

CITY OF SELMA
SERVICE PLAN FOR THE
DE WOLF – FLORAL-FAHRNEY REORGANIZATION/ANNEXATION
No. 2016-00021 (Selma Grove)

April 6, 2016

INTRODUCTION

PROJECT DESCRIPTION – Selma Grove Phase 1 Annexation Project

In 2009, a Draft and Final EIR was prepared for the Rockwell Pond Commercial project. The EIR was certified and pre-zoning and a site plan adopted, but no further action has occurred. The project has been re-named Selma Grove and it is now proposed that an initial annexation take place of an area somewhat smaller than the original Phase I of the project. A Mitigated Negative Declaration (20061000062) was prepared for the annexation, tiering off the certified EIR where possible but providing new and updated analysis as needed. The purpose of this short description is to compare the phases originally analyzed in the EIR with the revised boundaries and commercial space proposed for the initial annexation.

Project Description and Location

Selma Grove (the former Rockwell Pond Commercial Project) is a regional shopping center planned for property located north of Floral Avenue and west of Highway 99 (see Figure 1). The Selma Grove Commercial Project consists of about 35.88 acres and approximately 361,973,100 square feet of retail uses. The Rockwell Pond Commercial Project site plan as analyzed in the EIR included two phases. Phase I annexation map (see Figure 2)

Revised Site Plan-First Phase Annexation

The site plan has been revised (see Figure 3) and the land uses now proposed in the first phase annexation are:

First Phase Annexation – Revised Site Plan Land Uses

Land Use (Regional Commercial)	Acres +/-	Estimated Sq. ft. (approximate – if known)
Hotel (102 rooms)	2.85	--
Toyota auto dealership	6.59	44,000 sf
Two Anchor Stores	--	196,900 sf
General Retail	--	120,400 sf
TOTALS (approximate)	35.88 acres	361,300 sf**
** This total does not include the proposed hotel.		

Municipal Services

All municipal services will be made available to this Annexation Area including potable water, sanitary sewer, storm drainage, police and fire services, community services (parks, recreation, and transit), and building/safety services. Details regarding these services are outlined below:

Potable Water

Potable water will be provided to the annexation area by California Water Company, a private for profit Water Company with offices located in Selma. The developer will be charged for water service according to the rules and regulations of the California Public Utilities Commission. See attached letter from California Water Company. The company has the ability to serve this project, as outlined in the Urban Water Management Plan for the Selma District, which was prepared by the California Water Service Company in December 2010 and is being updated at this time.

Sanitary Sewer

The proposed project (Selma Grove Commercial) will be provided with sanitary sewer service by the Selma-Kingsburg-Fowler County Sanitation District. The developer will connect to the existing sanitary sewer in the vicinity of Floral Avenue. The existing S-K-F Wastewater Treatment Plant has the capacity to accept flows from this commercial site. The company has the ability to serve this project, as outlined in the SKF Sewer System Master Plan for the Selma District, which was prepared by SKF in October 2006 and is being updated at this time.

Storm Drainage

The proposed project (Selma Grove Commercial) will provide on-site and off-site storm drain lines. The stormwater from this project will flow into an existing stormwater retention basin located north of the project site also known as Rockwell Pond. This existing retention basin has the capacity to accept stormwater flows from a 100 year storm event.

Police Protection

Police Services will be provided to the annexation area by the Selma Police Department. The police department already patrols other uses on Floral Avenue adjacent to the annexation area. New uses in the annexation area will be required to annex into the Community Facilities District. The City has the existing personnel and resources to provide police protection to the annexation area. In addition, the City has a mutual aid agreement with the Fresno County Sheriff's Office and the Sheriff maintains an area office in Selma.

Fire Protection

Fire Services will be provided by the Selma Fire Department. Fire Station No. 54 is located at 2857 "A" Street, which is within an approximately 5 minute's response time for a fire or medical emergency in the area. The City has recently established a public safety response time CFD. The fire department has the resources (manpower and equipment) to serve the area. In addition, Fire Station No. 53 is located at 1927 W. Front Street, and the City has mutual aid agreements with other agencies, including Cal Fire.

Building and Safety

Building inspection, plan checking, and code enforcement services will be provided by the Building Division of the City of Selma Community Development Department. In addition to building inspection and plan checking services, the Department also has one full time code enforcement officer. An additional building inspector will be hired when new construction activity increases to the point where a second building inspector is needed. The City currently has the manpower resources to serve the annexation area.

Parks and Recreation

The City of Selma maintains a full service parks and recreation program through the Community Services Department. A park impact fee will be charged, to provide for other parks in the area. Other City parks are located within approximately 3 miles of the annexation area, including Lincoln Park, Ringo Park, and Schafer Park. Schafer Park is about $\frac{3}{4}$ of a mile away from the annexation area, and is a backbone facility with basketball courts, baseball fields, playground equipment, and numerous picnic facilities and barbeque pits. The City, in addition to parks, has a recreation program with organized sports such as softball, T Ball, swimming, and Pop Warner Football. City recreation volunteers assist in coaching and managing these activities. City parks and recreation programs will be available to all residents in the annexation area.

Transit

Selma Transit, which is operated by the Fresno County Economic Opportunity Commission under contract with the Fresno County Rural Transit Agency, operates five 24-passenger buses that provide transportation services to Selma area residents. Selma Transit currently operates one fixed route system that primarily serves the downtown commercial area. Demand-responsive services are available to residents throughout the City and would also be available to residents in the annexation area. Selma Transit is considering a change to an all fixed route system in the near future. The fixed route system, when fully implemented, will include the annexation area.

Ambulance Service

Selma Community District Hospital, located at 1141 Rose Avenue in Selma, is within (5) minutes of the annexation area. The Selma Fire Department has ambulance service for emergency purposes. Selma Community Hospital is presently operating under capacity.

Solid Waste Collection

Collection and recycling will be provided by Selma Disposal and Recycling, the City's contract waste collection and recycling contractor. The coverage area includes all of the existing City limits and will include the annexation area once the area is annexed into the City. Selma Disposal and Recycling has the manpower and equipment to service this area.

Other Services

Access to City services such as Planning, Building, Public Works and other City services, which are located in the City of Selma, will be far more convenient to this area than County services, which must currently be obtained about 20 miles away in Fresno. City services are within three miles. Animal control services are provided by the City Police Department.

Financing of services and facilities:

All services are financed by one, or a combination, of the following methods:

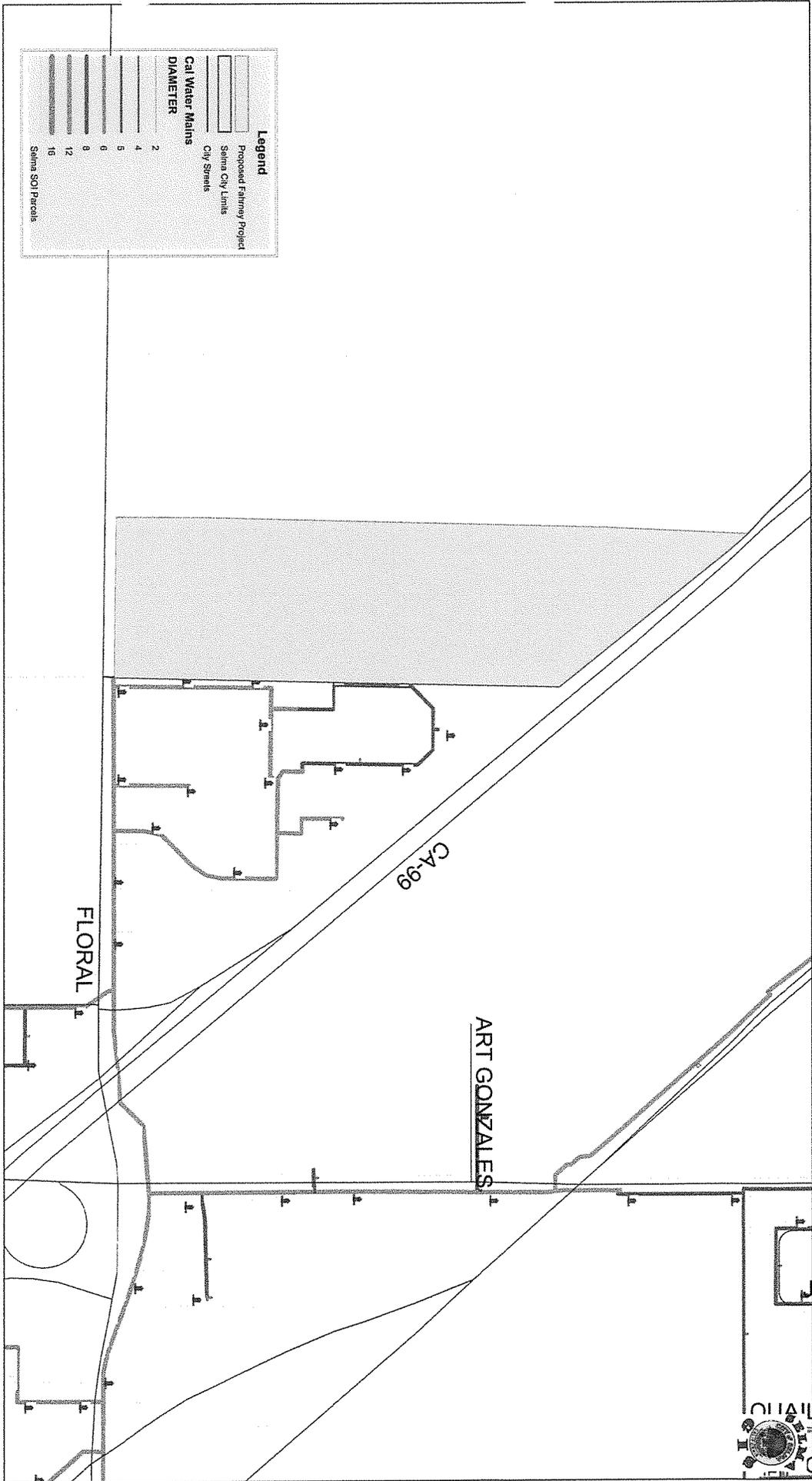
1. Property tax
2. Fees: Development impact fees are collected from new development to fund parks, sewers, traffic signalization, and storm drainage. City facility fees are collected to help fund future City facilities, and fees for various business licenses and activities are also collected.
3. Sales tax (an extremely high source of funds due to the nature and quality of business activity). Major auto dealerships contribute a large percentage of the tax.
4. State funds: ie., gas tax, motor vehicles in lieu tax, are utilized by the City for street work and supporting the transit system.

5. Federal funds: i.e. Fresno-Madera Area Agency on Aging, Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

The City has conservative spending policies and moderate revenue sources. This project has an Environmental Report in compliance with the California Environmental Quality Act (CEQA), as amended. The findings were posted as required by CEQA and were circulated to affected agencies.

SUMMARY

The City of Selma has approved the parcel and annexation boundary map and legal description for this property. The City is committed to provide this area with all municipal services normally provided to other areas of the City. The annexation area is within the Sphere of Influence of the City of Selma and is included within the General Plan with a land use designation of Regional Commercial. The property will be pre-zoned C-R (Regional Commercial).



Selma Community Development Department

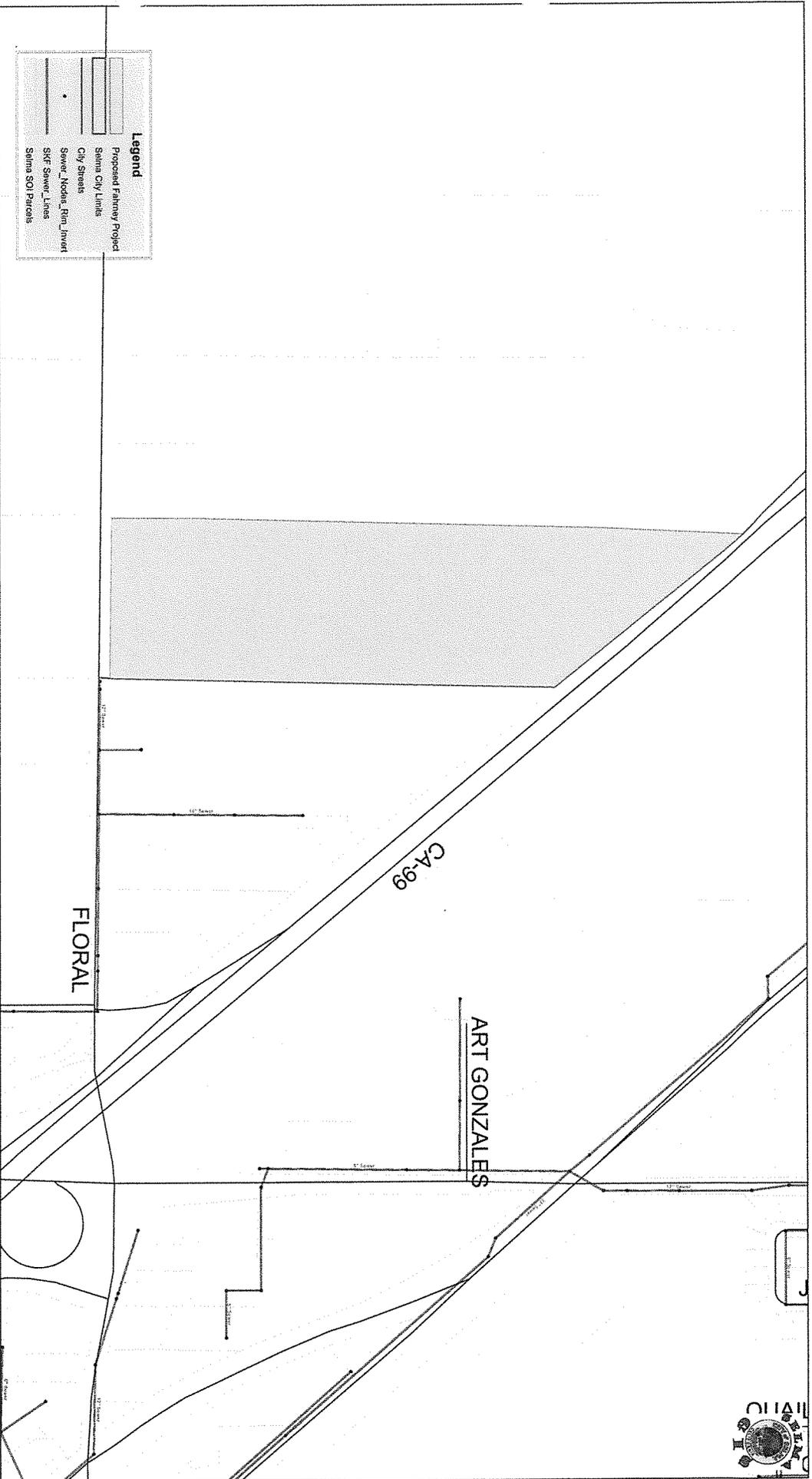
City of Selma
Water Lines
& Hydrants

This map has been prepared
by the City of Selma GIS Dept
2/8/2016
Water Data provided
by California Water Service



Selma Community Development Department

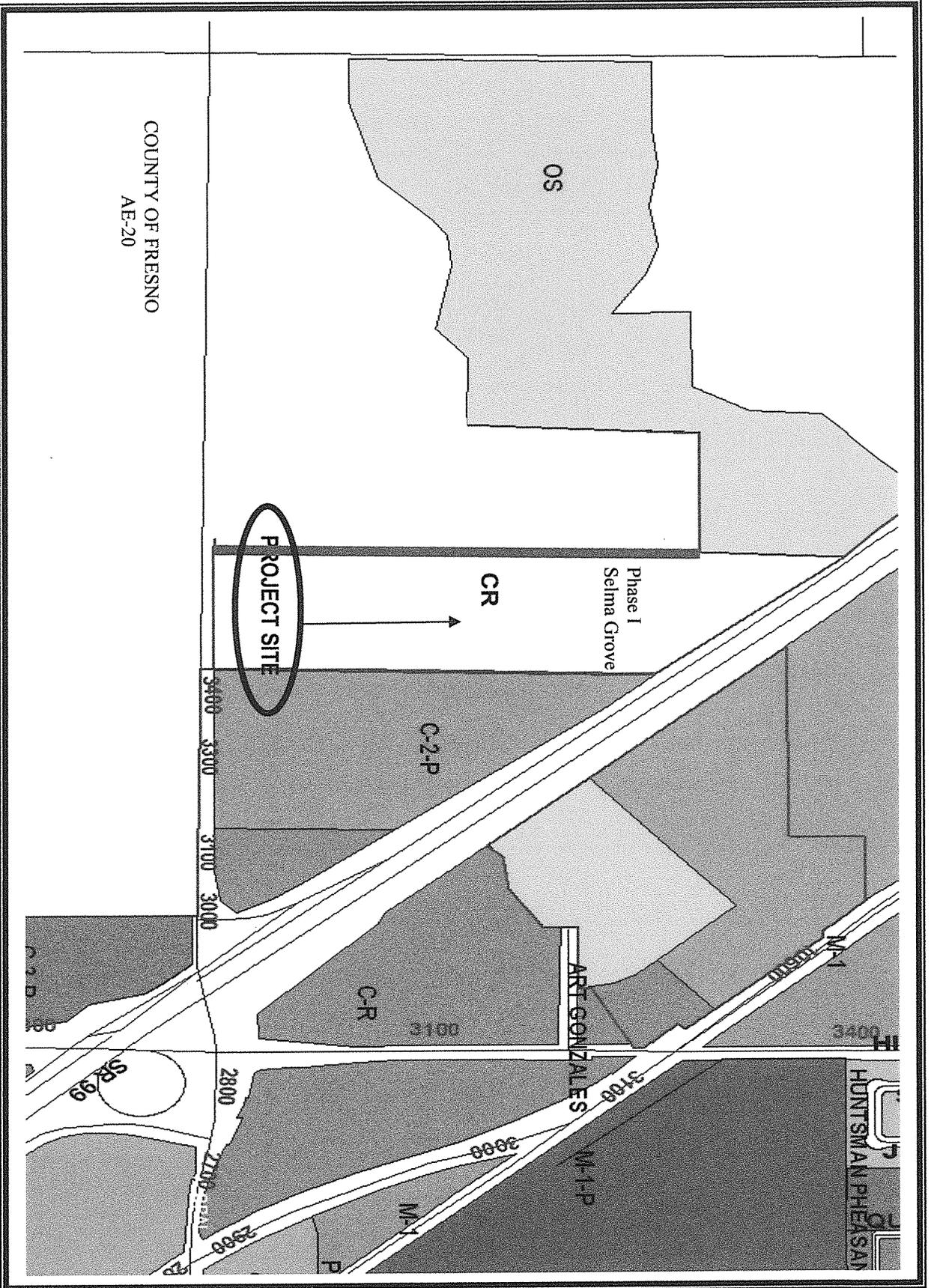
City of Selma Sewer Line



This map has been prepared
by the City of Selma GIS Dept
2/8/2016
Sewer Data provided
by SKF



Selma Grove (Fahrney Group)

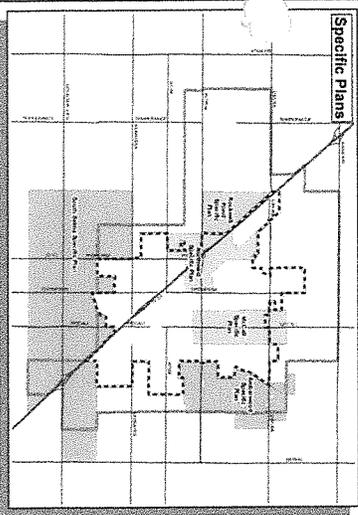
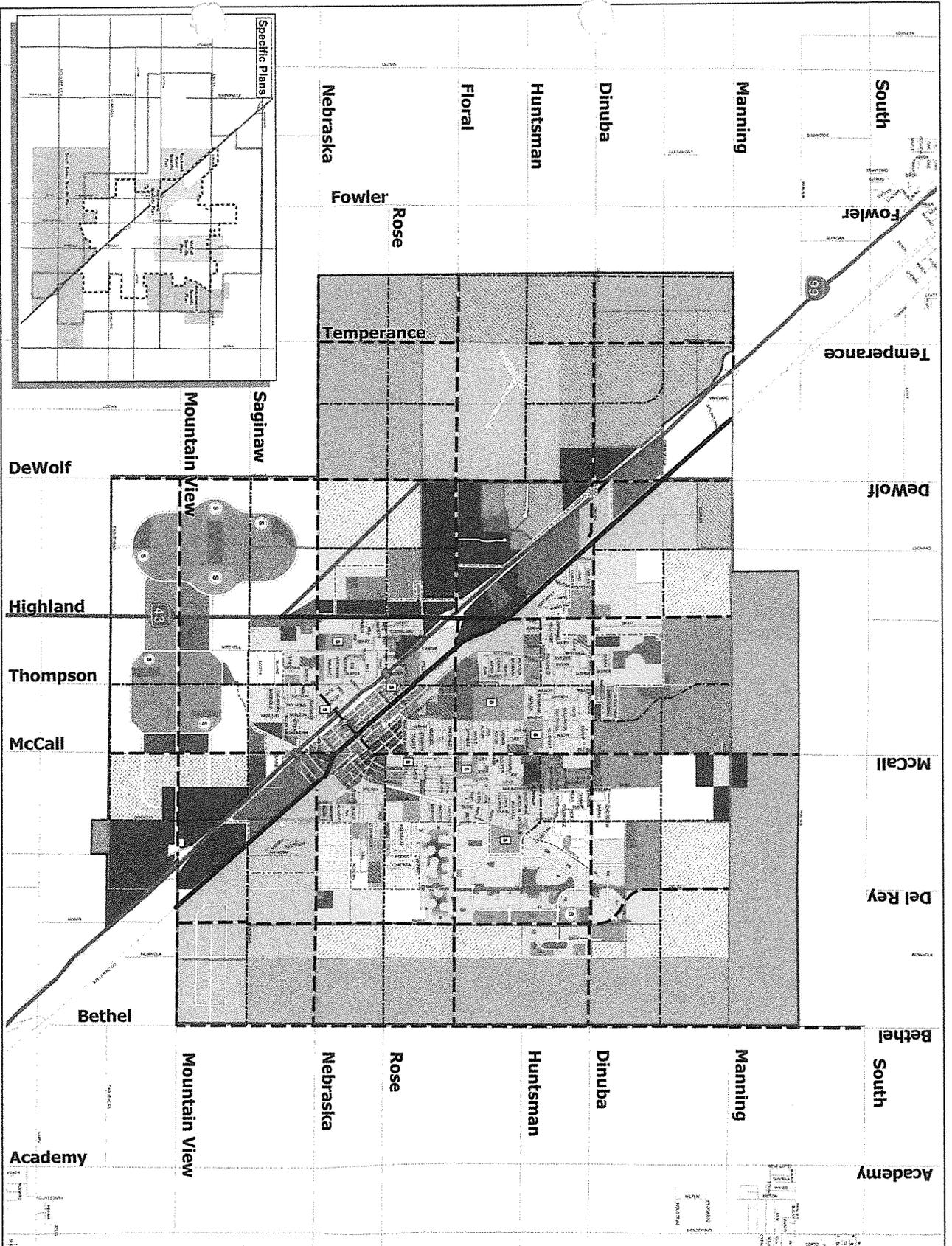


ZONING DISTRICT MAP

Regional Commercial Zone CR

City of Selma GIS 2005

City of Selma 2035 General Plan



City of Selma
General Plan
Land Use and Circulation
Preferred Alternative
 December 2009

Legend

- City Limits
- Existing Sphere of Influence
- Planning Area Boundary
- General Plan Land Use
- Business Park Reserve
- Central Business District
- Commercial Office
- Community Commercial
- Highway Commercial
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Commercial Reserve
- Mixed Use
- Very Low Density
- Low Density
- Medium Low Density
- Medium Density
- Medium High Density
- High Density
- Residential Reserve
- Light Industrial
- Heavy Industrial
- Park/Open Space
- Agriculture
- Planned Medical Development
- Public Facilities
- Selma Aerodrome

Circulation

- Undercrossing
- Proposed Interchange

Roadways

- Expressway
- Major Arterial
- Arterial
- Collector
- State Highway

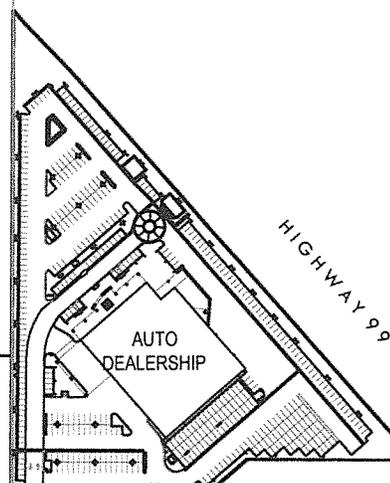
Existing Schools

Future school site (school site locations are approximate and subject to change)

Adopted 2010

0 0.25 0.5 1 Miles

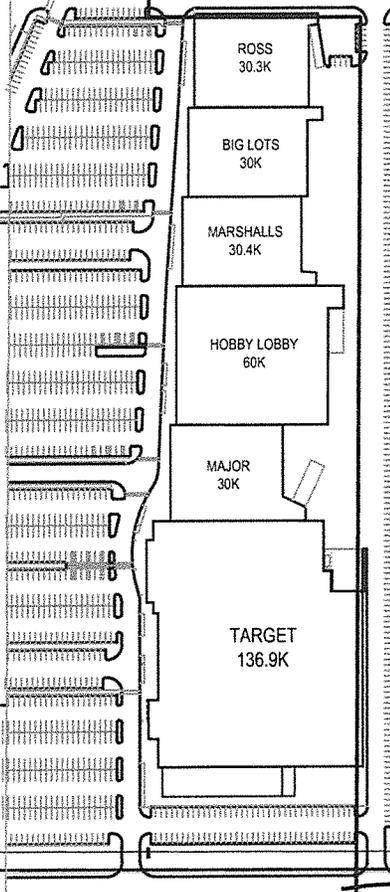
Amor/November 21, 2009



HIGHWAY 99

AUTO DEALERSHIP

HOTEL PARCEL
2.85 AC



ROSS
30.3K

BIG LOTS
30K

MARSHALLS
30.4K

HOBBY LOBBY
60K

MAJOR
30K

TARGET
136.9K

EXISTING SHOPPING CENTER