

# Notice of Determination

Appendix D

To:  
 Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

From:  
 Public Agency: City of Selma  
 Address: 1710 Tucker Street  
Selma, California 93662  
 Contact: Bryant Hemby Planner  
 Phone: (559) 891-2209

County Clerk  
 County of: Fresno  
 Address: 2221 Kern Street  
Fresno, CA 93721

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2016021087

Project Title: Selma Grove Phase I Commercial Project

Project Applicant: City of Selma, California 93662

Project Location (include county): Floral Ave. 1,326.21 feet west of SB offramp of Floral Ave. and SR99, Fresno Co

Project Description:  
 See Attached

**FILED**  
 MAY 03 2016 TIME 11:31 AM  
 By Victoria J. Vasquez

This is to advise that the City of Selma has approved the above  
 Lead Agency or  Responsible Agency)

described project on May 2, 2016 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Considerations  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Selma  
1710 Tucker Street, Selma, Ca 93662 - CityofSelma.com

Signature (Public Agency): Bryant Hemby Title: Planner

Date: May 3, 2016 Date Received for filing at OPR: \_\_\_\_\_

## Attachment 1

**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 has been prepared for the annexation, tying off the certified EIR where possible but providing new and updated analysis as needed.

**Project Description and Location**

Selma Grove (Phase one of 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 3610,000 square feet of retail uses.

**Revised Site Plan-First Phase Annexation**

The site plan has been revised and the land uses now proposed in the first phase annexation are:

**First Phase Annexation – Revised Site Plan Land Uses**

Hotel (102 rooms)	2.85	--
Toyota auto dealership	6.59	44,000 sf
Two Anchor Stores	--	196,900 sf
General Retail	--	120,400 sf
<b>TOTALS (approximate)</b>	<b>35.88 acres</b>	<b>361,300 sf**</b>

\*\* This total does not include the proposed hotel.