planning
- Air Quality • Mineral Resources
- Agricultural Resources • Noise
- Biological Resources • Population and Housing
- Cultural Resources • Public Services
- Geology and Soils • Recreation
- Hazards and Hazardous Materials • Transportation and Traffic
- Hydrology and Water Quality • Utilities and Service Systems

The EIR will address the short- and long- term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth- inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated and may reduce potentially significant impacts identified in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be develop as required by § 15097 of CEQA Guidelines.

The environmental determination of this Notice of Availability / Completion is subject to a 45-day public review period per Public Resources § 15105 and CEQA Guidelines § 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues which have the potential to be generated by the project and should be addressed further by the City of Selma.

Please send your responses to Mr. Bryant Hemby, Community Development Department at the City of Selma, 1710 Tucker Street, Selma, CA 93662. Please include the name, phone number, and address of the contact person in your response. Comments will be accepted during the Public Review Period from May 31, 2012 to July 16, 2012. Responses can also be sent to the City of Selma by email: www.selmacrossings@cityofselma.com



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

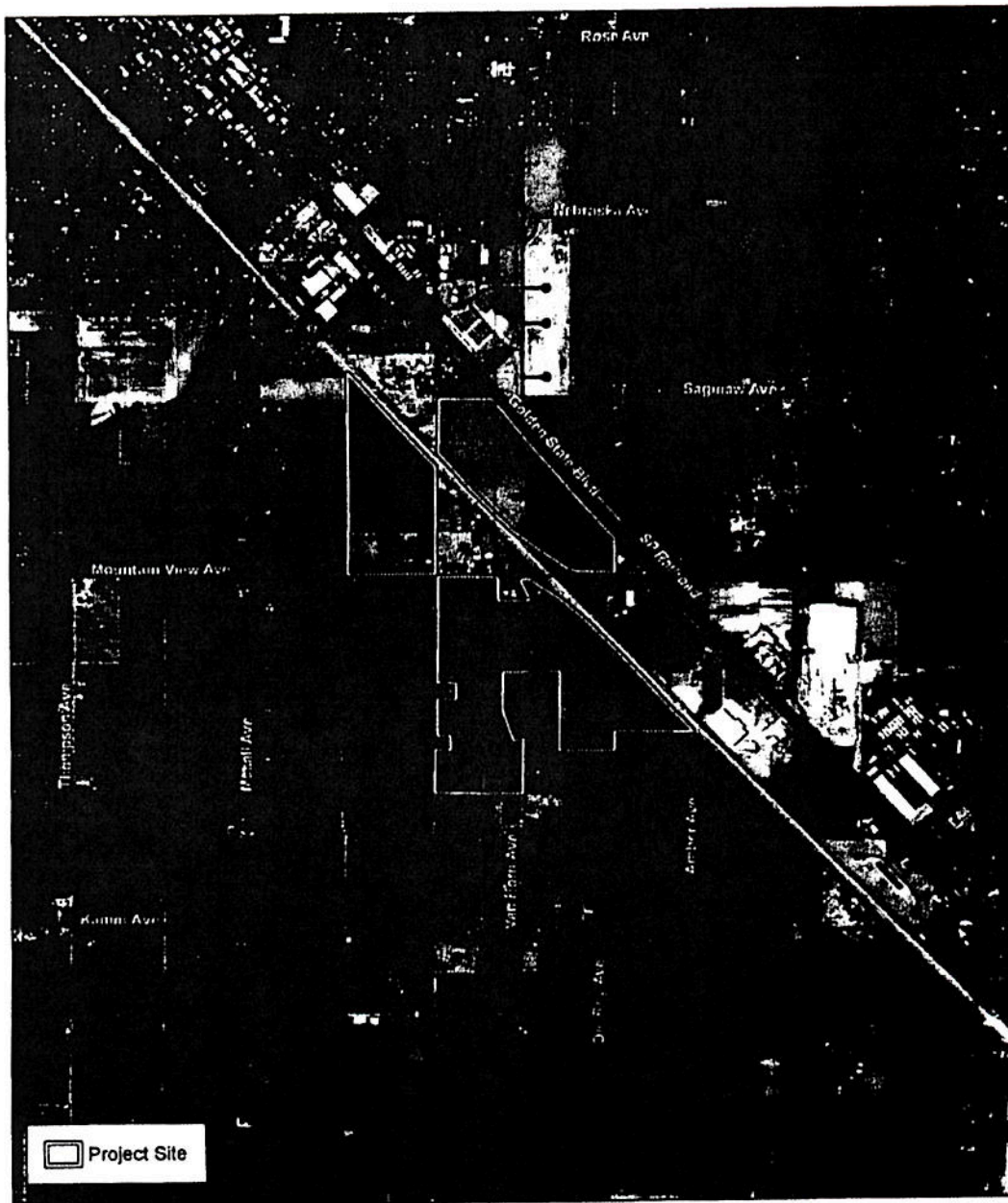


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Exhibit 1 Regional Location Map

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NOTICE OF PREPARATION



Source: NAIP for Fresno County (2009); ESRI (2008).



Michael Braudman Associates

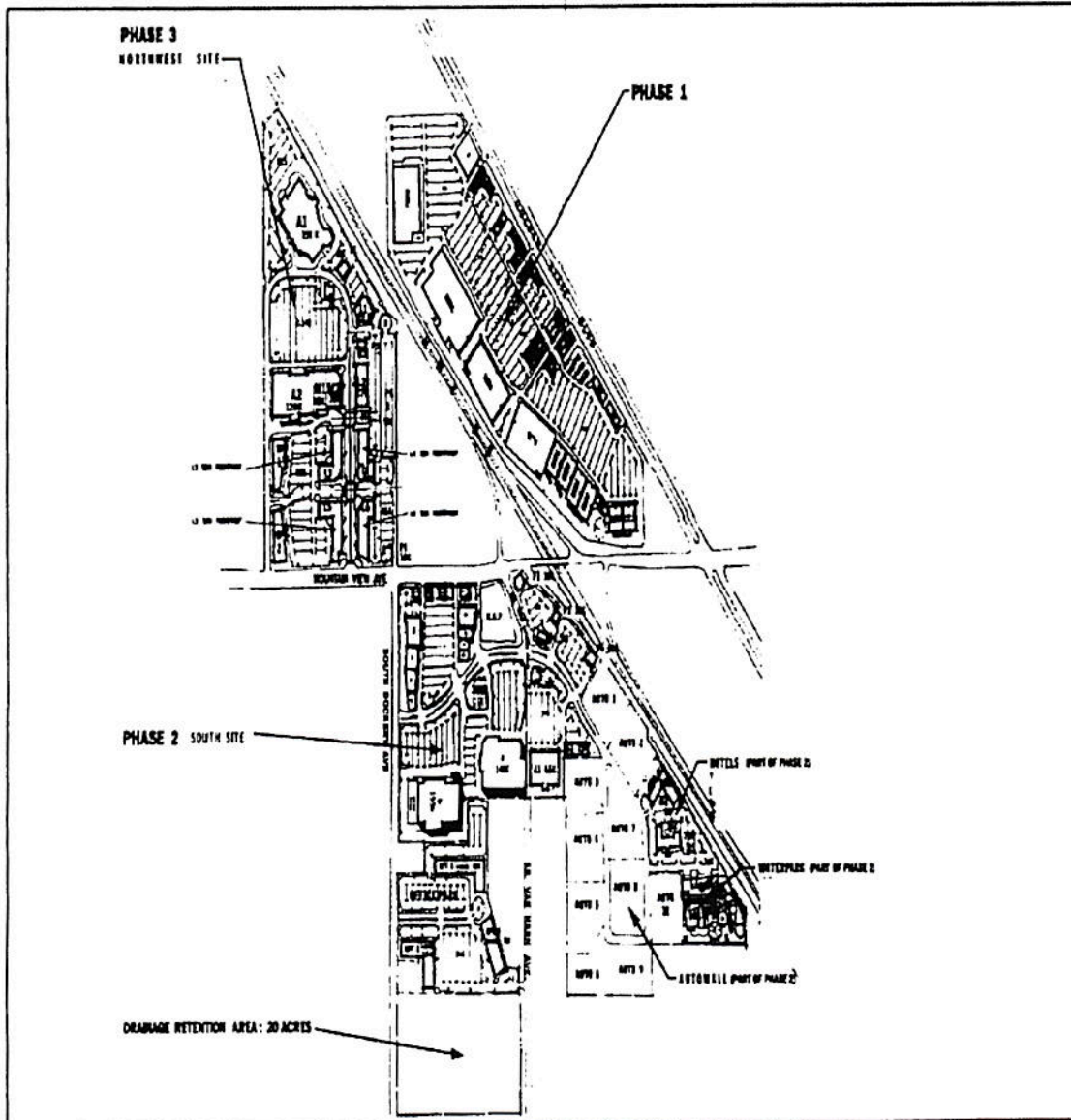
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2,000 1,000 0 2,000
Feet

Exhibit 3 Local Vicinity Map Aerial Base

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Source: Studio Green Architecture LLP. (July 9, 2010)



Not to Scale

Michael Friedman Associates

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Exhibit 4 Site Plan

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Project build out is expected to take place over approximately twelve years. Primary access to the site will be provided by Golden State Boulevard, E. Mountain View Avenue, and State Route (SR) 99.

The site is owned or under contract for development by Selma Crossings, LLC. The site currently has several different uses. Most of the site is under agricultural production. One 30-acre parcel (APN 393-180-44) is under Williamson Act Contract and will require contract cancellation. Several homes are on the site. Existing structures will be removed as the site is developed. A gasoline station is located at East Mountain View Avenue and Golden State Boulevard but is not a part of the project site.

The project site includes the following Assessor's Parcel Numbers (APN):

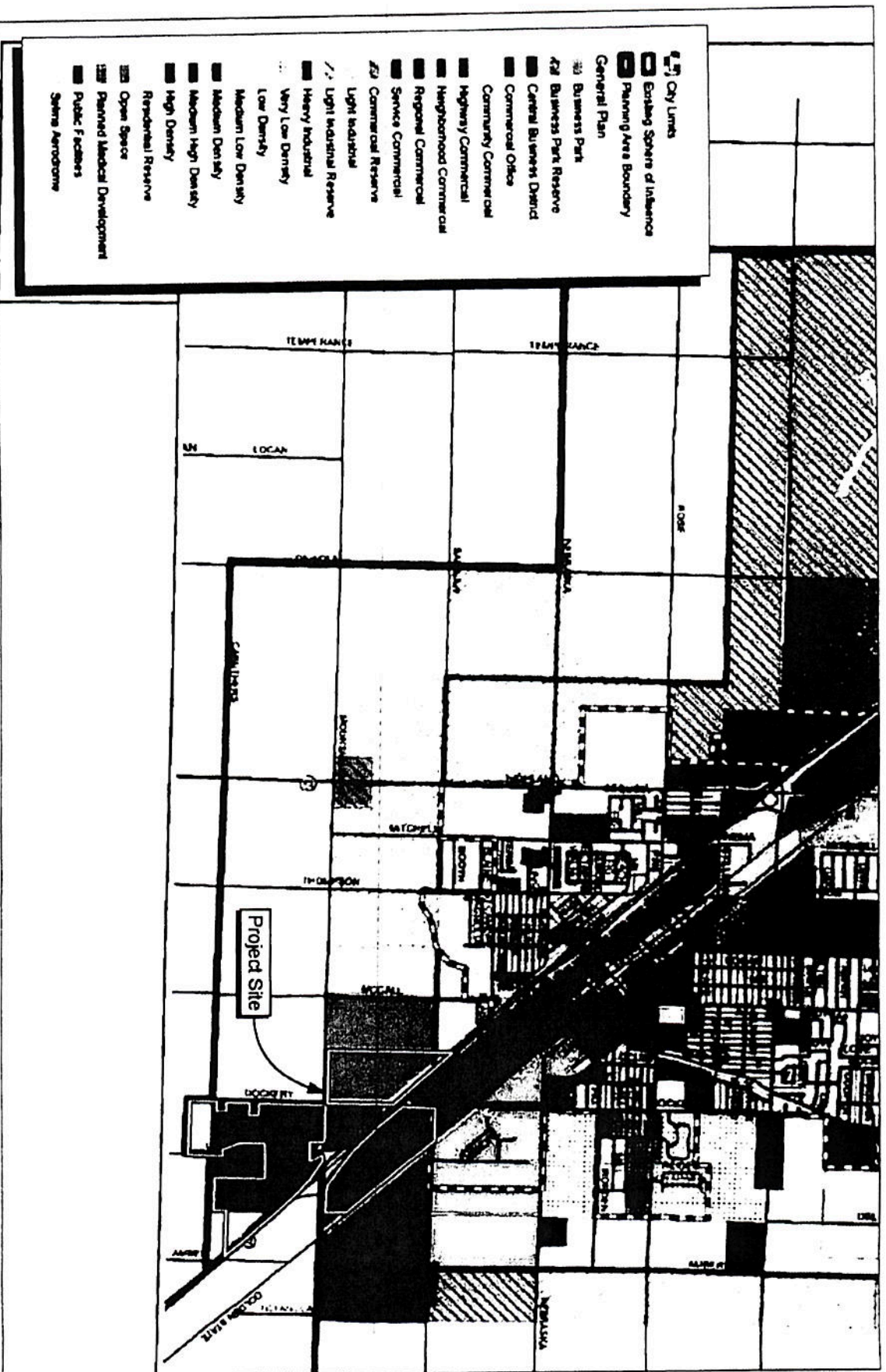
393-180-44 393-102-20,393-180-27s 393-102-23s
393-180-63 393-102-72
393-180-26 393-102-65
393-180-09 393-102-34
393-180-29s 393-240-27

The project site and the areas east, west, and south of the site are currently within Fresno County's jurisdiction. The portion of the site within the current Selma Sphere of Influence is designated Highway Commercial by the City of Selma 1997 General Plan. Refer to Exhibit 5. The site is designated for Highway Commercial and Light Industrial uses by Fresno County's Selma Community Plan and is zoned AE20 – Agriculture Exclusive 20 acre minimum parcel size, AL20 - Agriculture Limited with 20 acre minimum parcel size, C6, CM – Commercial Manufacturing, and RA – Residential Agriculture. The area to the west and south of the project site is zoned AE20 and is currently actively farmed. The area southeast of the site is within the Golden State Industrial Corridor. The Guardian Glass manufacturing plant is located east of Golden State Boulevard and south of Mountain View Avenue and is zoned for heavy industrial uses. The Sun-Maid Growers of California raisin packing facility is located south of Guardian Glass. Other light industrial zoning and development is located further southeast of the project site. The area northeast of the project site is designated as Industrial Corridor but is currently zoned AL20, and RA and is currently farmed and partially developed with rural residential housing in the RA zoned areas. Selma Recycling and Disposal operates an existing recycling facility with plans for a solid waste transfer station north of the project between State Route 99 and Golden State Boulevard. See Exhibit 6.

The project will require public services from existing providers. The project is in the service area of SKF Utility District for sewer service and California Water Service for water. All utilities and issues regarding capacity will be addressed in the EIR.

The City of Selma has assigned case number 2007-0012 to the project. The proposed project will require the following actions by the City of Selma:

1. Prezone Project Parcels to Regional Commercial (C-R)
2. Tentative Tract Map
3. Site Plan Review
4. Development Agreement
5. Williamson Act Contract Cancellation (APN 393-180-44)
6. Sphere of Influence Amendment for 104.85 acres in 4 parcels on the northwestern and southeastern portions of the project
7. Annexation of the entire site



Source: City of Selma 2035 General Plan Update, Quad Knopf (February 2010); and MBA GIS (2010).

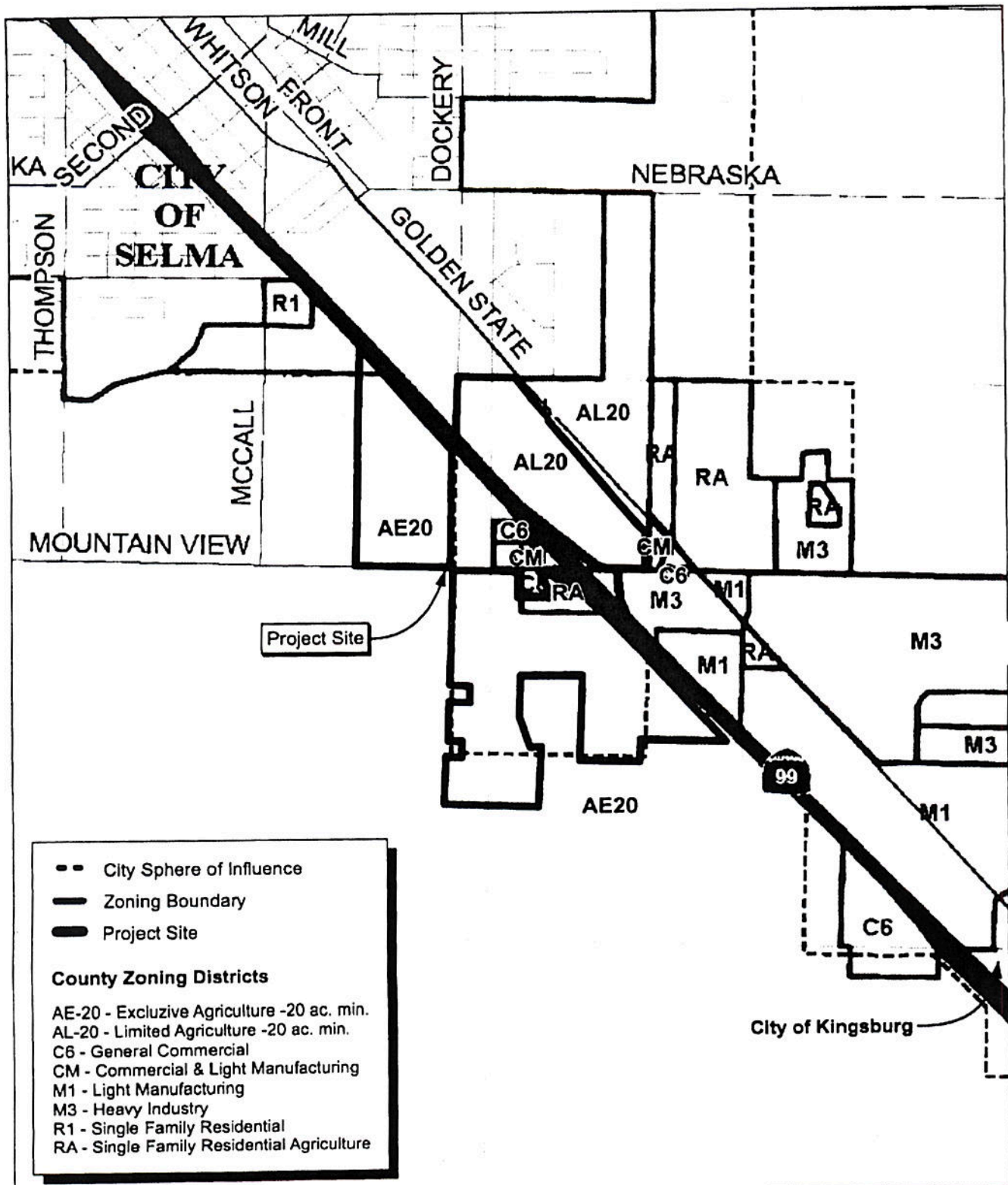


Michael Brandman Associates

Exhibit 5 Existing City General Plan Land Use Designations

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Source: County of Fresno.