

**CITY OF SELMA**  
**REGULAR PLANNING COMMISSION MEETING**  
**April 22, 2024**

*PURSUANT TO AB 361 AND GOVERNMENT CODE SECTION 54953, THE MEETING WAS HELD REMOTELY AND THE PUBLIC HAD THE OPTION TO CALL +1(301) 715-8592 ID: 883-1804-9306 TO PROVIDE COMMENTS ON AGENDA ITEMS. THE COUNCIL CHAMBER WAS OPEN FOR THE PUBLIC AS WELL.*

The regular meeting of the City of Selma Planning Commission was called to order at 6:02 p.m. in the Council Chambers by Chairman Salas. Commission members answering roll call were: Coury, Garcia, Franco, Sandhu and Singh.

Also present were: Deputy City Manager Keene, City Planner Biawogi, and Assistant Planner Macias.

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.

**CONSENT CALENDAR:** There was a revision made to the March 25<sup>th</sup> meeting minutes. Commissioner Coury was present and voted yes on the consent calendar. A motion was made by Coury with the correction to approve the minutes of March 25, 2024. The motion was seconded by Commissioner Franco and carried with the following vote.

Ayes: Coury, Garcia, Franco, Salas

Noes: None

Absent: Juarez

Abstain: Sandhu, Singh

GENERAL PLAN AMENDMENT, ZONE CHANGE, and SITE PLAN REVIEW AND INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION- Consider the proposal to change the existing General Plan Land Use Designation and Zone District, a Site Plan Review, and a Tentative Parcel Map to allow for the development of 144 Multi-family dwelling units on approximately 10.57 acres, a commercial development totaling 3.79 acres, and 0.95 acres dedicated to private open space. The current zone of the property is R-1-7. The proposed development includes a Rezone from R-1-7 to R-3 (approximately 10.57 acres), C-3 (approximately 3.79 acres), and OS (approximately 0.95 acres). The proposed project is located on the northeast side of the intersection of Highland Avenue (State Route 43) and Nebraska Avenue (APN 388-03-026). A draft Initial Study Mitigation Negative Declaration has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).

City Planner Biawogi presented application 2021-0012 for a General plan amendment, zone change, site plan review, and Tentative parcel map and mitigated negative declaration. The project proposes to develop a 144 multi-family development, along with a commercial development and open space. The project is located on the northeast side of the intersection of Highland Avenue and Nebraska Avenue. The project is a multi-phase development. Staff is recommending that the Planning Commission recommends that the City Council approval.

After discussion, the public hearing was opened at 6:19 p.m.

Pardeep Singh, at 2004 S. Highland Ave, was not in favor of the proposed commercial phase of the project and was concerned regarding future utility connections.

Harvey Singh 7425 E.Dinuba expressed his concern with the increased traffic from the proposed project.

Pearl Fortilla at 2762 Fig St. is concerned with the amount of traffic and access on Fig St.

Bertha Zapata at 2817 Nebraska also had similar concerns with traffic congestion. Maria at 2800 Fig St. is concerned with the additional apartments nearby the school and daycare center.

Jay Singh, the applicant, assured the project would not impact the quality of life for neighboring residents. Contractor Stephanie describes the open space availability for each unit. Sean added additional comments about the standard of development proposed for this project. Deputy City Manager Keene addressed concerns from the public.

There being no further comments, the hearing was closed at 6:41 p.m.

Following Commissioner's discussion, a motion was made by Commissioner Franco to approve RESOLUTION NO. 2024-04 OF THE PLANNING COMMISSION RECOMMENDING THE APPROVAL TO CITY COUNCIL OF GENERAL PLAN AMENDMENT, ZONE CHANGE, TENTATIVE PARCEL MAP, SITE PLAN REVIEW & MITIGATED NEGATIVE DECLARATION, REMOVING THE DEDICATION OF 0.95 ACRE PARK-. THE PROPERTY IS LOCATED AT THE NORTHEAST SIDE OF THE INTERSECTION OF HIGHLAND AVE (STATE ROUTE 43) AND NEBRASKA AVENUE (APN 388-030-26). The motion was seconded by Vice-Chair Singh and carried with the following vote:

Ayes: Franco, Garcia, Salas, Sandhu, Singh

Noes: None

Absent: Juarez

Abstain: Coury

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted by:

Lupe Macias, Assistant Planner

**CITY OF SELMA**  
**SPECIAL PLANNING COMMISSION MEETING**  
**April 29, 2024**

*PURSUANT TO AB 361 AND GOVERNMENT CODE SECTION 54953, THE MEETING WAS HELD REMOTELY AND THE PUBLIC HAD THE OPTION TO CALL +1(301) 715-8592 ID: 883-1804-9306 TO PROVIDE COMMENTS ON AGENDA ITEMS. THE COUNCIL CHAMBER WAS OPEN FOR THE PUBLIC AS WELL.*

The regular meeting of the City of Selma Planning Commission was called to order at 6:04 p.m. in the Council Chambers by Chairman Salas. Commission members answering roll call were: Coury, Franco, Garica, Juarez, Sandhu.

Also present were: Deputy City Manager Keene, City Planner Biawogi, Assistant Planner Macias, and Building-Planning Tech Cruz.

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.

TENTATIVE SUBDIVISION MAP AND ZONE CHANGE- Consider the proposal of a tentative subdivision map and zone change to allow a 41-lot single-family subdivision with lots ranging from 9,300 square feet to 15,000 square feet. The project proposes a Rezone of 23 lots of the project site from a one-family zone (R-1-12) to one-family zone R-1-9 (19 lots) and one-family zone R-1-7 (4 lots). The proposed site is located north of Rose Avenue between Amber and Dockery Avenues (APN 389-020-67). A draft Initial Study Negative Declaration has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA) City Planner Biawogi, presented application Tentative Subdivision Map and Zone Change to allow a 41-lot single-family subdivision and rezone. Additional Features Linear park/trail connecting to Factor Amberwood Park proposed through the tentative map (Outlot A). Basin in lieu to connecting to a future master-planned facility located east of the project. Staff is recommending that the Planning Commission recommend that the City Council approve PLAN-2022-0017, Subject to Conditions of Approval, Negative Declaration, and Resolution.

After discussion, the public hearing was opened at 6:17 p.m. The Applicant Eliva Lopez clarified the conditions of approval terms regarding the credit of fees for construction of the ponding basin and park. Mr. Singh requested clarification how “Outlot “A” was going to affect his adjacent property.

There being no further comments, the hearing was closed at 6:37 p.m.

Following Commissioner's discussion, a motion was made by Commissioner Coury to approve RESOLUTION TENTATIVE SUBDIVISION MAP AND ZONE CHANGE-CONSIDER THE PROPOSAL OF A TENTATIVE SUBDIVISION MAP AND ZONE CHANGE TO ALLOW A 41-LOT SINGLE-FAMILY SUBDIVISION WITH LOTS RANGING FROM 9,300 SQUARE FEET TO 15,000 SQUARE FEET. The PROJECT PROPOSES A REZONE OF 23 LOTS OF THE PROJECT SITE FROM A ONE-FAMILY ZONE (R-1-12) TO ONE FAMILY ZONE R-1-9 (19 LOTS) AND ONE FAMILY ZONE R-1-7 (4 LOTS). THE PROPOSED SITE IS LOCATED NORTH OF ROSE AVENUE BETWEEN AMBER AND DOCKERY AVENUES (APN 389-020-67). The motion was seconded by Commissioner Garcia and carried with the following vote:

Ayes: Coury, Franco, Garcia, Juarez, Salas, Sandhu

Noes: None

Absent: Singh

Abstain: None

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 6:49 p.m.

Respectfully submitted by:

Miriam Cruz, Building-Planning Technician

**SELMA SPECIAL PLANNING COMMISSION  
STAFF REPORT**

Meeting Date: June 24, 2024

**TO: Selma Planning Commission**

**FROM: Community Development Department**

**SUBJECT: AGENDA ITEM NO. 3**

Extension of Conditional Use Permit (CUP) 2020-0012 to sell Beer, Wine, and Distilled Spirits and to construct and operate a commercial-retail & gas station mini-mart.

**Summary and Purpose**

The applicant is requesting to extend Planning Commission's approval of Conditional Use Permit (CUP) No. 2020-0012 to sell Beer, Wine, and Distilled Spirits (Type 21 Alcoholic Beverage License) and to construct and operate a commercial retail and gas station mini-mart. Through a series of extensions in an effort to offer relief to the economic hardships that were produced by the COVID-19 Pandemic, the CUP 2020-0012 original expiration date was extended to June 24, 2023. The new expiration date, if approved, will be July 27, 2025.

**Application Information**

Applicant: Mario Valmonte

Owner: Parminder Sohal

Project Location: 11010 Mountain View Ave (APN: 393-074-02)

Applicant's Proposal: To extend the expiration of Conditional Use Permit No. 2020-0012 to sell Beer, Wine, and Distilled Spirits (Type 21 Alcoholic Beverage License) and to operate a Commercial-Retail & Gas Station at 11010 E. Mountain View Ave, Selma, CA

Current General Plan; Zoning: Regional Commercial / C-R

**Project Analysis**

In accordance with the City of Selma Municipal Code, Conditional Use Permits (CUP) expire one year following the approval of the CUP unless a building permit is issued by the building official, and construction is commenced and is diligently pursued in accordance with the conditional use permit. Therefore, the approval of CUP 2020-0012 was set to expire on July 27, 2021, unless the above standards are met, or an extension has been granted.

On November 16, 2020, the City Council of the City of Selma granted a time extension of one year from the date on which any discretionary permit or entitlement, including Site Plan Reviews and Conditional Use Permits (Attachment B). On March 21, 2022, the City Council approved a three-year extension of specified planning entitlements between 2019 and 2021 as an effort to provide relief to the development

community struck by hardship affected by the COVID-19 pandemic. The City Council's automatic extension granted approval until July 27, 2024. (Attachment C). If the applicant's proposed extension is approved, the new expiration date will be set to July 27, 2025.

### CUP 2020-0012 – Project Analysis

The applicant originally applied for a CUP to operate a new gas station with mini-mart and fast-food restaurant at the proposed location along with a Beer, Wine, and Distilled Spirits (Type 21 Alcoholic Beverage License). The project will be constructed over the two phases, consisting of two single-story commercial buildings. The first phase includes a 7,800-square-foot commercial building that will have two tenant spaces, a 4,800-square-foot gas station and mini-mart with 6 pumps (12 fueling stations), and a 3,000-square-foot fast food restaurant that will have approximately 48 seats and a drive-thru. The gas station will have a 3,800 square foot canopy. The second phase of the project will include a 3,500 square foot single-story commercial retail building.

The applicant proposes to operate 24 hours a day with a maximum of ten employees per shift in the first phase. The number of visitors or customers anticipated during peak times is approximately 600 customers per day.

The property is zoned as Regional Commercial (C-R) which allows commercial retail and restaurant uses by right but requires a conditional use permit for auto service stations and establishments that sell alcoholic beverages. The applicant will be applying for a Type 21 ABC License to authorize the sale of beer, wine, and distilled spirits for consumption off the licensed premises where alcohol is sold. Minors are allowed on the premises. The City of Selma Municipal Code (SMC) provides regulations regarding the sale of alcohol. Pursuant to Section 11-8-10 (B) of the SMC, "All facilities specified in Section 11-8-10 (A) [packaged alcohol beverage sales] shall require a Conditional Use Permit." The project is required to meet all standards outlined in this section (11-8-10) including (C) Development Standards and (D) Density. Staff has analyzed this location and found it to be in compliance with the density regulations outlined in the SMC.

The site is designed to provide 56 off-street parking spaces. According to the site plan provided and Chapter 17, Off-Street Parking, Sec.11-17-2, of the SMC, 54 off-street parking stalls are required. Conditions of approval would still be required as part of the an extension of the prior CUP and have been made a part of the approving resolution to ensure the site develops in compliance with the SMC and a City standard.

### **Environmental Compliance (CEQA)**

Pursuant to Section 15301 of California Environmental Quality Act ("CEQA") Guidelines, because it is a project consisting of the operation of existing facilities involving negligible or no expansion of use beyond that previously existing, the project may qualify as a Class 1 Categorical Exemption.

Additionally, a Notice of Exemption was prepared for the previously approved project, as the project falls under CCR 15332/Class 32 Infill Development Projects. The project meets the required findings for an Infill Development exemption, which consists of:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

### **Notice of Public Hearing**

A Public Notice for this project was published in *The Selma Enterprise* on June 12, 2024. Additionally, adjacent property owners within 300 feet were notified of the hearing by the City via a public notice mailed out on June 13, 2024.

### **Recommendation**

Staff is recommending the Planning Commission approve the one-year extension of CUP 2020-0012 as presented, establishing a new expiration date of July 27, 2025.

/s/

Kamara Biawogi, City Planner  
Community Development Department

/s/

Jerome Keene, Deputy City Manager  
Community Development Department

### **Attachments**

- A. Resolution Approving CUP Extension
- B. City Council's Automatic 1-year Extension Resolution
- C. City Council's Automatic 3-year Extension Resolution
- D. Request for Extension Letter
- E. Notice of Exemption
- F. Approved Site Plan for CUP 2020-0012



**ATTACHMENT A**  
**CUP 2020-0012 RESOLUTION**  
**& CONDITIONS OF**  
**APPROVAL**

**RESOLUTION NO. 2024-\_\_**

**A RESOLUTION OF THE CITY OF SELMA PLANNING  
COMMISSION CONTINUING THE EXTENSION OF THE CONDITIONAL USE  
PERMIT NO. 2020-0012 ABC LICENSE TYPE 21 BEER, WINE AND DISTILLED  
SPIRITS AND A NOTICE OF EXEMPTION REGARDING SAME AND MAKING  
FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, in May 2024, the applicant submitted a request to extend the Conditional Use Permit No. 2020-0012 to sell Beer, Wine, and Distilled Spirits (Type 21 Alcoholic Beverage License) and a Site Plan Review to operate the commercial retail & gas station mini-mart; and

**WHEREAS**, on July 27, 2020, Selma Planning Commission considered a conditional use permit and site plan review application filed by Parminder Singh. The Conditional Use Permit and Site Plan Review No. 2020-0012 application was filed for the purposes of permitting a Type 21 alcoholic beverage license at 11010 E. Mountain View Ave, Selma, CA 93662 (APN:393-074-02); and

**WHEREAS**, on November 16, 2020, Selma City Council, at a regularly scheduled meeting considered approved a one-year extension for Site Plan Review and discretionary land use entitlements approved March 4, 2019 through February 15, 2022 in Selma due to the impacts of COVID-19, and

**WHEREAS**, on March 21, 2022, Selma City Council, at a regularly scheduled meeting considered approved a three-year extension for Site Plan Review and discretionary land use entitlements approved in Selma due to the impacts of COVID-19, thus establishing July 27, 2024, as the effective expiration date for CUP 2022-0012, and

**WHEREAS**, the Selma Planning Commission conducted a public hearing, as heretofore specified, and considered the proposal and the Planning Division Staff Report together with all public testimony of interested parties; and

**WHEREAS**, based upon the information received and Staff's review and Assessment, the Application, as proposed, qualifies as a Class 32 categorical exemption pursuant to Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations, because it is a project characterized as in-fill development, meeting the conditions described in Section 15332. Reflecting independent judgment and analysis, the Planning Commission determined that the project will not have a significant effect on the environment; and

**WHEREAS**, the Planning Commission conducted a public hearing, as heretofore specified, and deliberated and prepared the following findings of fact for approval listed and included in this Resolution, based on the reports, evidence and verbal presentations:

1. That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Section to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on property within a three hundred foot (300') radius of the permitted use thereof. In making this determination, the Planning Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation, setbacks, height of buildings, walls and fences, landscaping, outdoor lighting, signs, such other characteristics as will affect surrounding property.
4. That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
5. That the proposed use is consistent with the Selma General Plan and applicable land use component plans which may establish criteria for approval and/or standards for development.
6. That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Selma Planning Commission hereby takes the following actions:

1. That the foregoing recitals and findings are true and correct and incorporated by this reference as though fully set forth at this point.
2. The Planning Commission approves a one-year time extension, with an expiration date of July 27, 2025, for Conditional Use Permit No. 2020-0012 subject to the Findings of Fact and Conditions of Approval (attached as Exhibit A) and made a part of this Resolution.
3. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.
4. The Secretary of the Planning Commission shall certify to the adoption of this Resolution, and that the same shall be in full force and effect.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 24th day of June 2024 by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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THERESA SALAS  
CHAIRMAN OF THE PLANNING COMMISSION

ATTEST:

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JEROME KEENE  
DEPUTY CITY MANAGER

## Exhibit A

### **Conditions**

Based on the approved findings, staff recommends that Conditional Use Permit No. 2020-0012 be approved subject to the following conditions:

#### **Planning**

1. The approval shall expire automatically within one (1) year on July 27, 2021 unless improvements have commenced. The site plan improvements shall be considered to have commenced when building permits are issued and 10% of the above ground construction has been completed. An extension of one (1) year may be granted by the Community Development Department.
2. The project shall be developed as shown on the Site Plan stamped received May 28, 2020, Floor Plans and Elevations including all notes as approved by the Community Development Department. Minor changes to the approved site plan that do not affect the intent or major design considerations may be approved administratively by the Community Development Department (attached).
3. The applicant shall sign the "Acknowledgement and Acceptance of Conditions" form prior to issuance of the building permits.
4. Approval of this site plan does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Engineering, Public Works Improvement Standards and other City Ordinances or the payment of any fees.
5. The Developer or successor in interest shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site.
6. All construction debris must be removed from the site prior to opening the business to the public.
7. No more than one vending machine shall be displayed or located outside the buildings, except for newspaper and bicycle racks.
8. The Developer or successor in interest shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the Developer. Said authorized representative or his designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.

#### **Screening:**

9. All roof-mounted mechanical equipment and any satellite dish shall be screened from ground-level view from the property lines by a parapet wall or shall be placed in equipment wells so that the equipment is not visible from the street.

10. The backflow device and/or electrical transformers must be screened with landscaping pursuant to Document No. 063422 Landscape Screen for Pad-Mounted Transformer (PG & E Electric and Gas Service Requirements – Green Book). The proposed screening shall be submitted and approved by the Community Development Department prior to the issuance of building permits. No above-ground transformer is permitted on the required sidewalk within the public right-of-way.
11. Downspouts shall not be highly visible. All pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
12. All electrical boxes, control boxes, and other equipment boxes (excluding traffic control) located along the project's street frontage shall be painted consistent with the building's colors. Prior to painting, the boxes are to be treated with an etching primer (zinc chromate) or equivalent.

Signage:

13. All new signage (including on-building, freestanding, and freeway signage) must be reviewed with a separate sign permit.

Architecture:

14. All exterior architectural elements not submitted must be reviewed and approved by the Community Development Department prior to issuance of the Building Permit. Details on the plans must be finished in a style and in materials which are in harmony with the approved exterior of the building.
15. The Developer shall maintain in good repair all building exterior walls, awnings, lighting, trash enclosure, drainage facilities, driveways, and parking areas. The premises shall be kept clean and any graffiti painted on the property shall be reported to the Police Department and removed by the property owner within 72 hours of occurrence.
16. Outside storage and/or equipment enclosures are not permitted.
17. No surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

Lighting:

18. An on-site exterior lighting plan shall be reviewed and approved by the Selma Police Department and Community Development Department.
19. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be designed so as to have a sharp cut-off feature near property lines and not to illuminate adjacent properties. On-site light standards shall not exceed twenty feet (20') in height.
20. Perimeter lighting shall include illumination of parking areas, loading areas, and driveways.

Landscaping:

21. The applicant shall submit a landscape plan for all landscaped areas at time of building permit submittal. The landscape plan shall be compliant with MWEL0, including but not limited to the following conditions:
  - a. Plan shall include square footages of landscaped area shown and water use calculations.
  - b. Turf shall be limited to no more than 25% of total landscape area.
  - c. No turf shall be permitted in any landscape area less than eight feet (8') in width.
  - d. The landscape plans shall include a regular maintenance schedule, per the Zoning Ordinance.
  - e. Water use classifications shall be based on WUCOLS IV.
22. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants and trees shall be replaced within ten days of the inspection.
23. The irrigation system must be developed with the water conservation standards. The irrigation system must be maintained in an operational condition, including replacement of missing or damaged sprinkler heads and timing equipment is to be set in accordance with City watering policies. All landscaping and irrigation systems must be installed according to the approved landscape plans before the final certificate of occupancy issuance.
24. All future improvements and modifications to the grounds and the structures must be reviewed and approved by the Community Development Department prior to the commencement of these changes. Minor changes to the approved site plan that do not affect the intent or major design considerations may be approved administratively by the Community Development Director or designee.

**Building**

25. The Developer or successor in interest shall comply with all applicable requirements and sections of the most recent State adopted Uniform Codes and regulations as required.
26. The Developer or successor in interest shall provide all necessary construction and building plans for review and approval by the Building Official and pay all required building fees. All required building permits and inspections shall be obtained prior to the issuance of a Certificate of Occupancy and commencement of operations.
27. Specific measures shall be incorporated into the building design to reduce energy consumption and indirect area source emissions. These measures must include the use of motion sensitive lighting fixtures, solar or low-emission water heaters, low flow water usage fixtures and building orientation to take advantage of solar heating and natural cooling.
28. No building or structure shall be used or occupied, and no future change in the occupancy classification of building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy or Temporary Certificate of Occupancy.

## Engineering

29. Drainage, grading, on-site and utility improvements shall be in accordance with plans reviewed and approved by the City Engineer. The Developer or successor in interest shall be responsible for the preparation of plans. The Developer shall provide preliminary soils report and pay for compaction tests. A copy of the final soils report and compaction test results shall be provided to the Selma Engineering Division. The Developer shall construct storm drainage facilities on, adjacent to and as deemed necessary by the City Engineer to service the project site, and any future development on the property.
30. The drainage/site improvement plan for the development shall be prepared by a registered civil engineer for review and approval by the City Engineer prior to the issuance of building permits. Storm water runoff shall be retained onsite per City of Selma Standards. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.
31. The Developer or successor in interest shall submit to the City Engineer, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements (the Improvement Plans'). The Improvement Plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain mains, laterals, manholes, meters, valves, hydrants, other facilities, etc. These plans shall include a revised site plan with trash enclosure location, tanks, generators, per the requirements of the City Engineer. Plan check and inspection fees per City of Selma shall be paid with the first submittal of said Improvement Plans. All Improvement Plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
32. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Selma standards.
33. Upon approval of Improvement Plans, the Developer or successor in interest shall provide the City with three (3) copies of the improvement plans.
34. The Developer or successor in interest shall provide the current filing fee, plan check and inspection fees, and development impact fees at the rate in effect at the time of payment or have the fees payable directly to the City through a separate escrow account. All fees are payable prior to issuance of building permits, unless approved otherwise by the City Engineer.
35. Improvements to Golden State and Mountain View will be required however the site plan provided does not provide sufficient information to determine the requirements. The Developer or successor in interest shall provide geometric approval drawings for review and approval by the City Engineer prior to design of street improvements.
36. Right-of-way and complete street frontage improvements on Mountain View shall be coordinated with the roundabout alternative of the Caltrans Feasibility Study prepared for the State Route 99 interchange.



37. The design and construction of all off-site improvements shall be in accordance with City standards and construction specifications. The Developer or successor in interest shall be responsible for obtaining encroachment permits from the City of Selma for all work performed within the City's right-of-way and shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements pursuant to determination by the City Engineer.
38. No above-ground transformer is permitted on the required sidewalk within the public right-of-way.
39. Contractor shall verify all conditions in the field prior to commencing construction.
40. All existing overhead and new utility facilities located on-site, or within the street rights-of-way adjacent to this project site shall be undergrounded.
41. All underground utilities installed under streets shall be installed, backfilled, compacted, tested and approved by the Engineer prior to placement of any aggregate base or asphalt concrete surfacing. Easements for utilities, including water, gas, telephone, electricity, sewage, pedestrian access, fire access, storm drainage, and irrigation facilities shall be provided, as required.
42. The design and details for the type and style of any wall shall be submitted to the Community Development Department and the City Engineer for review and approval prior to the issuance of building permits.
43. The Developer or successor in interest shall comply with the requirements of the Pacific, Gas and Electric Company (P.G. & E.).
44. All new easements for public utilities shall be recorded as necessary prior to the issuance of the building permits for the proposed buildings. No portion of the buildings shall be located in a public utility easement. All easements of record shall be accurately plotted on the site improvement plans clearly depicting the relationship of easements to proposed improvements.
45. All circulation areas of the site shall be paved to the satisfaction of the City Engineer.
46. All public and private improvements consisting of sanitary sewers, storm water systems, water mains, street medians, concrete curbs, gutters, sidewalks, wheelchair ramps, street light, site grading, transitions and marking, signage, and so on, and pavement surfacing and all other improvements shall be installed in accordance with City of Selma construction standards and specifications currently in effect and as approved by the City Engineer.
47. The Developer or successor in interest shall install street lights on metal poles to PG&E standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted for approval. Proof of PG&E approval shall be provided.
48. The Developer or successor in interest shall not install any fences, temporary or permanent, in the public right-of-way.

49. Prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the Developer or successor in interest shall submit to the City of Selma Engineering Division one (1) reproducible and four (4) copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
50. Within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the Developer or successor in interest shall submit to the City of Selma Engineering Division two (2) copies of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" for review and approval.
51. Upon approval of the "AS-BUILTS" by the City, the Developer or successor in interest shall provide (1) full size copy and one digital copy of the "AS-BUILTS" to the City.
52. The Developer or successor in interest shall provide the City with original improvement plans and Auto CAD files of the Maps, improvement plans, and all drawings prepared on Auto CAD.
53. The Developer or successor in interest must comply with the City of Selma Engineering/Public Works Standards and Specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
54. The applicant shall require the surveyor/civil engineer for the development to notify, in writing, the City Engineer of any existing section corner, property corner or reference monuments damaged by the construction of improvements performed as part of the development. The applicant shall have all such monuments reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps are required for installation of new monuments or replacement of prior installation. Within five days after the final setting or replacement of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer certifying that the final monuments have been set and that he has filed with the County Recorder all appropriate records of survey or corner records.
55. A Storm Water Pollution Prevention Plan will be required prior to approval of the Grading plan.
56. The project site is outside the limits of the CalWater service area and therefore a private well is necessary to serve the project site for domestic water. This constitutes a public water system classified as a Transient Noncommunity Water System which requires permitting by the California Department of Public Health. The Applicant shall submit a permit application, technical report, and application fee to the California Department of Public Health prior to construction of the proposed water system or provide documentation that a permit is already in place. The Applicant shall also demonstrate to the Department of Public Health that the well proposed to provide drinking water meets drinking water standards.
57. This development shall comply with the California Code of Regulations Title 24 Fire Code. Fire system plans shall be submitted to the Fire Marshal for review and approval.

58. The Applicant may be required to obtain an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, environmental Health Division, should any underground storage tank(s) be found during the project.
59. Prior to commencement of work, any existing wells that are not intended for use by the project shall be properly destroyed under permit(s) from the Fresno County Department of Public Health, Environmental Health Division; and prior to destruction of any agricultural wells, a sample of the upper most fluid in the well column shall be sampled for lubricating oil, and any such oil found shall be removed from the well prior to placement of fill material for destruction and be handled in accordance with federal, state and local government requirements.
60. Prior to commencement of work, any existing storage tanks that are not intended for use by the project shall be properly removed under permit(s) from the Fresno County Department of Public Health, Environmental Health Division.
61. Prior to commencement of work, the Developer or successor in interest shall obtain a demolition permit from the City of Selma for removal of existing septic tank and leach field.

#### **SKF County Sanitation District**

62. Applicant shall submit a commercial sewer connection application.
63. The applicant shall a set of detailed floor and plumbing plans in electronic format.
64. The applicant shall pay for the sewer connection and plan check/inspection fees prior to the issuance of the building permit.
65. The applicant shall connect to 8-inch and install an 8-inch end of the main line cleanout, including a box.
66. From the 8-inch sewer main, the applicant shall install a 6-inch sewer service lateral with cleanout and a box at the property line.
67. The applicant shall install an industry standard sewer back flow preventer on the 6-inch sewer service. The backflow device shall be installed on-site and maintained by the property owner.
68. Pre-treatment may be required for the food service.
69. The applicant shall call SKF for an inspection for all sewer installation.
70. The property buildings shall be metered separately from the landscaping, if applicable.
71. Modifications to the building, plumbing, or occupant usage will require a re-evaluation of the sewer connection permit.
72. Connection to the sewer collection system shall be in accordance with the City and District's Standards.

## **Police**

73. An approved and listed security system shall be reviewed and approved by the Selma Building Official and Selma Police Department. The approved security system shall be installed and shall meet the requirements as approved.
74. The City reserves the right to periodically review the area for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct result from the proposed land use, the conditional use permit may be subject to review and revocation by the City of Selma after a public hearing and following the procedures outlined in the Selma Municipal Code.

## **Fire**

75. An approved KnoxBox shall be installed in an approved location at a height of 6-8 feet above grade, on the right side of the building entrance. The key box shall contain labeled keys to gain access into all portions of the building. Applications are available online at [KnoxBox.com](http://KnoxBox.com).
76. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet. South side of project allows for only 17' of access. The minimum widths and clearances shall be maintained at all times. (CFC 503) Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.
77. Portable fire extinguishers shall be selected, installed and maintained in accordance with the California Fire Code, NFPA Standard 10 and Chapter 3, Title 19 California Code of Regulations. All fire extinguishers, including new extinguishers, shall have a current California State Fire Marshal service tag attached to the extinguisher. Fire extinguishers shall be mounted on the wall at no more than 5 feet above the floor. (Gross weight not to exceed 40 pounds.) Fire extinguisher type and placement locations shall be shown on the plans and coordinated with Selma Fire Prevention Bureau.
78. Provide exterior electrical shunt trip with break-a-way lock, so in the event of a fire, all electrical to the building can be shut off from the exterior of the building. Exterior electrical main labeled as 'Main Shut Off' with 4" minimum lettering.
79. Provide address clearly visible from the driveway approach. Address letters minimum of 8" in height, 3/4" stroke and contrasting with background.
80. Construction documents (plans and cut sheets) and calculations for all fire protection and notification systems shall be provided in an approved format to Selma Fire Prevention Bureau (SFPB) for review. Installation or modification of any fire protection or notification system shall be started without first receiving a permit from SFPB.
81. Plans submitted to Selma Fire Prevention Bureau shall include the governing codes used for the project, type of occupancy and construction. Provide a "Fire Protection" page in your general

construction plans that include a depiction of all fire protection systems applicable to the project. Please include project notes indicating any applicable requirements that are not included on the page. List any submittals to be deferred in the project notes, such as; fire sprinklers, fire alarms, fire pumps, underground water supply, kitchen hood suppression systems, etc.

82. All buildings and canopies, regardless of square footage, will be required to have fire sprinkler system.

83. No deferred submittals on fire pump, supply water tank, and sprinkler submittals.

### **California Department of Transportation**

84. The Developer or successor of interest shall comply with all State of California Department of Transportation (CALTRANS) requirements as described in the attached letter dated July 2, 2020 prior to submittal for building permit (attached).

### **City Attorney - Defense and Indemnification Provisions:**

85. The City shall not be liable to the Developer/successor in interest or to any other person, firm, or corporation whatsoever, for any injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about the project of said land covered by this Agreement, or any part thereof. The preceding sentence shall not apply to any liability, loss, cost of damages caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.

86. The Developer/successor in interest hereby releases and agrees to indemnify and hold the City, and its officers, agents, employees and volunteers harmless from and against any and all injuries to and deaths of persons or injuries to property, and all claims, demands, costs, loss, damage and liability, howsoever the same may be caused and whensoever the same may appear, resulting directly or indirectly from the performance or nonperformance of any or all work to be done in said project including but not limited to the street lights of way in said Project and upon the premises adjacent thereto pursuant to this Agreement, and also from any and all injuries to and deaths of persons and injuries to property or other interests, and all claims, demands, costs, loss, damage, and liability, howsoever same may be caused and whensoever same may appear, either directly or indirectly made or suffered by the Developer/successor in interest, the Developer's agents, employees, and subcontractors, while engaged in the performance of said work. The preceding sentence shall not apply to any liability, loss, cost, damage and liability caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.

### **Selma Unified School District**

87. Developer or successor in interest must contact Selma Unified School District and pay all applicable fees if any at the time of building permit issuance.

## **Solid Waste Disposal and Recycling**

88. Refuse/trash/recycling enclosures shall be provided in locations shown on the site plan in accordance with the City standards listed and detailed in the City of Selma Commercial and Industrial Development Manual. The enclosure is to be architecturally compatible with the approved building and approved by the Community Development Department. The refuse enclosure gates must be kept closed and remain closed unless in use.
89. The proposed development on the site shall participate in the City's recycling program and shall locate recycling bins within the proposed enclosures.
90. Nothing other than the City refuse/recycling bins shall be stored or kept in said enclosures. The Developer or successor in interest shall provide additional enclosure space if on-site enclosure is determined to be insufficient. Additional enclosure location shall be reviewed and approved by the Community Development Department.
91. The Developer or successor in interest shall contract with the city of Selma's Disposal and Recycling service provider for solid waste disposal service.
92. Minor changes to the approved trash/recycling enclosure locations that do not affect the intent or major design considerations may be approved administratively by the Community Development Department.

## **Consolidated Mosquito Abatement District**

93. The Developer or successor in interest shall refer to the Consolidated Mosquito Abatement District suggested rules and mitigation measures to reduce the incidence of mosquito.

## **San Joaquin Valley Unified Air Pollution Control District**

94. The Developer or successor in interest shall comply with all District rules, regulations and mitigation measures to reduce pollutants.

## **County of Fresno Human Health System - Environmental Health**

95. All construction equipment must be maintained according to the manufacturers' specifications, and noise generating construction equipment must be equipped with mufflers. Noise-generation construction activities shall be limited to daytime hours as specified in the City's Municipal Code.
96. All construction materials deemed hazardous as identified in any demolition process must be characterized and disposed of in accordance with current federal, State, and local requirements.

## **California Regional Water Quality Control Board**

97. The Developer or successor in interest is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

**ATTACHMENT B**

**CITY COUNCIL'S AUTOMATIC  
1-YEAR EXTENSION RESOLUTION**

## **RESOLUTION NO. 2020 – 76R**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA APPROVING A ONE-YEAR TIME EXTENSION OF SPECIFIED PLANNING ENTITLEMENTS APPROVED IN 2019 AND 2020 IN THE CITY OF SELMA**

**WHEREAS**, On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

**WHEREAS** the City Council desires to approve a one-year time extension of Specified Planning Entitlements approved in 2019 and 2020 in the City of Selma that meet the following requirements:

1. Any Site Plan Review that was approved in 2019 or 2020; and,
2. Any discretionary permit (Conditional Use Permit, Parcel or Subdivision Map, Development Agreement or other entitlement) that is still valid at time of adoption of this Resolution; and

**WHEREAS** the extension would grant an additional 12 months from the stated expiration date of any entitlement specified above because of the delays to normal activities caused by the pandemic; and

**WHEREAS**, the City Council, considered the Resolution and the staff report together with all public testimony of interested parties; and

**WHEREAS** CEQA was complied with for each individual entitlement at time of approval or adoption; and

**WHEREAS** the City Council made the following findings of fact for approval based on the reports, evidence and verbal presentations:

1. The proposed extension is consistent with applicable codes because it meets all of the requirements set forth in the Selma General Plan, Selma Municipal Code, Selma Zoning Ordinance and the California Subdivision Map Act.
2. The Covid-19 pandemic has created a hardship on local citizens, businesses, and developers and an extension of the applicable time period is the only means by which the council can alleviate that hardship.




**NOW, THEREFORE, BE IT RESOLVED**, as follows:

1. The forgoing Recitals of this Resolution are true and correct and are incorporated by reference.
2. An extension of time of one year from the date on which any discretionary permit or entitlement, including a Site Plan Review Approval approved in 2019 or 2020, Conditional Use Permit, Parcel or Subdivision Map, Development Agreement or other real property development entitlement, is to expire by its terms or the terms of its approval is hereby granted so long as the applicable expiration date has not passed as of the date of adoption of this resolution.
3. The City Council approves this Resolution and the Findings for Approval listed above.
4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

\*\*\*\*\*

The foregoing resolution was duly approved by the Selma City Council at a regular meeting held on the 16<sup>th</sup> day of November, 2020 by the following vote, to wit:

AYES:	4	COUNCIL MEMBERS:	Robertson, Avalos, Guerra, Franco
NOES:	0	COUNCIL MEMBERS:	None
ABSTAIN:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Trujillo

  
Louis Franco, Mayor

ATTEST:

  
Reyna Rivera, City Clerk

**ATTACHMENT C**  
**CITY COUNCIL'S AUTOMATIC**  
**3-YEAR EXTENSION RESOLUTION**

**RESOLUTION NO. 2022 – 18R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA  
APPROVING A THREE-YEAR TIME EXTENSION OF SPECIFIED  
PLANNING ENTITLEMENTS APPROVED IN 2019, 2020 AND 2021 IN  
THE CITY OF SELMA**

**WHEREAS**, On November 16, 2020, in response to the COVID-19 pandemic, the City Council of the City of Selma approved Resolution 2020-76R, granting a one-year time extension of specified planning entitlements approved in 2019 and 2020 in the City of Selma; and

**WHEREAS**, due to the continued impacts of the COVID-19 pandemic, the City Council desires to amend the approval previously given to be that of a three-year extension period, and include Specified Planning Entitlements approved in 2019, 2020 and 2021 in the City of Selma that meet the following requirements:

1. Any Site Plan Review and discretionary permit (Conditional Use Permit, Parcel or Subdivision Map, development agreement or other entitlement) that was approved in 2019, 2020 or 2021 shall have a three-year time extension added to the original expiration date of the approved entitlement or permit.

**WHEREAS**, the extension would grant 36 months from the stated expiration date of any entitlement specified above because of the delays to normal activities caused by the continuing pandemic; and

**WHEREAS**, the City Council, considered the Resolution and the staff report together with all public testimony of interested parties; and

**WHEREAS**, CEQA was complied with for each individual entitlement at time of approval or adoption; and

**WHEREAS**, the City Council made the following findings of fact for approval based on the reports, evidence and verbal presentations:

1. The proposed extension is consistent with applicable codes because it meets all of the requirements set forth in the Selma General Plan, Selma Municipal Code, Selma Zoning Ordinance and the California Subdivision Map Act.
2. The COVID-19 pandemic has created a hardship on local citizens, businesses, and developers and an extension of the applicable time period is the only means by which the council can alleviate that hardship.

1. The forgoing Recitals of this Resolution are true and correct and are incorporated by reference.
2. An extension of time of three-years from the date on which any discretionary permit or entitlement, including a Site Plan Review Approval approved in 2019, 2020 or 2021, Conditional Use Permit, Parcel or Subdivision Map, Development Agreement or other real property development entitlement, is to expire by its terms or the terms of its approval is hereby granted.
3. The City Council approves this Resolution and the Findings for Approval listed above.
4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.


\*\*\*\*\*

This foregoing resolution is hereby approved the 21st day of March, 2022, in the City of Selma, by the following vote:

AYES: Trujillo, Cho, Guerra, Mendoza-Navarro, Robertson  
NOES: None  
ABSTAIN: None  
ABSENT: None

  
\_\_\_\_\_  
Scott Robertson, Mayor

ATTEST:

  
\_\_\_\_\_  
Reyna Rivera, City Clerk

**EXHIBIT D**

**APPLICANT'S REQUEST FOR  
EXTENSION LETTER**

MAY 8, 2024

CITY OF SELMA  
PLANNING DEPARTMENT  
1710 TUCKER STREET  
SELMA, CA 93662

RE: CONDITIONAL USE PERMIT AND  
SITE PLAN REVIEW NO. 2020-0012

BY THIS CORRESPONDENCE WE ARE  
REQUESTING A 12 MONTH EXTENSION  
OF TIME FOR THE APPROVAL OF THE  
REVISED SITE PLAN USING THE  
EXISTING BUILDING ON SITE.

THE EXPIRATION DATE IS JULY 27, 2024

RESPECTFULLY,



PERMINDER SOHAL (OWNER)

**ATTACHMENT E**  
**NOTICE OF EXEMPTION**

**Notice of Exemption****Appendix E**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Fresno

2281 Tulare Street

Fresno, CA 93271

**From:** (Public Agency): Selma Planning  
1710 Tucker Street  
Selma, CA 93662

(Address)

Project Title: Mountain View Commercial Center

Project Applicant: Mario Valmonte c/o Sohal Properties LLC

Project Location - Specific:

11010 E. Mountain View Ave. Selma, CA 93622

Project Location - City: Selma Project Location - County: Fresno

Description of Nature, Purpose and Beneficiaries of Project:

Project is a 2.04 acre commercial development site that includes a mini-mart /gas station with a canopy, fast-food restaurant with drive-thru, and three commercial/retail spaces available for rent / lease. The development has frontage on both Golden State and E. Mountain View Avenues.

Name of Public Agency Approving Project: Selma City Planning

Name of Person or Agency Carrying Out Project: Sohal Properties LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Sec. 15301 & 15332
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Pursuant to Section 15301 of California Environmental Quality Act ("CEQA") Guidelines, because it is a project consisting of the operation of existing facilities involving negligible or no expansion of use beyond that previously existing and Section 15332 because the project development meets the qualifications to be classified as an in-fill development,

Lead Agency

Contact Person: Kamara Biawogi, City Planner Area Code/Telephone/Extension: 559-891-2209

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: \_\_\_\_\_ Date: 6/14/24 Title: City Planner

Signed by Lead Agency Signed by Applicant

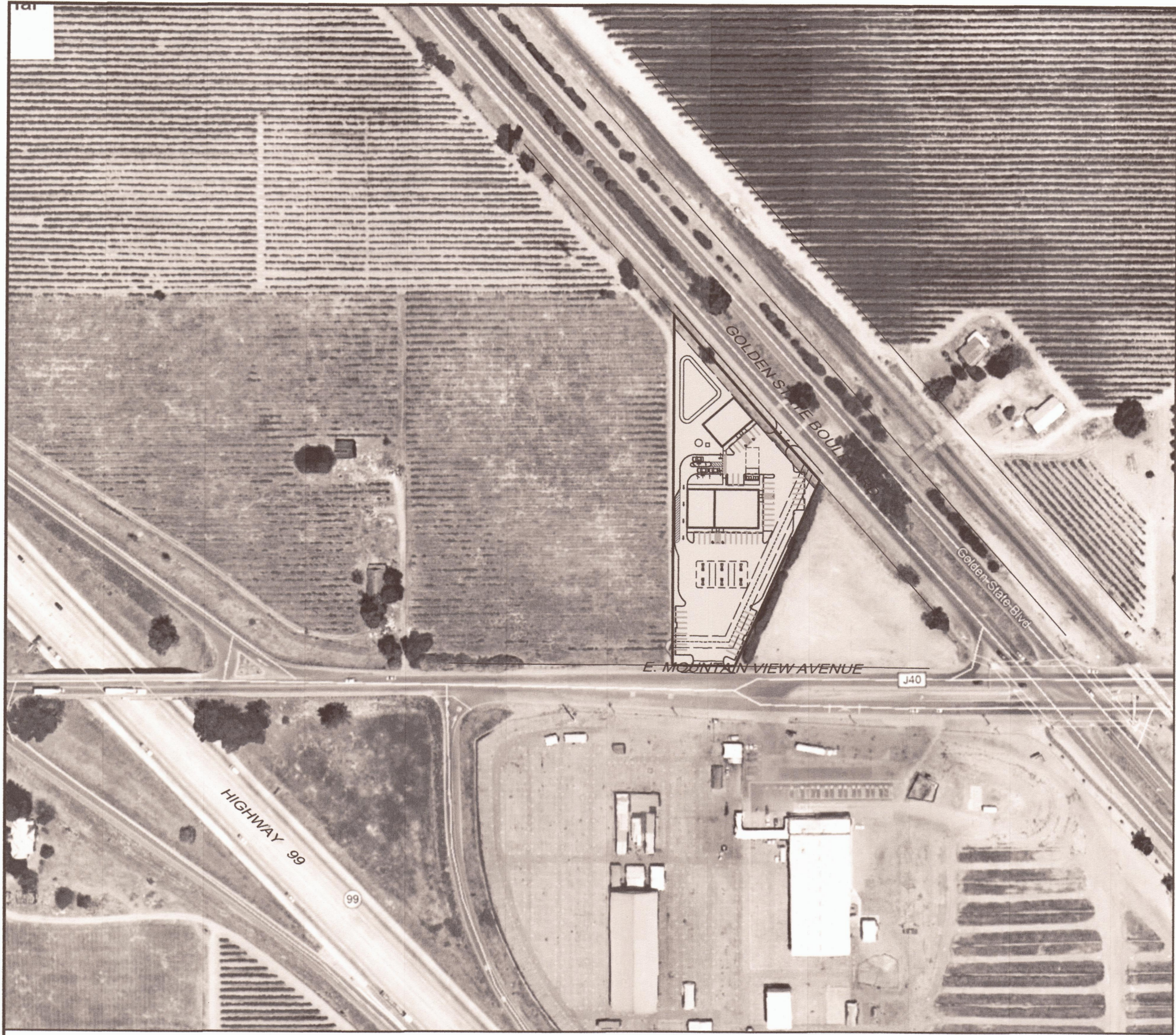
Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_



**ATTACHMENT F**  
**CUP 2020-0012 APPROVED SITE PLAN**

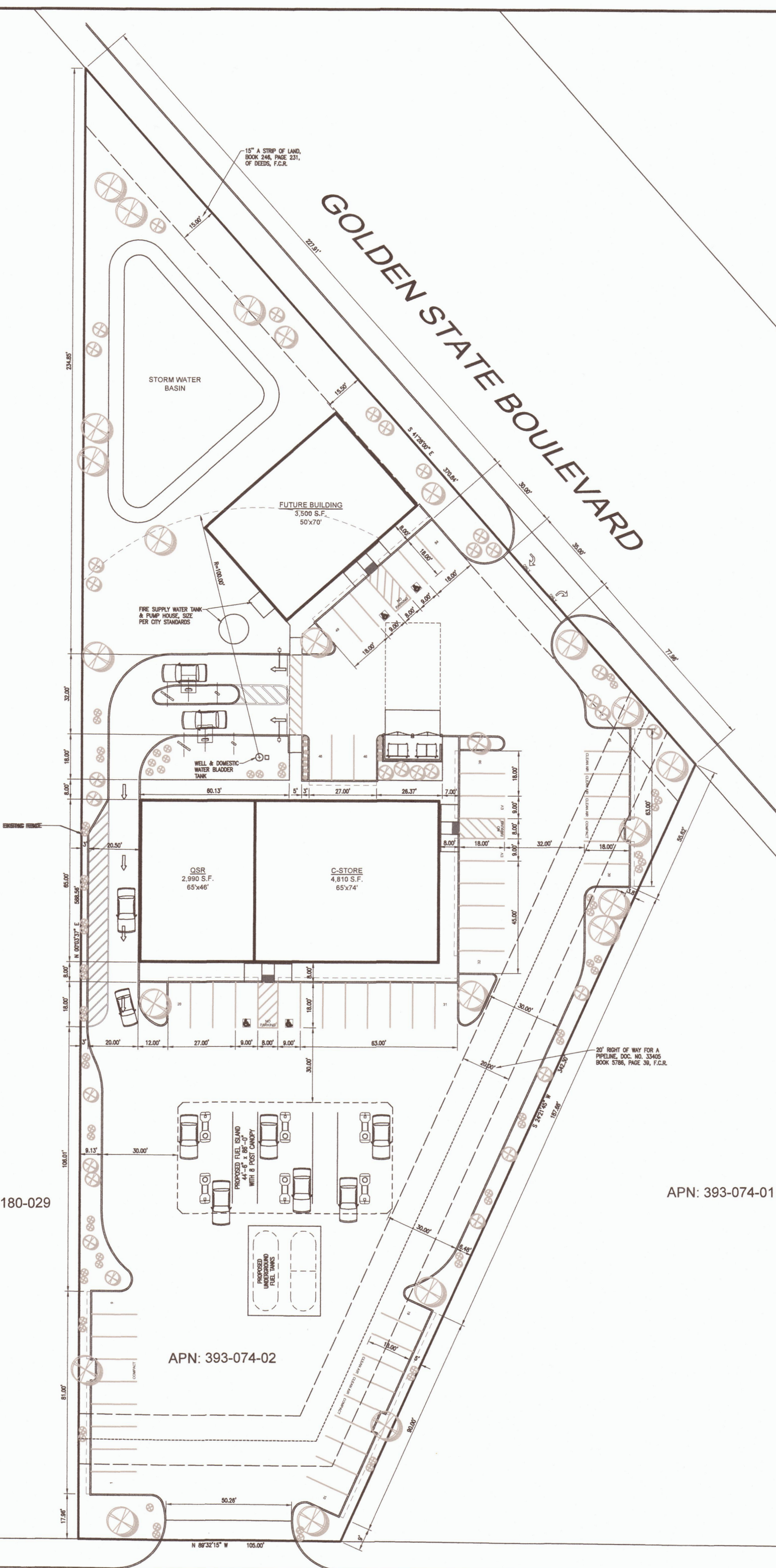




VICINITY MAP

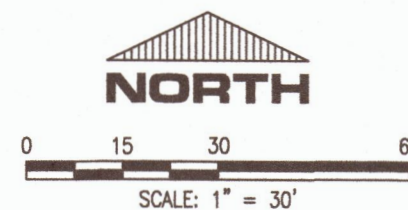


APN: 393-180-029



E. MOUNTAIN VIEW AVENUE

SITE PLAN



EXISTING PARCEL INFORMATION:

OWNER: SOHAL PROPERTIES, LLC  
ASSESSOR PARCEL NUMBER (APN): 393-074-02  
PROPERTY ADDRESS: 11010 E. MOUNTAIN VIEW AVENUE  
PARCEL S.F.: 88,814.00  
ZONING: COMMERCIAL  
GENERAL PLAN DESIGNATION: C-R (REGIONAL COMMERCIAL)  
EXISTING USE OF PROPERTY: TIRE SHOP & GAS STATION  
EXISTING STRUCTURES: YES (TO BE REMOVED)  
SURROUNDING USES: NORTH: GOLDEN STATE BOULEVARD  
SOUTH: COMMERCIAL  
EAST: AGRICULTURE  
WEST: AGRICULTURE

PROPOSED DEVELOPMENT INFORMATION:

PARCEL SIZE: NO CHANGE  
PROPERTY ADDRESS: 11010 E. MOUNTAIN VIEW AVENUE  
GENERAL PLAN DESIGNATION: NO CHANGE  
ZONING: NO CHANGE  
USE OF PROPERTY: COMMERCIAL/GAS STATION-MINI MART & QSR  
TOTAL STRUCTURES: ±15,100 S.F.  
GAS STATION-MINI MART & QSR (PHASE I) ±7,800 SQ.FT.  
GAS STATION-CANOPY (PHASE I) ±3,800 SQ.FT.  
FUTURE RETAIL BLDG. (PHASE II) ±3,500 SQ.FT.

SETBACKS: (AMC 17.38.050)  
EXTERIOR SETBACK: 10 FT.  
INTERIOR & REAR YARD: AS REQUIRED BY BUILDING & FIRE CODES

DEVELOPMENT REQUIREMENTS:

PARKING: COMMERCIAL: 8,310/200=42 SPACES REQ'D  
QSR: 48/4=12 SPACES REQ'D  
TOTAL REQUIRED: 54 SPACES  
LANDSCAPING (5% OF GROSS REQUIRED)  
TOTAL PARCEL: 88,814 S.F.  
TOTAL LANDSCAPE: 24,954 S.F.  
PERCENTAGE: 28.1%

PARKING BREAKDOWN:  
STANDARD: (9x20) 42  
COMPACT: (9x16) 3  
VAN ACCESSIBLE: 2  
ACCESSIBLE: 2  
CLEAN AIR: 5  
SUB-TOTAL: 54  
EV CHARGING STATIONS: 2  
TOTAL PROVIDED: 56

RECEIVED  
MAY 28 2020  
CITY OF SELMA



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PREPARED BY:

**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 West 19th Street  
Merced, CA 95340  
P.O. Box 349  
Merced, CA 95341  
Ph.: (209) 722-3200  
Fax: (209) 722-3254

No.	Date	Description

It is the client's responsibility to verify the accuracy of the information provided in this plan and to ensure that the information is current and accurate. The client shall be responsible for any delays in construction if these provisions are not followed.

CALIFORNIA

A NEW GAS STATION/MINI-MART  
FOR  
**Sohal Properties, LLC**  
11010 East Mountain View Avenue  
Selma, Ca. 93662

SELMA

ENGINEER:

SHEET CONTENTS:

PREPARED FOR:

**Sohal Properties, LLC**  
Contact: Sidhu Singh  
517 W. El Monte Way  
Dinuba, CA 93618  
Ph: (559) 356-2859  
Email:

PROJECT DATA:

Date: APRIL 2020

Scale: AS SHOWN

Drawn By: PRL

Job. No.: 20-033.00

SHEET NUMBER: