



CITY OF SELMA
Notice of Preparation
Re-Release

Date: November 9, 2010 (previously released June 28, 2007)

To: Responsible and Trustee Agencies/Interested Organizations and Individuals

Subject: Notice of Preparation of a Draft Environmental Impact Report—Selma Crossings Commercial Development

Applicant: Selma Crossings, LLC
8365 N. Fresno Street, Suite 310
Fresno, CA 93720

Lead Agency:

City of Selma
Planning Department
1710 Tucker Street
Selma, CA 93662
559.891.2209

Contact: Bryant Hemby, Assistant Planner

Consulting Firm Preparing the Draft EIR:

Michael Brandman Associates
2444 Main Street, Suite 150
Fresno, CA 93721
559.497.0310

Contact: Dave Mitchell, Branch Manager

The NOP includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

Because of time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Purpose

Because of changes in the project description and overall time lapse, this revised NOP supersedes the original NOP released June 28, 2007. The State Clearinghouse Number for the original NOP is 2007071008.

Summary of Changes:

- Site Plan has been revised—sizes and arrangements of buildings and parking lots have been rearranged (see Exhibit 4).
- A 20-acre stormwater detention basin has been added to the south border of the project site.
- Revised land uses to include a water park and two 3-story hotels.
- Added 250 residential mixed-use units above retail.

- Overall square footage of buildings has been increased by 332,603 square feet (from 3,116,600 square feet to 3,449,203 square feet). This includes 400,000 square feet of floor space on 10 lots that comprise the automall, whereas the 2007 NOP showed only the acreage for the automall, and now it is included in the square footage total.
- The amount of retail commercial space has decreased from 2,370,000 square feet to 2,092,203 square feet.
- Total acres of development have been reduced by approximately 17 acres (from approximately 304 acres to 287 acres). With the inclusion of the stormwater detention basin, the total project area is 307 acres.

Please send your NOP responses to Mr. D-B Heusser, City Manager, at the City of Selma address shown above. If you had sent a response to the previous 2007 NOP letter, please send a new letter documenting your current comments/concerns, or that you have no further comments at this time and your previous comments are still valid. Please include the name, phone number, and address of the contact person in your response.

Project Title: Selma Crossings Commercial Development

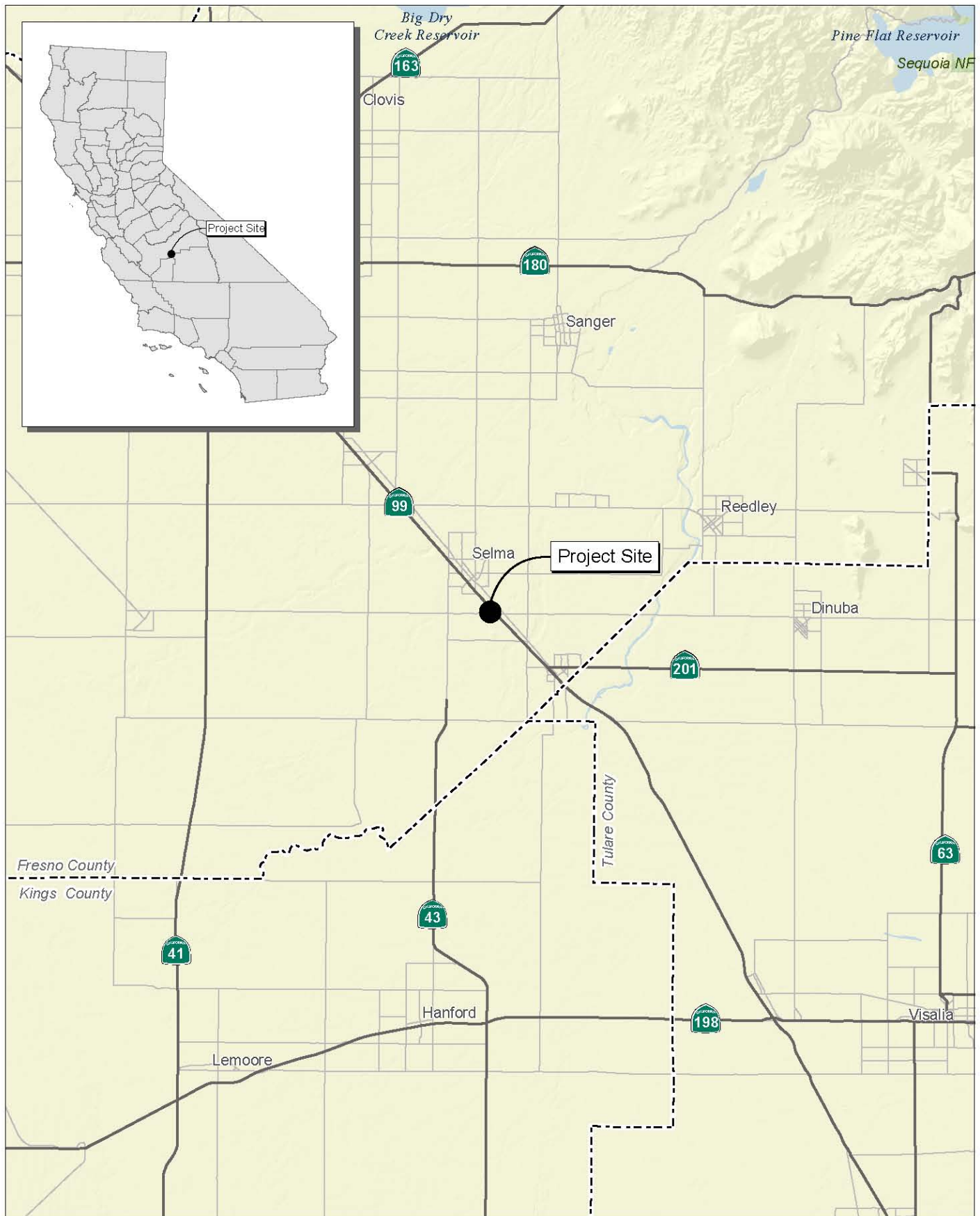
Location: The project is located along the southeastern city limits of Selma in Fresno County. The site is located at the northeast quadrants northwest and southwest of the intersection of Mountain View Avenue and the State Route 99 Freeway. Refer to the regional location map and local vicinity maps provided as Exhibit 1, Exhibit 2, and Exhibit 3. Please note the overall project boundary has changed slightly since the 2007 NOP.

Project Description: The applicant proposes to develop a \pm 287-acre site with a mix of commercial and mixed-use residential uses in three phases as shown on the new site plan (Exhibit 4). The site also includes a 20-acre drainage/retention basin to accommodate stormwater runoff from the project, bringing the total site area to \pm 307 acres. Selma Crossings will provide a regional retail center serving Central California. The development will include the following major use categories:

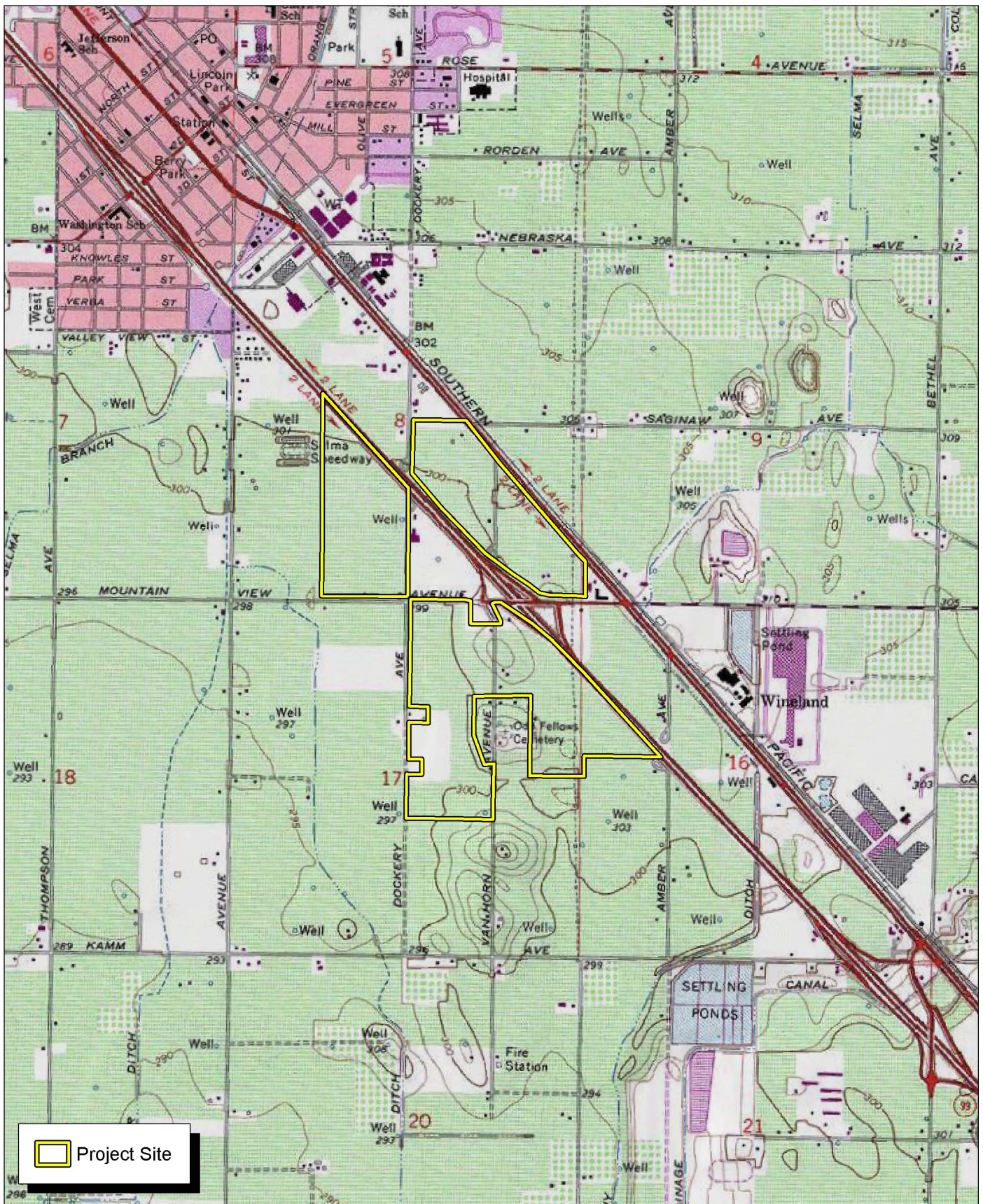
Retail Commercial	2,092,203 square feet
Office Commercial	540,000 square feet
Residential Mixed Use	252,000 square feet (250 dwelling units)
Automall	400,000 square feet (on ten 3.6-acre parcels totaling 36 acres)
Hotels (2)	155,000 square feet (3 story)
Waterpark/Entertainment	10,000 square feet

No specific tenants have been identified for the project.

D-B Heusser, City Manager



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



Source: TOPO! USGS Selma (1981) 7.5' DRG.



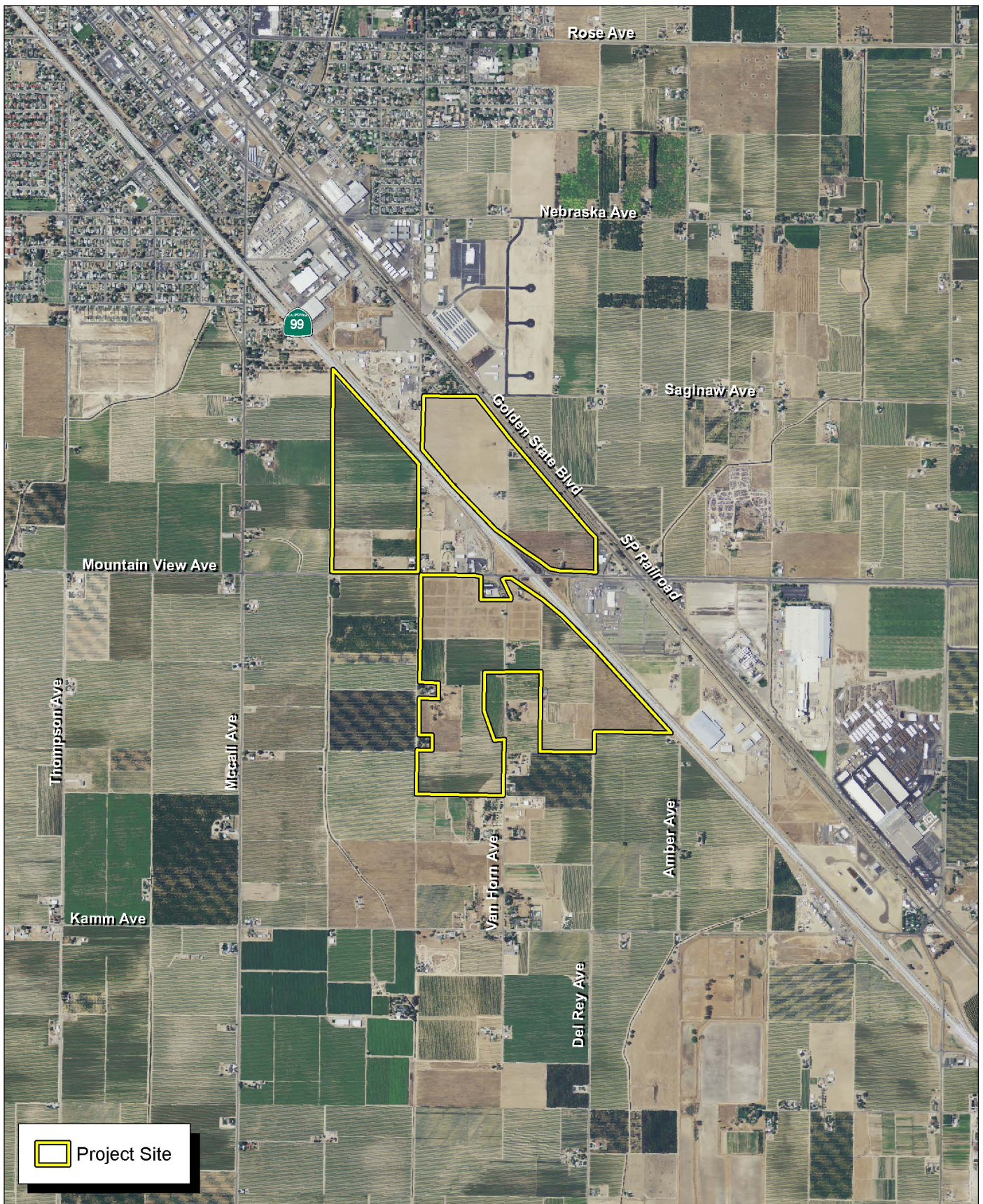
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Exhibit 2 Local Vicinity Map Topographic Base

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

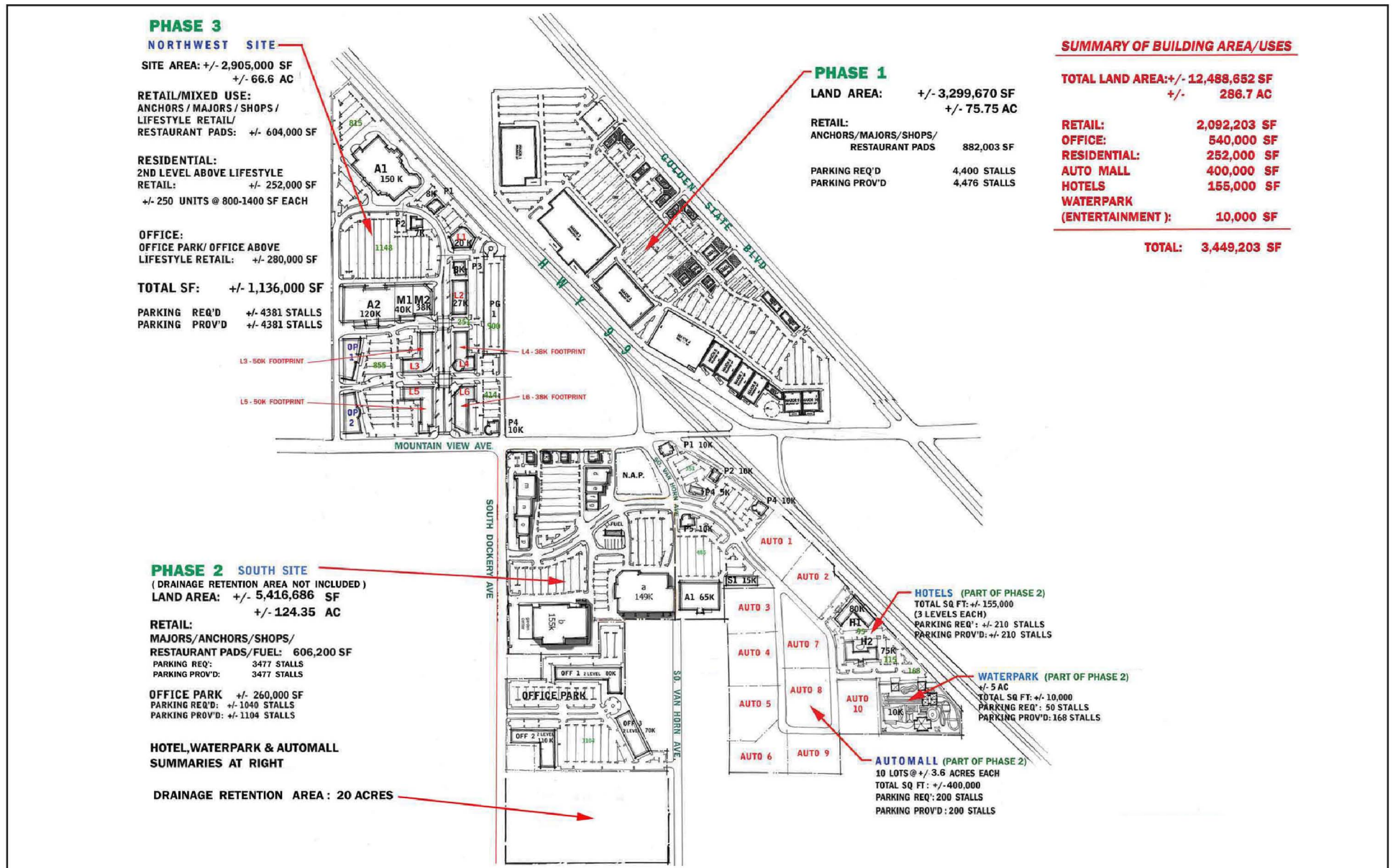


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Exhibit 3 Local Vicinity Map Aerial Base

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



Not to Scale

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Exhibit 4 Site Plan

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SELMA CROSSINGS COMMERCIAL DEVELOPMENT

1.1 - Existing Conditions

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. Primary access to the site will be provided by Golden State Boulevard, E. Mountain View Avenue, and State Route 99 (SR-99).

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

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 includes a Tentative Parcel Map to create new parcels, as shown in Exhibit 5. The new parcel configuration is required to facilitate the development of the project site.

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 (Exhibit 6). 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 – General Commercial, CM – Commercial Manufacturing, and RA – Residential Agriculture. The City of Selma General Plan Update 2035 was approved by the City Council on October 4, 2010. The General Plan Update designates the site RC – Regional Commercial. If a legal challenge delays the General Plan Update, the Selma Crossings project will require a General Plan Amendment to re-designate the site to Regional Commercial.

The area to the west and south of the project site is zoned AE20 and is 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

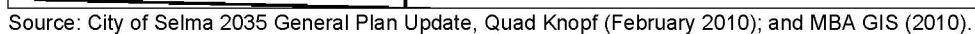
residential housing in the RA zoned areas. Selma Recycling and Disposal operates an existing recycling facility with plans for a solid waste transfer station north of the project between State Route 99 and Golden State Boulevard. See Exhibit 7. Please note that the Selma City Council adopted the new Selma 2035 General Plan on October 4, 2010 designating the entire project site as Regional Commercial.

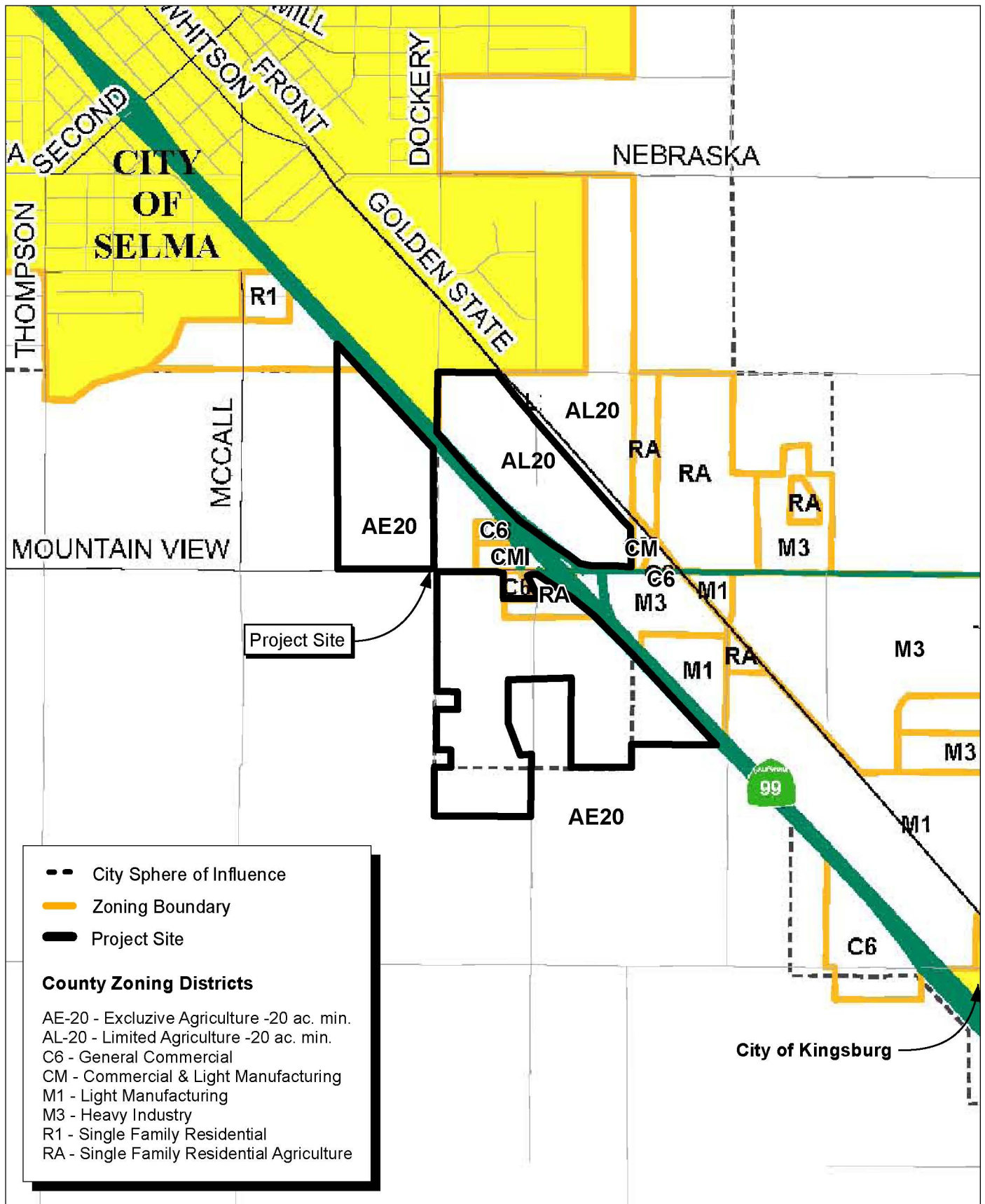
The project will require public services from existing providers. The project is in the service area of Selma Kingsburg Fowler (SKF) County Sanitation District for sewer service and California Water Service for water. All utilities and issues regarding capacity will be addressed in the EIR.

1.2 - Required Approvals and Intended Uses

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. General Plan Amendment (if proposed project is approved prior to the adoption of the new Selma General Plan)
2. Prezone Project Parcels to Regional Commercial (C-R)
3. Tentative Parcel Map
4. Conditional Use Permit
5. Site Plan Review
6. Development Agreement
7. Williamson Act Contract Cancellation (APN 393-180-44)
8. Sphere of Influence Amendment for 104.85 acres in 4 parcels on the northwestern and southeastern portions of the project (if the adoption of the new Selma 2035 General Plan is delayed by legal challenge) (LAFCO)
9. Annexation of the entire site (if the adoption of the new Selma 2035 General Plan is delayed by legal challenge) (LAFCO)



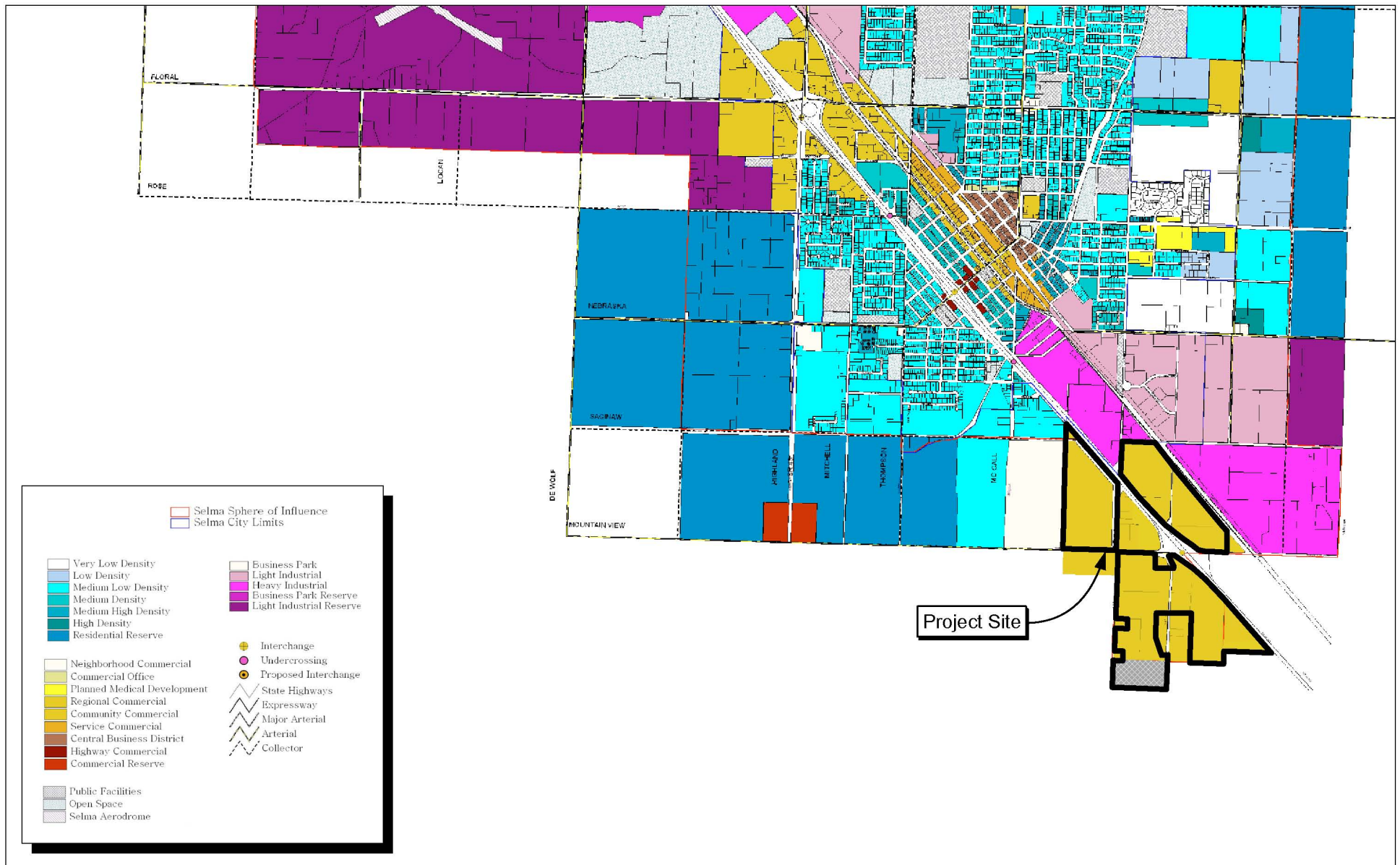


Source: County of Fresno.

The General Plan Amendment will designate the site as Regional Commercial (Exhibit 8). The site will be rezoned as C-R (Regional Commercial), as shown in Exhibit 9. Note that if the Selma 2035 General Plan is not challenged prior to the approval of Selma Crossings, the General Plan Amendment will not be necessary, as the proposed project is consistent with the 2035 General Plan. The 2035 General Plan Update Land Use and Circulation Diagram is provided as Exhibit 10. The General Plan Update would also address the proposed annexation and sphere of influence change. The boundaries of the proposed annexation and sphere of influence change are provided in Exhibit 11. The tentative parcel map will divide the existing parcels comprising the 307-acre site into parcels of various sizes to facilitate the types of commercial development anticipated for the Selma Crossings project.

1.3 - Other Public Agency Actions

1. **Regional Water Quality Control Board (RWQCB):** National Pollution Discharge Elimination System (NPDES) The permit would require that the following measures be implemented during construction activities: eliminate or reduce non-storm water discharges to storm water systems and other waters of the United States, develop and implement a Storm-water Pollution Prevention Plan (SWPPP), and perform inspections of storm water control structures and pollution prevention measures.
2. **San Joaquin Valley Air Pollution Control District (SJVAPCD):** A Dust Control Plan will be required that identifies measures to reduce fugitive dust emissions during project construction. Individual businesses at the site may require an Authority to Construct and Permit to Operate if the business will include emitting equipment such as gasoline dispensing equipment and diesel emergency generators.
3. **California Department of Transportation (Caltrans):** The project is adjacent to a Caltrans right of way and will likely require an Encroachment Permit and approval of improvements to the SR-99/Mountain View Avenue interchange.



Source: City of Selma GIS Dept. (2006), and MBA GIS (2010).



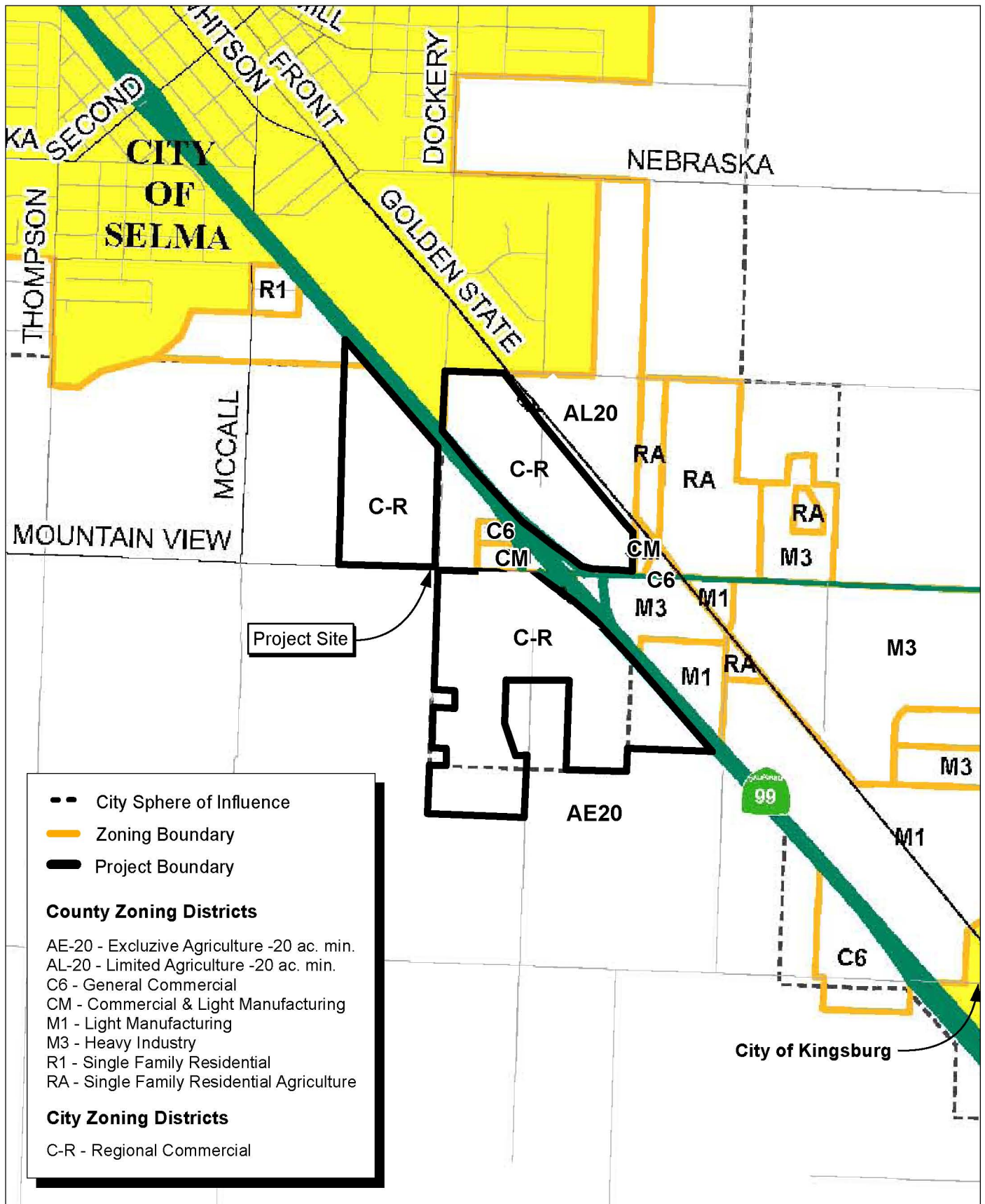
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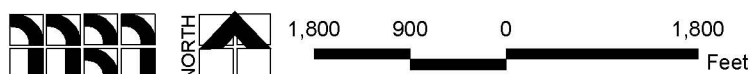
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Exhibit 8 Proposed City General Plan

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Source: County of Fresno.

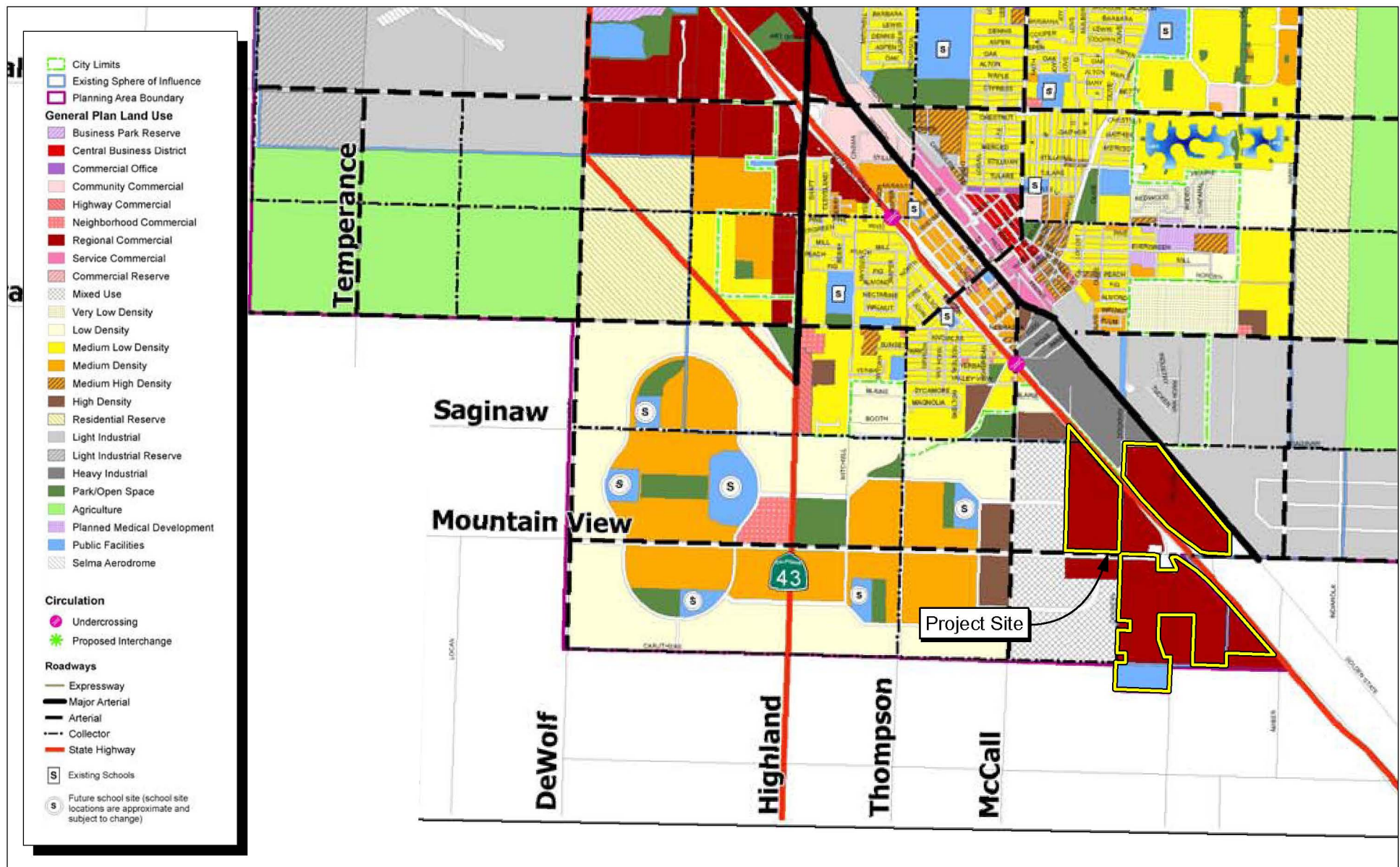


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Exhibit 9 Proposed City Zoning

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Source: City of Selma 2035 General Plan Update, Quad Knopf (September 2009); and MBA GIS (2010).



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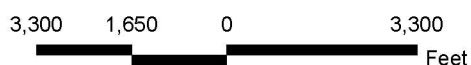
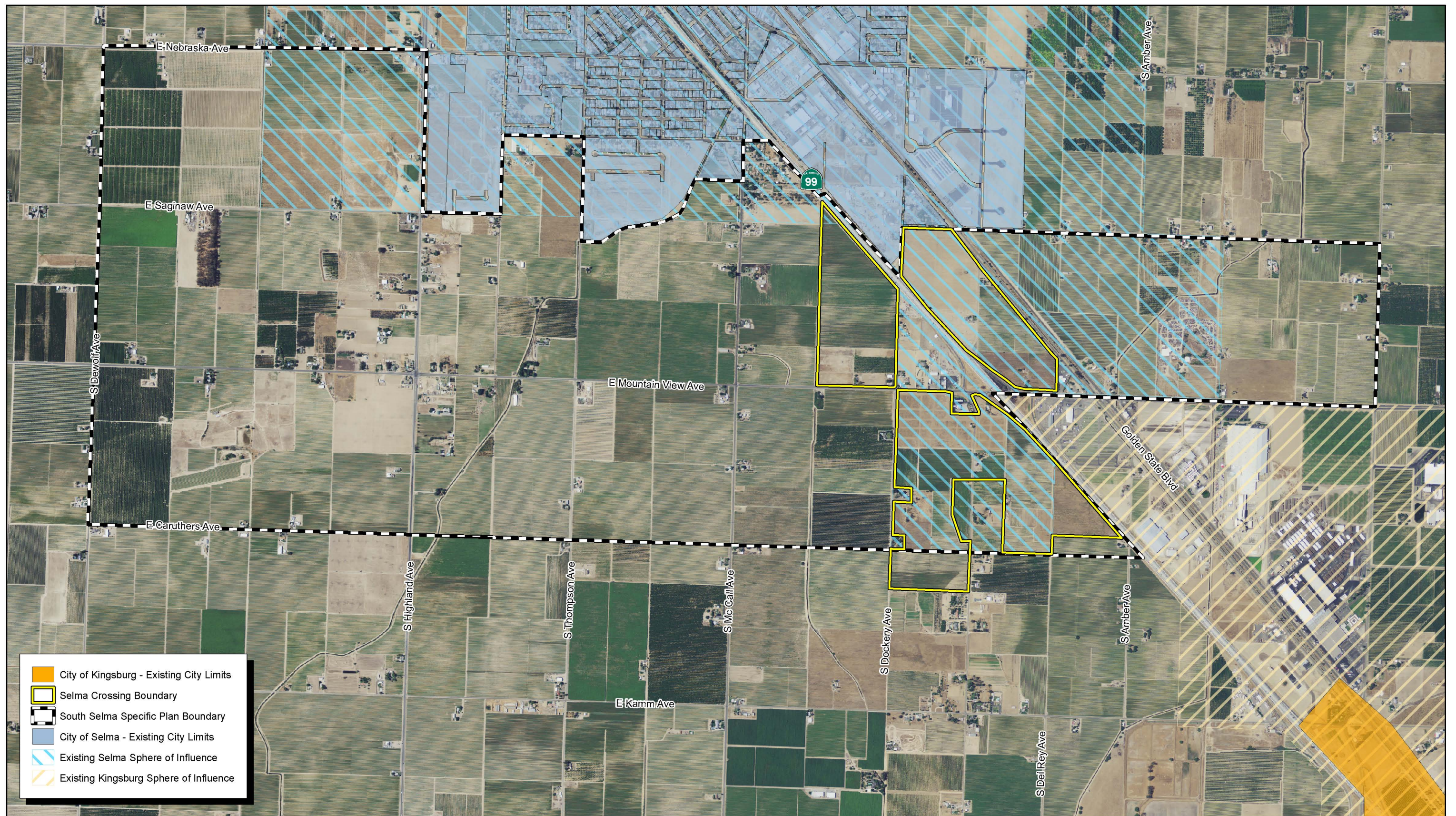


Exhibit 10 Selma General Plan Update 2035 Proposed Land Use and Circulation

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Source: NAIP for Fresno County (2009), City of Selma (2007), Fresno County LAFCO (2007), Nadel Retail Architects (2007), and MBA GIS (2010),

1.4 - Project Objectives

The following objectives for the Selma Crossings Commercial Development were identified by the project applicant and the City of Selma:

- Construct a regional retail center that provides shopping opportunities that are not currently available or are underdeveloped in this part of the San Joaquin Valley.
- Provide a highly accessible location for businesses that attracts customers from the traveling public using the SR-99 corridor and from planned residential development in the Selma area.
- Develop a regional center that is attractive and has unique design features that differentiate it from others in the Valley.
- Provide mixed-use commercial development with housing above retail in a portion of the site to create a vibrant pedestrian environment with activity throughout the day.
- Develop the site at an intensity that most efficiently utilizes the infrastructure available and to be constructed as part of the project.
- Create jobs for area residents.
- Enhance sales tax revenues.

1.5 - Project Development Land Use Summary

The project would be developed in three phases. The land use statistics for the phases including proposed land use types, square feet of development area, and required parking spaces are listed in Table 1.

Table 1: Updated Selma Crossings Land Use Summary

Site Area	Acres	Square Feet of Building Space	Parking Spaces Provided
Northeast Site (Phase 1)			
Retail: Anchors/Majors/Shops/Restaurants	—	882,003	—
Total Building Area for Northeast Site	75.75	882,003	4,476
South Site (Phase 2)			
Retail: Anchors/Majors/Shops/Restaurants/Fuel	—	606,200	—
Office Park	—	260,000	—
Automall (10 pads)	—	400,000	—

Table 1 (cont.): Updated Selma Crossings Land Use Summary

Site Area	Acres	Square Feet of Building Space	Parking Spaces Provided
Hotels (2) 3 levels	—	155,000	—
Waterpark	—	10,000	—
Total Building Area for South Site:	124.35	1,431,200	5,159
Northwest Site (Phase 3)			
Retail Mixed-Use: Anchors/Majors/Shops/Lifestyle Retail/Restaurants	—	604,000	—
Residential (2nd level above lifestyle – 250 dwelling units)	—	252,000	—
Office Park/Office above lifestyle retail	—	280,000	—
Total Building Area for Northwest Site:	66.60	1,136,000	4,381
Total Building Area for All Sites	286.76	3,449,203	14,016
Other (drainage retention area)	20.00	N/A	—
Proposed Project Total	306.76	3,449,203	14,016

1.6 - The Proposed Uses Listed in Project Objectives

The following objectives for the Selma Crossings Commercial Development were identified by the project applicant and the City of Selma:

- Construct a regional retail center that provides shopping opportunities that are not currently available or are underdeveloped in this part of the San Joaquin Valley.
- Provide a highly accessible location for businesses that attracts customers from the traveling public using the SR-99 corridor and from planned residential development in the Selma area.
- Develop a regional center that is attractive and has unique design features that differentiate it from others in the Valley.
- Provide mixed-use commercial development with housing above retail in a portion of the site to create a vibrant pedestrian environment with activity throughout the day.
- Develop the site at an intensity that most efficiently utilizes the infrastructure available and to be constructed as part of the project.
- Create jobs for area residents.
- Enhance sales tax revenues.

1.7 - Project Development Land Use Summary

The project would be developed in three phases. The land use statistics for the phases including proposed land use types, square feet of development area and required parking spaces are listed in Table 1.

Table 1 is based on the draft site plan. Analysis accomplished for the EIR will use the listed development types and sizes for estimating potential impacts. The site plan may be revised to relocate buildings and redistribute uses to meet the needs of future tenants as long as the intensity of use is less than or equal to that analyzed in the EIR. Project buildout is expected to take place over approximately 12 years.

1.8 - 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 third step usually is to determine that an environmental impact report (EIR) must be prepared. CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required.

In this case, the City of Selma has determined that an EIR will need to be prepared, 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/Climate Change | • 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 developed as required by Section 15150 of CEQA Guidelines.

The environmental determination of this Notice of Preparation is subject to a 30-day public review period pursuant to Public Resources Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues that have the potential to be generated by the project and should be addressed further by the City of Selma.

Please send your NOP responses to Mr. D-B Heusser, City Manager, City of Selma, 1710 Tucker Street, Selma, CA 93662. Please include the name, phone number, and address of the contact person in your response.

1.9 - Scoping Meeting

A public scoping meeting will be held at 10:00 AM on Thursday November 18, 2010, at the following location:

City of Selma
City Hall
1710 Tucker Street
Selma, CA 93662

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.