City of Selma
Housing Element
2015-2023

Initial Study
Mitigated Negative Declaration

Lead Agency
City of Selma
1710 Trucker Street
Selma, California 93662

Consultant
MIG
537 S. Raymond Avenue
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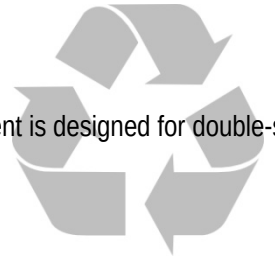

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Table of Contents

List of Tables

List of Exhibits

1 PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Selma portion of the 2015-2023 Housing Element. Pursuant to the California Environmental Quality act (CEQA), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Selma local rules and regulations. The proposed project requires discretionary approval by the City of Selma and review by the California Department of Housing and Community Development (HCD). As the project initiator and because of the legislative approvals involved, the City of Selma is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Selma approval of a General Plan Amendment and subsequent zoning changes, if necessary. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Selma is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of a MND, as discussed in Section 4. Either of these determinations indicate that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

CONTENTS

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

TIERING

Section 15152 et al of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

(a) "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan,

policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

(c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

(e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.

(1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.

(2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).

(3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:

(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

(g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.

(h) There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:

(1) General Plan EIR (Section 15166)

(2) Staged EIR (Section 15167)

(3) Program EIR (Section 15168)

(4) Master EIR (Section 15175)

(5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)

(6) Redevelopment project (Section 15180)

(7) Projects consistent with community plan, general plan, or zoning (Section 15183)

This Initial Study for the 2015-2023 Housing Element has been prepared to tier from the General Plan EIR of the City of Selma, as amended or otherwise supplemented. For the City of Selma, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of Selma
1710 Tucker Street
Selma, CA 93662

Analytical Approach

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: As the General Plan is updated and/or amended, the City of Selma will ensure that such updates and amendments do not prevent implementation of the policies contained in the update Housing Element.

Categorical Exemptions: Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the Lead agency's existing land use policies.

The purpose of the environmental analysis conducted for the Housing Element, as documented herein, is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on a hypothetical

development scenario for the Adequate Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.

PROJECT TITLE

City of Selma 2015-2023 Housing Element

LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS

City of Selma
1710 Tucker Street
Selma, CA 93662

CONTACT PERSON AND PHONE NUMBER

Roseann Galvan, Administrative Analyst
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PROJECT LOCATION

The 2015-2023 Housing Element applies to all proposed and existing residential and mixed-use General Plan land use designations and zoning districts that support residential or mixed-use development within the municipal boundaries of the City of Selma. The City of Selma is located in the County of Fresno and is 5.65 miles southeast of Fowler, 5.15 miles northwest of Kingsburg, 6.90 miles east of Monmouth, and 8.95 miles west of Reedley. State Route 180 (SR-180) is located 16.47 miles north of Selma and State Route 198 (SR-198) is located 20.42 miles south of Selma. Both provide regional access to Interstate 5 (I-5) and the greater Central Valley. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the city of Selma. The Planning Area is approximately 3,287 acres, representing approximately 0.0008 percent of the land area of the County of Fresno. The Adequate Sites identified in the Housing Element are located throughout the planning area. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of Fresno or the location of the unincorporated areas of the County and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

GENERAL PLAN DESIGNATIONS

The existing residential and mixed-use General Plan land use designations that support housing development within the City of Selma are summarized in Table 1 (Residential and Mixed-Use Land Uses).[1] [2] The proposed Housing Element does not include the adoption of any new land use designation within the community.

Table 1
Residential and Mixed-Use Land Uses

Land Use Designation	Supported Uses	Maximum Density (DU/AC)
Very Low Density	Single-Family Residential	0.0-2.0 D/AC
Low Density	Single-Family Residential	1.0-4.0 DU/AC
Medium-Low Density	Single-Family Residential	3.0-5.5 DU/AC
Medium Density	Single/Multi-Family Residential	4.5-9.0 DU/AC
Medium-High Density	Single/Multi-Family Residential	8.0-14.0 DU/AC
High Density	Multi-Family Residential	13.0-19.0 DU/AC
Mixed Use	Multi-Family Residential	10.0-20.0 DU/AC
Source: City of Selma 2015		

[1] City of Selma. General Plan. Land Use Element. May, 2015.
[2] City of Selma. General Plan Update Environmental Impact Report. July, 2010.

ZONING DISTRICTS

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards.

Table 2
Residential Zoning Districts

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Area (SF)	Maximum Lot Coverage (Percent)
R-1-7	Single-Family Residential	35 FT	7,000 SF	40%
R-1-9	Single-Family Residential	35 FT	9,000 SF	40%
R-1-12	Single-Family Residential	35 FT	12,000 SF	40%
R-2-A	Single/Multi-Family Residential	1 Story, 20 FT	9,000 SF	45%
R-2	Single/Multi-Family Residential	2 Stories, 35 FT	9,000 SF	45%
R-3-A	Single/Multi-Family Residential	1 Story, 20 FT	9,000 SF	55%
R-3	Single/Multi-Family Residential	2 Stories, 35 FT	9,000 SF	55%
R-2-M	Multi-Family Residential	35 FT	24,000 SF (3,000 SF Mobile Home)	75%
Source: City of Selma, 2015				

CHARACTERISTICS OF THE HOUSING ELEMENT

The proposed project is the adoption and implementation of the City of Selma 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (COG) is coordinating the County of Fresno and twelve of its 15 incorporated cities in preparing a housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. The Housing Element for the County/City has been prepared using the information and collaboration developed through this effort.

HOUSING ELEMENT

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County that includes 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of

"special needs groups" that include the elderly, large families, female-headed households, households with a physically or developmentally disabled person, farm workers, and the homeless.

The 2015-2023 Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Assessments (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Selma is located.

STATUTORY REQUIREMENTS

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working to statewide goals. The 2015-2023 Housing Element will become the policy document in the City of Selma that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

FOURTH CYCLE HOUSING ELEMENT CARRY-OVER ANALYSIS

In the previous planning period (Fourth Cycle), the RHNA assigned to the City of Selma was 2,166 units (444 very low-income, 341 low-income, 499 moderate-income, and 883 above moderate-income units). The previous RHNA period covered from January 1, 2006 through June 30, 2013 (extended through December 31, 2015 by legislation). The potential AB 1233 penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in the updated Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since January 1, 2006 by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the City during the RHNA cycle.

Units Built or Under Construction

Since January 1, 2006, the City issued building permits for 410 new units, including 323 single-family units, 6 duplex/four-plex units, and 81 multifamily units. Among the single family homes constructed, two were granny units, three were manufactured homes (one of which was a second unit), and 68 homes were constructed as part of the Valley View Village (Phase 1), an affordable rental housing development. Constructed in 2011, Valley View Village was assisted under the Section 515 Rural Rental Housing Program, and the units are affordable to very low-income households. In addition, Phase 2 of Valley View Village is under construction with another 48 units. (These 48 units have been approved along with Phase 1 but are being constructed now.) The 81-unit Cordova Apartments (inclusive of one manager's unit) was funded with County HOME funds and affordable primarily to low and very low-income households up to 60 percent of the AMI. The project was constructed in 2009.

Three subdivisions within the City limits provide additional housing opportunities in the City. Applications have been submitted for the following:

- 220-units Bratton I
- 153-units Canales
- 87-unit Synergy Land group
- 44-units Country View III
- 33-units Country Rose Estates

Overall, the City provided 156 very low-income, 40 low-income, 11 moderate-income, and 720 above moderate-income units. The City must demonstrate that it has adequate site for remaining RHNA of 1,239 units (288 very low-, 302 low-, 488 moderate-, and 163 above moderate-income units). The distribution of credited housing units and the allocation of this remaining housing need is summarized in Table 3 (RHNA Credits and Remaining Need).

Table 3
RHNA Credits and Remaining Need

	Units by Income Level				
	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income	Total
Assigned					
	444	342	499	883	2,166
Constructed/Entitled					
	156	40	11	720	927
Remaining Need					
	288	302	488	163	1,239
Source: City of Selma, 2015					

Fourth Cycle Carry-Over Analysis Summary

Combined, the various commercial zones offer a capacity for 394 units in mixed-use developments that can facilitate affordable housing for lower-income households. Properties zoned for single-family residential uses are also adequate to address the City's remaining RHNA for above moderate-income households. However, as shown in Table 4 (Fourth Cycle Carry-Over Analysis Summary), the City has a shortfall of sites for 195 lower- and 294 moderate-income units. Overall, the City has a carryover RHNA of 489 moderate-income units from the fourth cycle.

Table 4
Fourth Cycle Carry-Over Analysis Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
Fourth Cycle RHNA	222	222	341	499	883	2,166
Permits Issued, Approved, or in Dev., 2006-2014			196	11	720	927
Vacant Sites Available			394	194	293	881
Unaccommodated Need from 4th Cycle			(195)	(294)	0	(489)
Source: City of Selma, 2014						

Housing Opportunity Areas

State law requires that jurisdictions demonstrate in the Housing Element that the there is land inventory available and adequate in accommodating that jurisdiction's RHNA allocation. The City of Selma has identified vacant residential sites, vacant mixed-use sites, and underutilized mixed-use sites that are sufficient in accommodating the remaining needs allocation target of 881 units. No constraints have been identified on in regards to these Adequate Sites that will prevent development, redevelopment, or reuse during the Housing Element period. The Adequate Sites are categorized and summarized herein.

Table 5 (Vacant Land Inventory) below summarizes the amount of vacant land available as of December 2014. The locations of these sites are shown in Exhibit 1 (Selma Sites Inventory).

Table 5
Vacant Land Inventory

Zoning	Acres	No. of Parcels	Max Units/ Acre	Average Units/ Acre	DU Capacity
R-1-12	1.72	6	3.6	2.88	6
R-1-9	3.9	16	4.8	3.84	16
R-1-7	50.94	113	6.2	4.96	255
R-2	2.77	14	8	6.4	16
R-3	17.3	15	14	11.2	194
C-B-D	0.59	6	20	16	10
C-O	1.93	3	20	16	31
C-1	5.64	1	20	16	90
C-2	11.15	25	20	16	179
C-S	5.25	19	20	16	84
TOTAL	101.2	218	--	--	881
Source: City of Selma, 2015					

Vacant Sites Available

Identification of vacant residential and mixed-use sites is based on an analysis of the latest assessor's parcel information. All sites in the vacant land inventory were included in the existing Housing Element. The inventory of vacant residential and mixed-use land in the City totals 101.2 acres. These vacant sites have the potential to accommodate 881 units with applicable land use and zoning requirements applied. In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. The sites inventory uses the following assumptions:

- Relation of density to income categories. The following assumptions were used to determine the income categories according to the allowed densities for each site:

    - Lower-Income Sites. Based on a market analysis of affordable housing projects in the region, sites that allow at 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the Zoning below:

        - Sites that are zoned Multiple-Family Residential (R-2-M) (up to 19 units per acre);
        - Sites that are zoned Multiple-Family Residential (R-3, R-4) (up to 19 units per acre); and
        - Sites that are zoned Central Business District (C-B-D), Commercial Office (C-O), Neighborhood Commercial (C-1), Central Commercial (C-2), and Commercial Services (C-3), where mixed use developments with a density of up to 20 units per acre are conditionally permitted.

    - Moderate-Income Sites. Sites that are zoned Multiple-Family Residential that allows a density up to 8 dwelling units per net acre. Typical dwelling units include small apartments and other attached units. These areas were inventoried as feasible for moderate-income residential development.

        - Sites that are zoned Multiple-Family Residential (R-2, R-3, R-3-A) (up to 14 units per acre); and
        - Sites that are Multiple-Family Residential (R-2, R-2-A) (up to 9 units per acre)

- Above Moderate-Income Sites. All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.

- Realistic Development Potential. The inventory assumes build-out of 80 percent of the maximum permitted density for all sites.

FIFTH CYCLE HOUSING ELEMENT

For the fifth Housing Element update, Fresno COG has assigned the City of Selma a regional housing needs allocation of 605 housing units for the 2015-2023 planning period, including 140 very low-income units, 115 low-income units, 69 moderate-income units, and 281 above moderate-income units. Table 5 (Regional Housing Needs Assessment Allocation) identifies the projected housing needs for the 2015-2023 cycle.

Table 6
Regional Housing Needs Assessment Allocation

Income Group	Total Allocation (DU)	Income Group Ratio (%)
Extremely Low/Very Low	140	23.14
Low	115	19.00
Moderate	69	11.40
Above Moderate	281	46.44
Total	605	100.00
Source: City of Selma, 2015		

Units Built or Under Construction

Since the RHNA projection period for the fifth cycle Housing Element runs from January 1, 2013, to December 31, 2023, the City of Selma's RHNA can be reduced by the number of units built or under construction since January 1, 2013. According to building permit data, the City issued building permits for only 17 new single-family units between 2013 and 2014.

Planned or Approved Projects

The City's RHNA can also be reduced by the number of new units in projects that are planned or approved. Table 7 (Planned or Approved Projects) shows an inventory of all residential projects that are (as of December 2014) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, total number of units, and the current status of the project.

Table 7
Planned or Approved Projects

Project	Units by Income Level					Total Units	Status
	ELI	VLI	LI	MI	AMI		
Bratton 1	--	--	--	--	220	220	Application Submitted
Emmett	--	--	--	--	96	96	Application Submitted
Canales	--	--	--	--	153	153	Approved for 153 units but original project developer declared bankruptcy. A new developer is in the process of purchasing this development.
Synergy	--	--	--	--	87	87	Approved project in the planning area.
Country View III	--	--	--	--	23	23	Approved project in the planning area.
Country Rose Estates	--	--	--	--	33	33	Approved project in the planning area.
Total	--	--	--	--	612	612	
Source: City of Selma, GIS Division, 2015							

Overall, three subdivisions within the current City limits would provide 469 additional single family units. Three projects within the City's Planning Area have been approved by the City. These projects would provide another 143 units. Annexation of these properties into the City limits has not yet been initiated by the project applicants. However, the City has done what it can to facilitate future residential growth. Annexation is expected to occur with this RHNA planning period.

RHNA Summary

Table 8 (RHNA Summary) provides a summary of Selma's ability to meet the 2013-2023 RHNA and its carryover RHNA of 489 units. The total RHNA to be addressed in the 2015-2023 Housing Element is 1,094 units, including 450 lower-income units, 363 moderate-income units, and 281 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant and underutilized sites, Selma has a shortfall of sites for 56 lower-income units and 169 moderate-income units.

Table 8
RHNA Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
Unaccommodated Need from 2006-2015 RHNA			195	294		489
2013-2023 RHNA	70	70	115	69	281	605
Total RHNA			450	363	281	1,094
Units Built or Under Construction					17	17
Planned or Approved Projects					612	612
Capacity on Vacant Sites			394	194	293	881
Remaining Deficit[1]			(56)	(169)	0	(225)
Note 1: Remaining Need is calculated by subtracting planned projects and capacity on vacant and underutilized sites from total RHNA. *Source: City of Selma, 2014*						

PREZONE PROGRAM

The City of Selma updated its General Plan in July 2010. The updated General Plan identified 70 acres of High Density Residential land (up to 19 units per acre) and 20 acres of Medium High Density Residential land (up to 14.5 units per acre) in

the Planning Area. In addition, the General Plan has a Mixed Use designation, within which about 10 to 20 acres are anticipated for High Density Residential use. The City will prezone adequate acreage to accommodate its shortfall of 56 lower-income units and 169 moderate-income units. Prezoning to address this carryover from the fourth cycle RHNA must be accomplished within the first year of the adoption of the 2015-2023 Housing Element.

PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services including water, sewer, and storm drainage. Public services and utilities serving the City of Selma are summarized herein.

- Police Services: The City of Selma Police Department, located at 1935 East Front Street, serves the planning area. The Selma Police Department's Field Operations Division provides 24-hour police services to the community. The Department is staffed with 30 sworn and 8 non-sworn officers. The majority of sworn officers within the Selma Police Department are assigned to the Field Operations Division. Assignments within the Field Operations Division include patrol officer, K-9 handler, Motor Officer, Field Training Officer, and Special Problem Oriented Teams.[3] Patrol officers in the City of Selma respond to approximately 25,000 calls for service each year.[4] There are currently no plans to build any new fire stations or police department facilities.
- Schools: The Selma Unified School District provides K-12 school services to the City of Selma. The District includes one high school, one middle school eight elementary schools, and alternative school, and an adult school.[5] The District has 6,458 students and 275 teachers for a student/teacher ration of 23.61. There are currently no plans to build any new schools or school facilities.
- Parks and Recreation: The Community Development Department's Community Services Division provides and parks and recreation services to the Selma community. The Community Services Division consists of special events, facility rentals and usage, park and shelter rental, Pioneer Village, and various youth, adult, and senior enrichment programs. There are six parks located within the planning area that provide a diverse array of outdoor recreation opportunities including playground equipment, lighted soccer fields, basketball courts, a water spray park, a skate park, picnic shelters, tennis courts, ball fields, a walking/jogging trail, youth and senior centers, and open space. Pioneer Village is a unique, 15-acre site consisting of historical buildings from the 1880s and dedicated to preserving the area's historic character. The Village includes a charming Queen Anne Victorian cottage, St. Ansgar's Lutheran Church, the Unger Opera House (now a performing arts theater), a railroad depot, a doctor's office and Selma's first schoolhouse. There is also a collection of agricultural equipment and tools, household furnishings toys, and antique medical and office equipment. The Village hosts a variety of festivals year-round and several picnic areas are located on the grounds. There are currently no plans to expand or develop new parks and recreation facilities within the City.
- Water: The City of Selma contracts with California Water Service (Cal Water) for its water supply needs. Cal Water's Selma District water system - composed of storage tanks, booster pumps, water wells, and more than 80 miles of pipeline – delivers 5.9 million gallons of water per day to its 6,500 customers.[6] Cal Water's Selma District growth rate has diminished in recent years but has remained fairly consistent over a long period of time. Growth in total services has averaged 1.18 percent in the past five years and 1.78 percent for the past 10 years. Demand for water services in the Selma District fluctuates between 320,000 and 450,000 gallons per service per year. Over the past five years, the combined demand per service for all customer categories has averaged 379,300 gallons per service per year. In 2010, Cal Water delivered 5,520 acre-feet (AF) of water to the District. In 2015, water deliveries were projected to be 7,088 AF of water. Demand is projected to increase to 7,009 AF of water by 2020, 7,773 AF by 2025, 8,624 AF by

[3] City of Selma. *City Website: Police Department Home*. http://www.cityofselma.com/police/index.htm [Accessed December 11, 2015].
[4] City of Selma Police Department. *FY 2013/2014 Selma Police Department Annual Report.* http://www.cityofselma.com/PDFs/Web%20Site%20Applications/Police/Annual%20Report%202014.pdf [Accessed December 11, 2015].
[5] Selma Unified School District. District Website. http://www.selmausd.org/schools/index.cfm [Accessed December 11, 2015].
[6] California Water Service Company. *Website*. https://www.calwater.com/about/district-information/sel/ [Accessed December 11, 2015].

2030, and 9,569 AF by 2035.[7] Cal Water does not anticipate expanding or developing new water services systems within the City.

- Wastewater: Wastewater services in the City are provided by the Selma-Kingsburg-Fowler County Sanitation District (SKFCSD). SKFCSD is a public agency formed in 1971 by the Fresno County Board of Supervisors. The purpose of the District is to provide for the collection, treatment, and disposal of wastewater emanating from the residential, commercial, institutional, and industrial discharges within the service area. SKFCSD's wastewater treatment and disposal facilities are located on a 550-acre site, 1.5 miles west of Kingsburg.[8] The Site includes 30 acres of treatment units, 20 acres of biosolids dewatering and processing areas, 120 acres of effluent evaporation and percolation pond area and 20 acres of storm water collection for ground water recharge, 140 acres of former sludge disposal area, as well as 220 acres of buffer zones surrounding the facilities. The District collects, treats, and disposes of over a billion gallons annually of wastewater emanating from within the service boundaries of the District.[9] There are currently no plans to expand or develop new wastewater collection and treatment facilities within the City.
- Storm Drains: The Selma Public Works Streets Division maintains 75 miles of City streets and right-of-ways. The Division is responsible for the maintenance and installation of sidewalks, curbs and gutters, maintenance and repair of 40 miles of storm drain, including approximately 700 drain inlets/catch basins and 15 storm drain lift stations and 8 retention ponds.

Surrounding Land Uses

The Adequate Areas identified in Exhibit 2 (Adequate Sites) are located throughout the City.

Environmental Setting

The City of Selma is located in south-central Fresno County, approximately 15.25 miles southwest of Jesse Morrow and Campbell Mountains and 14.65 miles west of Smith Mountain. The current City limits contain 5.1 square miles (3,294 acres), of which approximately 1,900 acres (42.3%) is urbanized. Physically the Selma area is typical of the San Joaquin Valley. The terrain is relatively flat with elevation ranging from 295 feet to 300 feet. Outside of the developed areas of the City, the dominant land use is agriculture. The climate of the project area is typical of inland valleys of California, with hot, dry summers and cool, mild winters. Daytime temperatures in the summer often exceed 100 degrees, with lows in the 60s. In winter, daytime temperatures are usually in the 50s, with lows around 35 degrees. Radiation (Tule) fog is common in the winter, and may persist for days. Winds are predominately up-valley (from the north) in all seasons, but more so in the summer and spring months. Winds in the fall and winter are generally lighter and more variable in direction but generally blow towards the south and southeast.

Selma is located in the San Joaquin Valley Air Basin, which is defined by the Sierra Nevada to the east, the Coast Ranges to the west, and the Tehachapi Mountains to the south. The Air Basin is comprised of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare Counties and the valley portion of Kern County, Approximately 25,000 square miles. Because of the Valley's unique physical characteristics, its pollution potential is very high. Surrounding elevated terrain, in conjunction with temperature inversions, frequently restricts lateral and vertical dilution of pollutants. Abundant sunshine and warm temperatures in summer are ideal conditions for the formation of photochemical oxidants, and the Valley becomes a frequent scene of photochemical pollution.

Air pollution transported from the San Francisco Bay and Sacramento areas is believed to account for 11 percent of measured ozone levels in Fresno, Tulare, Madera, and Kings Counties, with the balance coming from local agricultural, residential, commercial, and industrial direct and indirect sources.

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7 California Water Service Company. *2010 Urban Water Management Plan: Selma District.* June 2011.

8 Selma-Kingsburg-Fowler County Sanitation District. *District Website: About Us.* http://skfcsd.org/about-us/ [Accessed December 11, 2015.

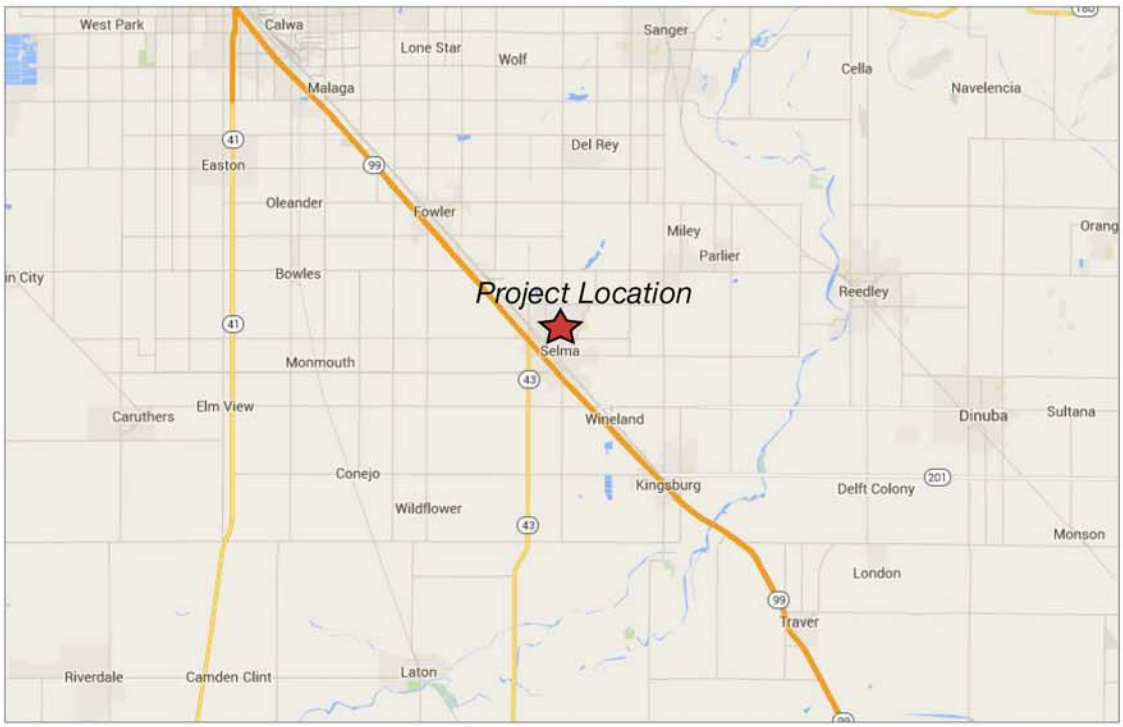
9 Selma-Kingsburg-Fowler County Sanitation District. *District Website: Operations*. http://skfcsd.org/departments/operations/ [Accessed December 11, 2015].

REQUIRED COUNTY/CITY APPROVALS

The City Council must approve a General Plan Amendment to incorporate the 2015-2023 Housing Element into the General Plan. Zone changes are also required in order to incorporate the Housing Element.

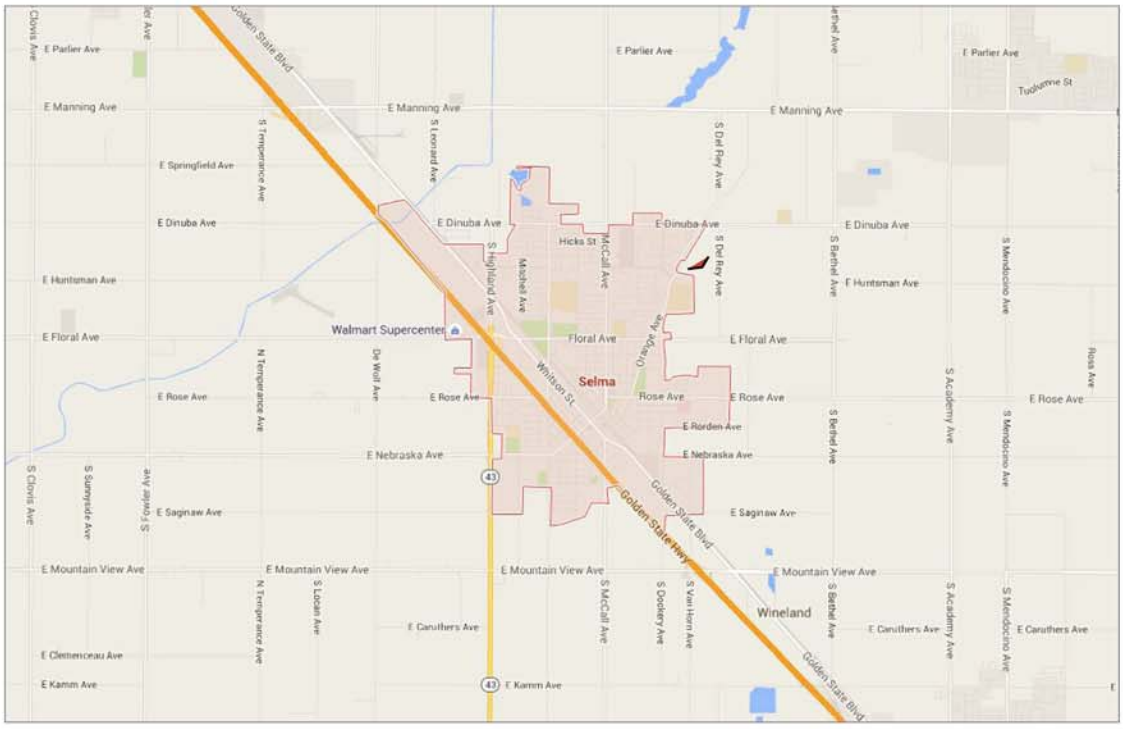
OTHER AGENCY APPROVALS

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.



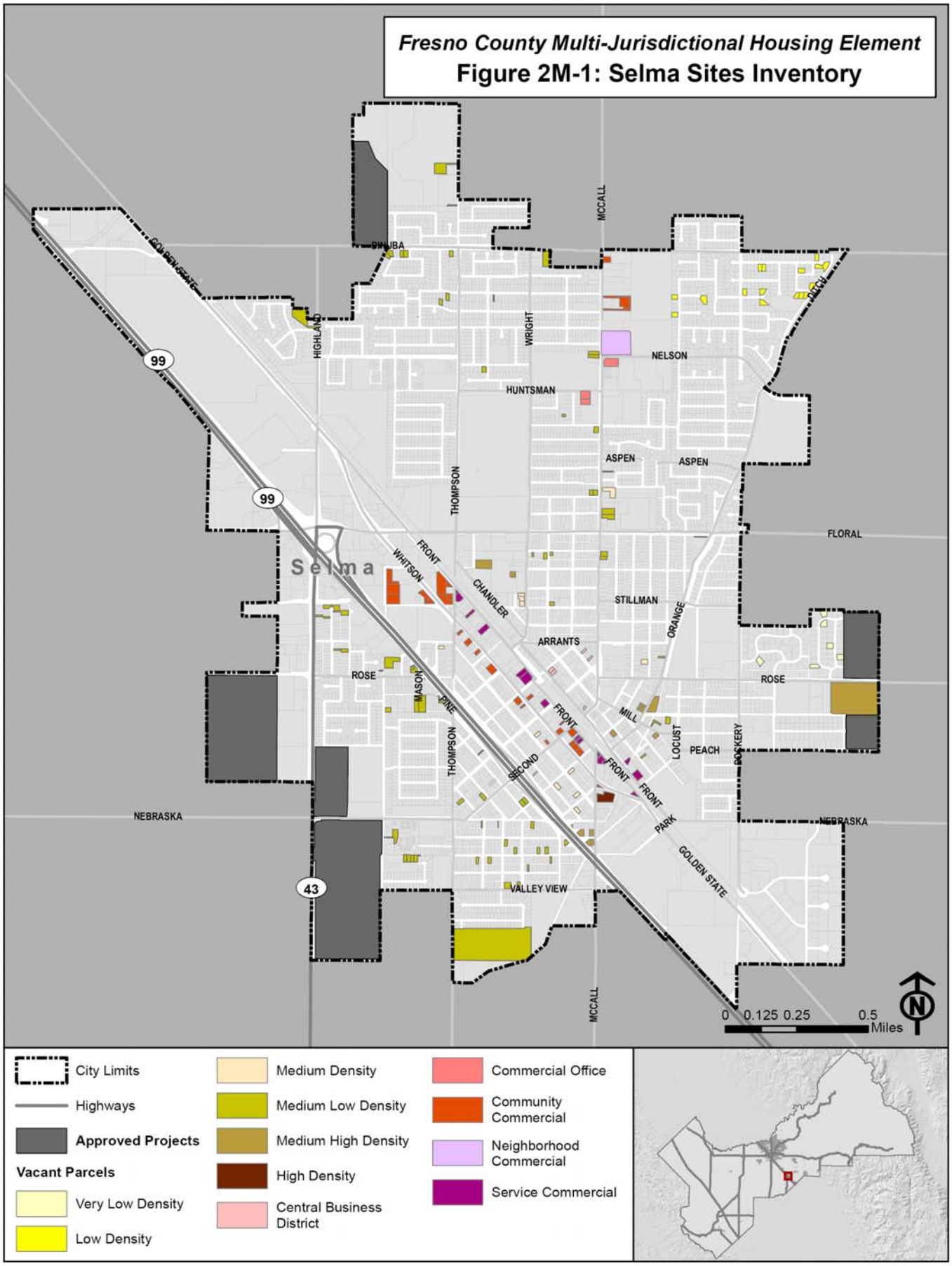
Source: Google Maps

Regional



Source: Google Maps

Vicinity


Fresno County Multi-Jurisdictional Housing Element
Figure 2M-1: Selma Sites Inventory
99
43
Selma
NEBRASKA
ROSE
ARRANTS
STILLMAN
ASPEN
HUNTSMAN
NELSON
FLORAL
VALLEY VIEW
PEACH
PINUBA
HIGHLAND
WRIGHT
MCCALL
THOMPSON
MASON
PINE
SECOND
FRONT
WHITSON
CHANDLER
ORANGE
MILL
LOCUST
ROCKERY
PARK
GOLDEN STATE
0 0.125 0.25 0.5 Miles
N
City Limits
Highways
Approved Projects
Vacant Parcels
Very Low Density
Low Density
Medium Density
Medium Low Density
Medium High Density
High Density
Central Business District
Commercial Office
Community Commercial
Neighborhood Commercial
Service Commercial

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology /Soils
☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality	☐	Land Use / Planning
☐	Mineral Resources	☐	Noise	☐	Population / Housing
☐	Public Services	☐	Recreation	☐	Transportation/Traffic
☐	Utilities / Service Systems	☐	Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

12/8/15

Kenneth Grey, City Manager
City of Selma

Date

1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista or scenic highway?	☐	☐	☐	☒
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

A) No Impact. According to the Selma General Plan EIR there are no scenic highways within or in the vicinity of the Planning Areas; however, there are two designated scenic vistas within view of the City of Selma- the Sierra Nevadas to the east and the Coastal ranges to the west on clear days. The General Plan EIR does not define what constitutes a scenic vista. A scenic vista can be generally defined as "an uninterrupted view from a public space of at least 90 degrees (45 degrees to the left and right from the onlooker's forward gaze) comprised primary of signature natural or manmade elements not visible from other vantage points in the county/city." The General Plan EIR found that impacts to scenic vistas (particularly the Mountains to the east and west) will be less than significant. Future housing proposed on Adequate Sites will be designed such that views of the mountains are not substantially obstructed or blocked. No impacts to adverse changes to scenic vistas will occur with implementation of existing General Plan policy.

B) No Impact. Scenic resources are isolated, natural or manmade objects offering a unique visual display to the onlooker, in contrast to the expanse and variety of aesthetic values offered in scenic vistas. All of the Adequate Sites are currently undeveloped, natural or previously developed properties. The project Visual Assessment and Survey Team (VAST) conducted a field survey of each property comprising the Adequate Sites to determine if scenic resources are present. No scenic resources were identified on any of the Adequate Sites. Moreover, according to the General Plan EIR, the proposed Housing Element will not substantially damage scenic resources. No impact will occur.

C) Less than Significant Impact. Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, and location and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Adequate Site by introducing a new element to each location.

There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur. The General Plan EIR utilized a qualitative threshold

that will also be applied to the assessment of the Housing Element. Simply put, the General Plan EIR specifies that if a development proposal is found to be inconsistent with the design guidelines for the applicable neighborhood by the County/City decision-making body, then the direct change in visual character on the project site and the indirect change to the neighborhood are considered potentially significant. The rationale behind this threshold is that the design guidelines were developed by the County/City with extensive public outreach and input to ensure that neighborhoods remained or changed in a manner that complemented each neighborhoods unique character. Applying this threshold ensures that the subjectivity of assessing visual character is removed because the design guidelines already reflect the opinions of the community on how a neighborhood should look. Thus, future development on the Adequate Sites will be subject to applicable design guidelines that indicate requirements related to height, mass and scale, architectural style, materials, landscaping, and a variety of other standards that will ensure future housing development is consentient with the visual character intended or the area. Impacts due to changes to visual character or quality will be less than significant with implementation of existing regulations.

D) Less than Significant Impact. Future development guided by the implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associate with vehicle travel to and from the Adequate Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to the power supply" by the National Electrical Code (NEC).[10] [11] Glare can also occur during the day due to light reflecting off building materials such as highly polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers' eyes, causing a partial or complete inability to see due to light scattering in the eye. The effects of excessive light and glare can result in nuisance impacts such as viewer annoyance or an inability to see features in the night sky to health and safety impacts such as temporary blindness while operating a motor vehicle.

Typical thresholds for determining if the effects of lighting and glare will impact surrounding properties is established in local code as a maximum illumination level at a project's property line, such as a maximum 0.5 footcandle at the any property line adjacent to a residential property. The City already has policies to regulate aesthetic impacts. The City will continue to implement regulations regarding light and glare through enforcement of adopted Building Regulations and the City Zoning Ordinance. Enforcement of these regulations and compliance with General Plan Land Use Element Policy 1.33c and Open Space Conservation and Recreation Element Policy 5.23 will ensure that lighting is appropriately designed to provide necessary security while not creating undue nuisance or hazards for people at surrounding properties or on roadways in the vicinity of the Adequate Sites. Implementation of these policies will ensure that impacts to daytime and nighttime views will be less than significant with.

[10] Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare? http://www.lrc.rpi.edu/programs/nlpip/lightinganswers/lightpollution/glare.asp [November 18, 2015]

[11] National Electrical Code. Article 100. 2014

2. *AGRICULTURAL RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒
D) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

A) Less than Significant Impact. According to the state Farmland Mapping and Monitoring Program (FMMP), the City of Selma has approximately 11,509 acres of important farmland within its boundaries. None of the Adequate Site identified in the proposed Housing Element update is considered suitable for agricultural operations. Sites have either already been converted to a different land use which will in turn be redeveloped for housing in the future, or otherwise will not result in any significant loss such as changes in soil or precipitation since preparation of the last FMMP map. All of the land within Selma's City limits is designated for urban uses in the General Plan. Moreover, General Plan policies have been adopted that provide for the long-term preservation and orderly conversion of farmland within the planning area. Impacts related to the conversion of important farmland will be less than significant.

B) Less than Significant Impact. According to the state Williamson Act Map, properties within the Planning Area are currently preserved for agricultural uses pursuant to Williamson Act contracts.[12] None of the Adequate Site identified in the proposed Housing Element update is considered suitable for agricultural operations. Sites have either already been converted to a different land use which will in turn be redeveloped for housing in the future, or otherwise will not result in any significant

[12] California Department of Conservation. Fresno County Williamson Act FY 2012/2013.

loss such as changes in soil or precipitation. Impacts related to the loss of land under Williamson Act contract will be less than significant.

C) No Impact. Public Resources Code Section 12220(g) identifies forest land as 'land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.' None of the Adequate Sites includes forest land or timberland. No impact will occur.

D) No Impact. There is no forest land located on or in the vicinity of any proposed Adequate Sites. Forest land, regardless of its productive capabilities or management potential as a resource, is important to the regional and global environment. Forests provide watershed stability, wildlife shelter and habitat, oxygen, soil nutrients, and carbon dioxide sinks, serving as a multi-faceted and integral part of the broader ecosystem. Considering that the proposed Housing Element will not result in direct loss or substantial changes to the National Forest of Forests, no impact will occur.

E) Less than Significant Impact. As discussed above, Williamson Contracted properties are located within or in the vicinity of the Planning Area. As such, implementation of the proposed Housing Element update would result in the development of potentially incompatible urban uses next to farms, creating circumstances that impair the productivity and profitability of agricultural operations, and could eventually lead farmers to take their land out of production. None of the proposed Adequate Sites will result in the conversion of agricultural land. Considering that the proposed Housing Element will not result in the indirect conversion of agricultural or forest land to non-agricultural or non-forest uses, impacts will be less than significant.

3. *AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
D) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
E) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

A-C) Less than Significant Impact. The City of Selma is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).[13] The SJVAPCD is located in California's Central Valley and is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions in the Central Valley that result in a low tolerance for air pollution in the Basin, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin despite the population of the Central Valley being ten times less than that of the greater Los Angeles region, demonstrating the unique air quality challenges faced by SJVAPCD. Future housing developed in accordance with the goals and policies of the Housing Element will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses .within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.[14] Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

[13] San Joaquin Valley Air Pollution Control District. About the District. http://www.valleyair.org/General_info/aboutdist.htm [November 16, 2015]

[14] San Joaquin Valley Air Pollution Control District. Guidance for Assessing and Mitigating Air Quality Impacts. March 2015

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criterion are determined to not have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an Environmental Impact Report (EIR) and are not subject to the Full Analysis Level (FAL) process as such.

Future housing proposals will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. Even if the City finds that air quality impacts of a future housing development will be significant and unavoidable, through *tiering*, long-term quality impacts have been identified in the General Plan EIR and found to be acceptable by the community. Considering that many of the Adequate Sites will be exempt from CEQA and/or most of the Sites will not require extensive evaluation, impacts due to individual contribution to cumulative effects on air quality will not be considerable, thus impacts will be less than significant.

D) Less than Significant Impact. Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Adequate Sites are located throughout the planning area and have the potential of being in close proximity to sensitive receptors. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts would occur. Existing Federal, State and County regulations pertaining to the siting of sensitive receptors are in place. Moreover, future housing projects will be subject to analysis of sensitive receptors pursuant to CEQA. With implementation of existing regulatory requirements (or mitigation if required), impacts to sensitive receptors will be less than significant.

E) No Impact. Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in effects related to odors that could impact a substantial number of people. There are no sources of objectionable odors located in the vicinity of any Adequate Site identified in the proposed Housing Element. No impacts will occur or impacts will be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

A) Less than Significant Impact. According to the General Plan EIR, there have been 7 recorded occurrences of sensitive plant and animal species within the planning area. Construction of future housing on the Opportunity Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm also result in habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily understand as the results of upsetting a piece of an intricately balanced and interdependent ecology that can result in cumulative impacts on other species, including humans, as the ecosystem adjusts to resulting environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

The General Plan EIR incorporated Mitigation Measures to minimize potential impacts associated with the effects of development on sensitive species and habitat within the planning area. Mitigation Measures 3.4.3.1 through 3.4.3.7 requires that biological assessments be conducted for development proposals that could result in harm to sensitive species or habitat. The biological assessment will identify the extent of the effects a future development proposal could have on sensitive species and if such effects could result in potentially significant impacts, mitigation would be incorporated to minimize or avoid those impacts. Typical mitigation includes pre-construction surveys to identify if the species is present so it can be avoided, temporary holds on construction activities until the species has left the site, relocation of the species, on-site conservation of habitat, or payment of fees supporting a conservation bank that permanently protects habitat supporting the species. The proposed Housing Element update does not include any changes to the land use designations of the Adequate Sites; thus, impacts associated with potential development of the Adequate Sites will remain within the scope of analysis certified in the General Plan EIR. Future development of the Adequate Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Considering that: 1) the General Plan EIR analyzed impacts to sensitive species and impacts were found to be less than significant and 2) development of the Adequate Sites will be subject to analysis of project-specific impacts with incorporation of mitigation as necessary, impacts will be less than significant.

B-C) Less than Significant Impact. According to the General Plan EIR identifies two sensitive natural communities potentially occurring within the planning area; Great Valley Mixed Riparian Forest and Northern Claypan Vernal Pools. These resources are sensitive due to the important habitat they provide for a variety of species and their role in the natural treatment and conveyance of water. Future development of these sites could result in direct effects to these resources through habitat removal or the disruption of the resources natural function or indirectly by generating noise, lighting, urban runoff, and other activities that could result in effects on how the resource is used by species. Potential impacts are similar to those resulting from effects on sensitive species, namely upset to the ecosystem due to changes in the balance of species and habitat.

The General Plan EIR incorporated Mitigation Measure 3.4.3.10 to minimize potential impacts resulting from the direct and indirect effects of future development within the City. Mitigation Measure 3.4.3.10 requires the establishment of setbacks along creeks to buffer development and human activity, and requires re-vegetation, replacement, and restoration to any riparian or wetland feature, consistent with state and federal policies, that is affected by future development, thus minimizing or eliminating impacts resulting from the effects of the project. The proposed Housing Element update does not include any changes to the land use designations of the Adequate Sites, thus, impacts associated with potential development of the Adequate Sites will remain within the scope of analysis certified in the General Plan EIR and the mitigation incorporated therein. Incorporation of mitigation adopted in the certified General Plan EIR will ensure that impacts to riparian and wetland resources resulting from future development of housing will be less than significant.

D) Less than Significant Impact. There are no wildlife nursery sites located within the planning area; therefore, no impacts could occur as a result of development of any Opportunity Site. There are no designated wildlife corridors located within the Planning Area; however, all linear water bodies serve as corridors for terrestrial and aquatic species to migrate and other water bodies can serve as nodes along the Pacific Flyway that accommodates the seasonal movement of avian species between Canada and South America. Wildlife corridors and the movement of animals are important in maintaining the genetic diversity, accommodating mating patterns, and ensuring seasonal behavior is not interrupted. The General Plan EIR incorporated Mitigation Measure 3.4.3.12 to minimize potential impacts to wildlife corridors and nursery sites. As discussed in Issue 4.B-C, future development of Adequate Sites will not result in significant impacts to any creeks, rivers, or other water bodies with incorporation of mitigation adopted in the General Plan EIR, thus, creeks, rivers, and the like will remain open as wildlife corridors. Impacts will be less than significant.

E) Less than Significant Impact. Implementation of the proposed Housing Element policies and the mitigation measures included in this section, will ensure compliance with Countywide policies or ordinances protecting biological resources. Impacts will be less than significant.

F) Less than Significant Impact. There are no applicable or pertinent habitat conservation plans or natural community preservation plans affecting the planning area. There is a Recovery Plan for Upland Species of the San Joaquin Valley (USFWS 1997) as well as a Draft Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (USFWS

2004). Both of these recovery plans cover special-status species that have the potential to occur in the planning area. However, the policies, goals, and objectives of the proposed Housing Element do not conflict with the provisions of the Recovery Plans. Therefore the impacts on habitat conservation plans or other plans affecting the planning area are less than significant.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in Section15064.5?	☐	☐	☒	☐
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
D) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

A) Less than Significant Impact. According to the General Plan EIR, portions of the Planning Area contain no significant historical resources.[15] The Adequate Sites are either vacant or are located in urbanized areas that have been previously distributed by past activates and no known historically and/or culturally significant resources including, but not limited to, structures, buildings, features, and/or objects have been located or previously recorded within the Adequate Site locations. The Adequate Sites are not listed on the City's list of historic properties.[16] Consequently, the Adequate Sites will not cause an adverse change in the significance of a historical resource, and impacts to historic resources are not anticipated.

Historic resources are important to the knowledge of the past of California and the region while forming a portion of the character of the City of Selma that creates a sense of place and identity. Effects that result in the loss of historic structures, properties, or districts can result in impacts that include the loss of cultural identity, loss of unique engineering, architectural, or artistic works, and loss of unique, irreplaceable components of the sense of place that forms a cultural environment. The City's General Plan EIR incorporated Mitigation Measure #3.5.3.1a to reduce the impacts to historical structures 45-years or older to less than significant. With adherence to existing regulations, impacts will be less than significant.

B) Less than Significant Impact with Mitigation Incorporation. According to the General Plan EIR, A cultural records search was conducted by the Southern San Joaquin Valley Historical Resources Information Center (HRIC) at California State University, Bakersfield for the Selma Planning Area on June 18th, 2007.[17] The records search found no known cultural resources within the planning area or within a half-mile radius that are listed in the National Register of Historic Places, California Register of Historical Resources, California Points of Interest, California Inventory of Historic Resources, or the California State Historic Landmarks. [18]

Similar to the potential impacts resulting from the effects of future housing development on historical resources, impacts to archaeological resources can result in the loss of information important the history (and potentially the pre-history) of California and the people who created and/or used the materials. The potential for uncovering significant resources at Adequate Site locations during construction activities is unknown given that no such resources have been discovered and/or recorded

15 The City of Selma. 2010. General Plan Update Draft Environmental Impact Report, 3-101
16 The City of Selma. 2010. General Plan Update Draft Environmental Impact Report, 3-103
17 The City of Selma. 2010. General Plan Update Draft Environmental Impact Report, 3-101
18 The City of Selma. 2010. General Plan Update Draft Environmental Impact Report, 3-103

previously. In the unlikely event that archaeological resources are uncovered, the City's General Plan EIR incorporated Mitigation Measure #3.5.3.1(a)(b) to ensure that uncovered resources are recorded, evaluated, left in place if possible, and/or curated as recommended by a qualified professional archaeologist who meets the U.S. Secretary of the Interiors Qualifications and Standards. Impacts to buried archaeological resources will be less than significant with mitigation incorporated.

C-1 In the event that cultural or paleontological resources are encountered during project construction, all earth-moving activity within 50 feet of the find shall cease until the applicant retains the services of a qualified archaeologist or paleontologist. The archaeologist or paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those cultural, paleontological or archaeological resources that have been encountered (e.g., excavate the significant resource) prior to re-commencement of construction in the affected area.

C-2 Project personnel shall not collect or retain artifacts found at the site. Prehistoric resources may include, but would not be limited to: chert or obsidian flakes; projectile points; mortars and pestles; and dark friable soils containing shell, fragmentary bone, dietary debris, scorched rock, or human remains. Historic resources may include, but would not be limited to, stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits, including those in old wells and privies.

C) Less than Significant Impact with Mitigation Incorporation. According to the General Plan EIR, there are no known geological resources and/or unique geological features located within the Adequate Sites. The potential for uncovering significant paleontological resources at the Adequate Sites during construction activities is unknown given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, the City's General Plan EIR incorporated Mitigation Measure #3.5.3.1a to ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with mitigation incorporated.

C-3 In the event that paleontological resources are encountered during project construction, all earth-moving activity within 50 feet of the find shall cease until the applicant retains the services of a qualified paleontologist. The paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those paleontological resources that have been encountered (e.g., excavate the significant resource) prior to re-commencement of construction in the affected area.

D) Less than Significant Impact. Future development of the proposed Adequate Sites that require site preparation and earthmoving activities have the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Constriction activities that result in the effect of disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. If human bone or bone of unknown origin is found during project construction, all work shall stop within 50 feet of the find and the County Coroner shall be contacted as required by State Health and Safety Code §7050.5. The City's General Plan EIR Mitigation Measure #3.5.1a (2) states: if the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission. The Native American Heritage Commission shall notify the person considered to be the most likely descendant. The most likely descendant will work with the project applicant to develop a program for the re-interment of the human remains and any associated artifacts. No additional work shall take place within the immediate vicinity of the find until the identified appropriate actions have been completed.[19] Potential impacts due to effects on human remains will be less than significant with implementation of existing regulations.

[19] The City of Selma. 2010. General Plan Update Draft Environmental Impact Report, 3-104.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
B) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☒	☐
E) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

A, C-D) Less than Significant Impact. According to the General Plan EIR or other maps and/or information referenced, potentially hazardous geological and soils conditions occur in the Planning Area that include fault rupture, severe seismic activity, liquefaction, subsidence, collapse, lateral spreading, and landslides. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.[20]

[20] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- Fault Rupture: There are active and potentially active faults within and adjacent to Fresno County. Faults within Fresno County and major active and potentially active faults in the region are described in Section 14.3 of the County's General Plan EIR. The Nunez and Ortigalita faults are located near Coalinga and Panoche in the West Valley and have been designated Alquist-Priolo Earthquake Fault Zones (EFZ). An active fault may pose a risk of surface fault rupture. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Fault rupture typically follows preexisting faults and the rupture may occur suddenly during an earthquake or slowly in the form of a fault creep.
- Seismic Groundshaking: Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County, because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada Mountains.
- Liquefaction: Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those where the water table is less than 30 feet below the surface and consist of relatively uniform sands that are loose to medium density. No specific County-wide assessments to identify liquefaction hazards have been performed. Areas where groundwater is less than 30 feet below the surface occur primarily in the Valley region; however, soil types in the area are not conducive to liquefaction because they are either to coarse or too high in clay content. Areas subject to 0.3 g-force (g) acceleration or greater are located in a portion of the Sierra Nevada along the Fresno-Inyo County boundary and along the Coast Range foothills in western Fresno County. Conversely, the depth to groundwater in these areas is greater than in the Valley, minimizing liquefaction potential. Lateral spreading, as the name suggests, is typically a liquefaction-related condition where the ground slides down a gentle slope or toward the banks of a linear water feature located on a buried liquefied layer.[21]
- Landslide: Areas in Fresno County prone to landslides that are populated are located in the foothill and mountain areas where fractured and steep slopes are present such as in the Sierra Nevada, where less consolidated or weathered soils overlie bedrock as in the Coast Range, or where inadequate ground cover accelerates erosion.[22] There is no risk of large landslides in the Valley area of the County due to its relatively flat topography; however, the potential for small slides and slumping along the steeper banks of river or creeks in the Valley.
- Subsidence: Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. Subsidence caused by groundwater withdrawal generally presents a more serious problem because of the resulting effects tend to encompass regional or community-level areas. Oil and gas withdrawal, conversely, tend to affect localized areas. Areas of the Central Valley have subsided more than 20 feet during the past 50 years. Groundwater pumping has also caused subsidence in areas of western Fresno County. Subsidence is an identified concern in the Westlands Water District and the Pleasant Valley Water District.
- Settlement /Collapse: Settlement can occur in poorly consolidated soils during groundshaking. During settlement, the soil materials are physically rearranged by groundshaking resulting in a less stable alignment of individual minerals. Settlement of sufficient magnitude to result in structural damage is normally associated with rapidly deposited alluvial soils or improperly founded or poorly compacted fill. These areas are known to undergo extensive settling with the addition of irrigation water. The only urban area in the County that may be affected by settlement is Coalinga.
- Expansive Soils: Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential defined by the relative volume change in soil while gaining in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Soils exhibiting a high to moderately high shrink-swell potential generally occur in a linear, northwest-trending area generally parallel to the Friant-Kern Canal foothills in Kings Canyon National Park of the

21 United States Geological Survey. *San Francisco Bay Region Geology and Geologic Hazards. About Liquefaction.* www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq [March 1, 2010]

22 Ibid 8

Sierra Nevada and along Fresno Slough from Madera County to Kings County. Investigations conducted under the auspices of the Natural Resource Conservation Service (NRCS) for the Westlands Water District have identified areas of expansive soils generally parallel the San Luis Drain.

Future housing developed pursuant to the policies of the proposed Housing Element will be subject to the requirements of the California Building California (CBC) as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure projects sites are made suitable for building construction, particularly in regards to foundation design. Typical foundation design requirements to prevent failure due to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed development of the Opportunity Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the County/City. Impacts due to geological and soils hazards will be less than significant with mitigation incorporated.

B) Less than Significant Impact. Natural forces, both chemical and physical, are continually at work breaking down and moving rocks, minerals, and soils. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Erosion can also result in environmental damage as a result of the effects depositing soils in reservoirs, lakes, and drainage structures that can result in impacts to wildlife and human health by changing the ecological properties or the physical boundaries of the water body or drainage control device. In the eastern Fresno County area, soils exhibiting moderately high to high erosion potential are located in the Sierra Nevada and its foothills, generally coinciding with slopes that exceed 30 percent, although most areas are not substantially populated. Within the Valley, erosion is generally not problematic except for areas containing *Rossi* soils east of the Fresno Slough. Severe erosion potential has also been identified along the San Joaquin River Bluff widely spaced gullies have eroded soils where subsiding floodwaters drain into the main flood control channel. In western Fresno County, most soils associated with the *Kettleman* series generally located west of I-5 in the Coast Range foothills could be subject to moderate to severe sheet and gully erosion potential. *Panoche* and *Panhill* soils are classified as exhibiting no erosion under natural conditions but because their physical properties are particularly susceptible to erosion as a result of human activity. These soils are located extensively throughout western Fresno County and are especially prevalent in areas on young alluvial fans. Compliance with Federal and State regulations limiting erosion pursuant to NPDES requirements, SJVSJVAPCD rules, and local implementation requirements associated with these regulations will reduce potential impacts to less than significant.

E) Less than Significant Impact. Future project associated with implementation of the proposed Housing Element will no use septic tanks and will directly connect to the City's municipal sewer system. The installation of individual septic systems in the unincorporated areas of the County is regulated under Fresno County Ordinance Title 15 that adopts the provisions of the Uniform Plumbing Code (UPC) and must comply with the *Manual of Septic Tank Practice*. These requirements are intended to preclude the creation of health hazards and nuisance conditions and to protect surface and groundwater quality. Percolation tests are required to determine the suitability of on-site soils to accept wastewater effluent to determine the amount of lineal feet of leach line required. The systems are required to be set back a minimum distance from well, creeks, reservoirs, and springs. In problem soils, individual septic systems must be designed by an engineer and include an expansion area that is equivalent in size to at least 100 percent of a typical system. Impacts will be less than significant with adherence to existing regulations.

7. *GREENHOUSE GAS EMISSIONS*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

A-B) Less than Significant Impact. Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.[23]

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas (GHG) emissions and resulting cumulative impacts due global climate change.[24] On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

[23] United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics*. April 2009.
[24] San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm [November 17, 2015]

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would contribute inconsiderably to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or the projects contribution to those impacts.

CONSTRUCTION EMISSIONS

Future development proposed Opportunity Areas will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions will be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions will also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

LONG-TERM EMISSIONS

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO_2, with minor emissions of CH_4 and N_2O. The most significant GHG emission from natural gas usage will be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO_2 emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently developed, underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in context of global climate change and resulting impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

A-D) Less than Significant Impact. Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a "significant hazard to the public or the environment" is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of material or waste

undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by the use of common, widely available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials are not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Considering that consumer-level household hazardous materials and wastes are not subject to federal or state permitting by the consumer and that their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem. Future developments associated with buildout of the proposed Housing Element will be subject to standard environmental review pursuant to CEQA. If any *Cortese List* sites are located on or within an Adequate Site or Area, standard environmental review pursuant to CEQA will result in the preparation of a Phase 1 ESA to determine the potential presence of hazardous material or wastes and the resulting need for Phase 2 and phase 3 studies and remediation, if necessary. With adherence to existing standards and regulations, implementation of the proposed Housing Element update will be less than significant.

According to the General Plan EIR, truck traffic in the City of Selma is only permitted on designated arterial and collector streets, as identified in the Circulation Element Truck Route Map (Figure 2-4 of the General Plan). Future housing located along these truck routes could have the potential to expose residents to toxic emissions. Residents would also be exposed to the possibility of accidental spills on roadways adjacent to housing located along these designated truck routes. However, under upset and accident conditions, it is reasonably foreseeable that the most of potential spills will be contained within the right-of-way with minimal chance of materials or wastes reaching adjacent homes. However, should a hazardous materials transport leave the right-of-way and impact housing, exposure to those materials or wastes could occur. Materials and waste transport is subject to federal and state regulations regarding the packaging of the substances for transport and driver certification in DOT transport and handling requirements. Transport accidents are subject to federal and state containment and cleanup procedures typically implemented by the local and regional fire departments and are sufficient in ensuring that impacts resulting from the effects of materials or wastes spills on humans and the environment are less than significant. Similarly, rail accidents could impact future housing under upset and accident conditions.

According to the General Plan EIR, hazardous materials pass through the City in route to other destinations via the State Route 99, regional rail lines, and the surface street system. While train derailment can occur at any time, it is during an earthquake that a derailment and hazardous materials release would pose the greatest risk of hazards. The City has no direct authority to regulate the transport of hazardous materials on local and regional roadways or railways; however, under upset and accident conditions, it is reasonably foreseeable that the most of the spill will be contained within the right-of-way with minimal chance of materials or wastes reaching adjacent homes. However, it is reasonably foreseeable that train future derailments could result in extensive impacts to adjacent residents as it is possible for multiple train cars to leave the tracks and violently careen into the adjacent environment. Transportation of hazardous materials and wastes by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

According to the EPA, approximately 25 small quantity generators (SQG) and 2 large quantity generators (LQG) of hazardous wastes operate within and adjacent to the Planning Area. SQG generate more than 100 kilogram of hazardous waste and less than 1,000Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City is the City's Fire department. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a

significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

Considering the preceding analysis, the proposed Housing Element will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations, standards, and previously adopted mitigation measures. Impacts will be less than significant.

E-F) Less than Significant Impact. There are nine public and private airports within Fresno County.[25] The public airports are Fresno-Yosemite International Airport, Fresno Chandler Downtown Airport, Coalinga Airport, Firebaugh Municipal Airport, Mendota Municipal Airport, and Reedley Municipal Airport. The private airports are Harris Ranch Airport, Selma Quinn Airport, Selma Aerodrome, and Sierra Sky Park Airport. Specific land use policy plans have been developed for Fresno-Yosemite International, Fresno Chandler Downtown, Coalinga, Harris Ranch, and Sierra Sky Park Airports. A single land use policy plan has been prepared for Firebaugh, Mendota, Reedley, and Selma Aerodrome.

Airport safety issues and their connection with land use planning are generally associated with hazards posed by departing and landing aircraft crashes and the effects those crashes could have on uses and people on the ground. Development within the approach and departure zones of an airport or airstrip are subject to the effects of potentially widespread, although rare, aircraft crashes; therefore, the denser the development and population within these zones, the greater risk of impacts to human health. Aircraft crashes can result in the substantial loss of property and life depending on the size of the aircraft, its velocity and pitch, yaw, and roll at the moment of impact, and .the type of cargo it is carrying. Development within the vicinity of an airport can result in increased potential for impact due to height, glare, and electronic interference that can disrupt the flight patterns and pilots operating out of the airport.

The Airport Land Use Commission (ALUC) is responsible for ensuring that development within the vicinity of an airport does not cause undue risk to airport operations or the safety of persons on the ground. The commissioners represent the county, its cities, and the public. Legislation passed in 1982 established a direct link between airport land use plans and the land use plans and regulations adopted by cities and counties, as established in California Public Utilities Code Section 21676. In accordance with this legislation, the ALUC must review the general and specific plans of local jurisdictions for consistency with the county's airport comprehensive land use plan (CLUP). Primary and Secondary Review Areas must be identified for each facility. Projects proposed within the geographic boundaries of the Primary Review Area are referred to the ALUC for review and evaluation. Within the Secondary Review Area, only those projects involving a structure or other object with a height that will exceed that permitted under adopted land use zoning will be referred to the ALUC for review. There are no Adequate Sites located within a CLUP of any of the nine airports in Fresno County.

The proposed Housing Element does not include any changes to the General Plan or Zoning Code that could result in increased height of future buildings or an increase in development density and associated population densities within the influence area of the airport. Alternatively, although changes to zoning districts are proposed, they do not permit heights or densities/intensities that will conflict with the CLUP. Future housing development will be subject to consideration and potential review by the ALUC to ensure consistency with the CLUP. Considering the proposed Housing Element will not subject future development or persons to undue harm from airport operations in consistency with the CLUP, impacts will be less than significant.

G) No Impact. The City is part of the Multi-Hazard Mitigation Plan (MHMP) prepared for the County. The MHMP serves as an extension of the California Emergency Plan and the Emergency Resource Management Plan. The purpose of the MHMP is to respond to emergency situations with a coordinated system of emergency service providers and facilities. The Emergency Operations Center (EOC) in City Hall serves as the center of the City emergency operations. The Multi-hazard Emergency Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed to include the City as part of a

[25] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

county and statewide emergency management system. The Plan also addresses evacuation and movement of people in the event of an emergency. It should be noted that the MHMP is decidedly flexible in order to respond to the inherent chaos associated with disasters in a manner that is coordinated but responsive to the immediate needs of the situation. The proposed Housing Element does not include any land use, circulation, or safety changes that could conflict with implementation of the MHMP or other emergency response programs. No impact will occur.

H) Less than Significant Impact. Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in approach to the Sierra Nevada.[26] According to the Cal Fire Local Responsibility Area for the Fire Hazard Severity Maps, the City of Selma is not subject to wildland fires, and none of the Adequate Sites is located in unincorporated county that is subject to very high wildland fires. Wildland fires can result in loss of property and life when coming contact with developed areas. Wildland fires also result in dramatic effects to the wildlands from whence it came to the urban areas that are trying to be protected. Future development within Very High Fire Hazard Severity Zones (VHFHSZ) are required to be constructed pursuant to California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure). Development within the local agency VHFHSZ is considered to be located in the wildlands-urban interface (WUI) and requires special construction in order protect life and property by increasing the ability of a building to resist intrusion of flames, burning embers projected by a vegetation fire, and conflagration losses. The CBC focuses on the construction and materials used in roofs, attic ventilation, exterior walls, decking, floors, and underfloors, and ancillary buildings, structures, and appendages. Implementation of these requirements will ensure that future housing with the WUI is constructed to withstand wildland fires, thereby minimizing any associated impacts. Impacts will be less than significant with implementation of existing regulations.

[26] California Department of Forestry and Fire. Fire Hazard Severity Zone Map. 2007/2008

9. *HYDROLOGY AND WATER QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
F) Otherwise substantially degrade water quality?	☐	☐	☐	☒
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
J) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

A) Less than Significant Impact. The County and the City of Clovis, along with the City of Fresno, California State University, Fresno, and he Fresno Metropolitan Flood Control District are joint-permittees for dischargers to the waters of the United States through the area-wide municipal separate storm sewer system (MS4) under permit issued by the Central Valley

Regional Water Quality Control Board (RWQCB) as amended Waste Discharge Requirements Order R5-2013-0080-1 and National Pollution Discharge Elimination System (NPDES) Permit CA0083500. The Order prohibits polluted storm water and non-storm water discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan (SWQMP). The SWQMP is required for all MS4 permits to address prohibited discharges from construction, industrial and commercial, municipal operations through structural mechanisms and programs addressing illicit connections and discharges, public outreach and education, and land use planning to be measured against performance and effectiveness indicators during the mandatory annual review.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. Discharge of pollutants into water bodies can result in effects on the beneficial uses of the water body. Beneficial uses include water for agricultural uses, special areas for biological resources, cold freshwater habitat, commercial and sport fishing, multitudes of habitats, freshwater replenishment sources, areas of artificial or natural groundwater recharge, water for industrial supply and process, water for domestic uses, waters used for navigation, areas where rare or endangered species could occur, fish spawning grounds, migration, shellfish harvesting, and recreational activities.[27] The resulting impacts due to effects on water quality and associated beneficial uses include disruption of the ecosystem due to the loss of habitat, potential harm or death to sensitive species, and a narrowing of migratory options and species' gene pools. Impacts to human range from quality of life issues such as the loss of recreational waters to potential health impacts due to contamination of drinking water supplies and contamination of fish and other marine life farmed and sold for food. The proposed Housing Element does not include any policies or programs that will conflict with implementation of the NPDES program such that future residential development could result in exceedance of the MS4 permit waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and ate discharge requirements will be less than significant with implementation of existing permit regulations.

B) Less than Significant Impact. The proposed Housing Element can accommodate projected housing demand over the next eight years of which will require potable water for drinking, food preparation, cleaning, and bathing as well as water for landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for groundwater and other water resources. The City is situated above the Central Valley Groundwater Basin where much of the groundwater supply is generated through recharge of the Basin via the San Joaquin River. No imported water source is available and water supplies are limited to those within the watershed. The dependence on groundwater and the growth in water demand by urban and agricultural users has depleted groundwater resources in the Central Valley. Despite efforts to balance supply and demand, increased pumping during the irrigation season has resulted in seasonal and long-term declines in groundwater levels in some parts of the County. Beyond the potential loss of water for potable and non-potable uses, declines in groundwater can result in effects on the operation of water wells. Water wells are columns in the soil that can be dug by hand, created by driving a pipe through the soil, or drilled to the appropriate depth to extract groundwater where a pump is installed to force water closer to the surface. Declining groundwater levels can cause the water table to descend below a water well's pump intake, rendering the well incapable of drawing water. This problem is exacerbated where multiple wells are in proximity to each other, resulting in a cumulative drawdown of the water table that can result in multiple wells running dry. This can result in temporary water shortages and require the creation of new water wells and abandonment of the existing well, both of which require construction activities that can result in nominal impacts to the environment due to use of construction equipment, penetration of soils, concrete pouring, and worker vehicle trips. Water is essential to the proper function of an ecosystem and human life and activities, thus, water shortages can impact the health and well being of humans and the quality of the environment.

[27] Central Valley Regional Water Quality Control District. Water Quality Control Plan for the Sacramento and San Joaquin River Basins. 4th ed. September 1998

The General Plan EIR includes Mitigation Measure 3.8.3.3 to minimize the impact related to groundwater levels to less than significant. The proposed Housing Element update does not include any changes to the land use designations of the Adequate Sites; thus, impacts associated with potential development of the Sites will remain within the scope of analysis in the General Plan EIR. Future development of the Adequate Sites will be subject to environmental inquiry and potentially project-specific environmental review pursuant to CEQA. Considering the proposed Housing Element is consistent with the analysis documented in the General Plan EIR and will not increase groundwater demand beyond that assessed in the General Plan EIR, the Housing Element will result in equivalent or less than significant impacts related to the decline in groundwater levels when compared to the significant and unavoidable impact determination documented in the General Plan EIR.

C-E) Less than Significant Impact. Future development of housing will occur on currently or previously developed site and undeveloped sites. Development on currently or previously developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on site flows to local storm drains or water quality basins in accordance with the City standard requirements for drainage and flood control, as specified in the Municipal Code. Development on previously undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes in on-site drainage is the potential to result in the effects of flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly designed conveyance of runoff. The effects of changes in drainage pattern s can result in impacts to human health and quality of life and the environment through damage o destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts. According to the General Plan EIR, implementation of Mitigation Measure 3.8.3.2 will reduce potential impacts related to additional runoff such as erosion and flooding to less-than-significant levels. Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing regulations and previously adopted mitigation.

F) No Impact. No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G-H) Less than Significant Impact. Only a small portion of the planning area is located within a 100-year floodplain. However, none of the identified Adequate Sites will be located within any 100-year flood hazard zone. Less than significant impacts will occur.

I) Less than Significant Impact. According to the General Plan EIR, the City of Selma is located within the dam inundation zone of Pine Flat Dam. However, the risk of dam inundation is low and Annual inspections of the dams and detention basins are conducted by Fresno Metropolitan Flood Control District (FMFCD personnel and by California Division of Safety of Dams (DSOD) personnel of each jurisdictional dam and detention facility. Annual inspection by the U.S. Army Corps of Engineers (ACOE) and FMFCD are conducted of each facility constructed by ACOE as part of the Redbank and Fancher Creeks Flood Control Project. Reports prepared for each inspection note deficiencies that are to be rectified. FMFCD personnel or contractors hired by FMFCD make the repairs noted in the inspection reports each year. In addition, annual maintenance operations include mowing of the dams and detention basins to aid in the visual inspection of the facilities, rodent abatement, and repair of eroded areas. However, dam failure and inundation can occur due to unforeseen events, which could result in severe flooding throughout the City. Government Code §65032(g) requires that jurisdictions include measures to reduce the risk of loss of like and property when the potential for dam inundation exists.

Although the potential for flooding and inundation in the City is potentially significant, adherence to Municipal code and General Plan EIR Mitigation Measures 3.8.3.4a through 3.8.3.4i will reduce the flood hazard potential in the City. Considering the extensive regulations and requirements associated with the construction and maintenance of dams, and additional mitigation including in the City's General Plan EIR, potential impacts resulting from the effects of dam or levee failure will be less than significant.

J) Less than Significant Impact. *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. Seiche can result in localized flooding that can result in property damage or personal injury. This could

occur within an open reservoir, lake, or other large waterbody. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. Tsunami can result in significant property damage and loss of life due to the intense, destructive nature of the wave and the often-sudden occurrence with little chance for warning. The Planning Area is not subject to impacts from the effects of a tsunami because it is located over 100 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. Larger debris flows are capable of moving trees, large boulders, and even cars.[28] This type of failure is especially dangerous, as it can move at speeds in excess of 10 miles per hour, is capable of crushing buildings, and can strike with very little warning. As with soil slips, the development of debris flows is strongly tied to exceptional storm periods of prolonged rainfall. Ground failure occurs during an intense rainfall event, following saturation of the soil by previous rains. Relatively small amounts of debris can cause damage from inundation and/or impact. The majority of the Planning Area is flat and therefore, not susceptible to debris flows. Moreover, future development will be evaluated for landslide an debris flow potential during the environmental review process or issuance of building permits pursuant to the requirements of the California Building Code (CBC) as adopted and amended by the City. The geotechnical analysis will evaluate on- and of-site slopes and identify engineering solutions for stabilizing hillsides to eliminate or minimize the potential for slope failure. Impacts will be less than significant with implementation of existing regulations.

[28] California Geological Survey, CGS Note 33. Hazards from Mudslides. http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_33/Pages/index.aspx [December 3, 2015]

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

A) No Impact. The planning area is relatively small and forms a single concise community. There are no other distinct communities located within the planning area. Communities such as these form the neighborhoods within a broader assemblage of land uses, acting as physically bounded and typically culturally and economically homogenous social networks that often define a person's local sense of place that help shape an individual's social and cultural perspective, particularly as a youth. Such communities typically are self-policing groups with internal codes of conduct and social norms that help define community character while ensuring individuals do not unduly upset the fabric and spirit that perpetuates the community in operating as a social unit. None of the identified Adequate Sites will physically divide the community with development. No impact will occur.

B) No Impact. The proposed Housing Element does not include any proposed or potential future changes in land use designations; therefore, the Housing Element will be entirely consistent with the analysis and determinations identified in the General Plan EIR and no impacts as it relates to conflicts with the mitigating policies of the certified EIR will occur. The Housing Element update sets forth policies to encourage housing development consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area, as specified in the certified General plan EIR. No impact will occur.

C) No Impact. Please see Section 4.F for a discussion of biological resources planning efforts and analysis of potential impacts related o the proposed Housing Element. There are currently no locally or State-established habitat or natural community conservation plans applicable to the City of Selma. No impact will occur.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

A-B) No Impact. Fresno County has produced an abundance of minerals due to the wide variety of mineral resources that are present in the County.[29] Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). The General Plan Background report illustrates the general distribution of minerals throughout the County in Figure 7-7 (Mineral Resource Locations). It should be noted that the California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations or classified other locations within the County into Mineral Resource Zones (MRZ). Note that regardless of the status of mineral resources under an opportunity site, a potentially significant impact will only occur if known mineral resources are present and they can be extracted through standard mining practices without intrusion by incompatible uses. In most situations either no impact will occur because known mineral resources are not present of impacts will be less than significant because although known mineral resources are present, they are not available for mining due to existing, incompatible development in the vicinity. A review of USGS Mineral Information, the California Geological Survey, and the California Division of Oil, Gas, and Geothermal Resources databases indicates there are no known mineral resources in, around, or under the Selma Planning Area. No impact will occur.

[29] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

12. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

A) Less than Significant Impact. To ensure that noise producers do not adversely affect sensitive receptors, the City identifies land use compatibility standards within the General Plan to use when planning and making development decisions. According to the General Plan EIR, build out under the General Plan would result in less than significant impacts with implementation of Mitigation Measures 3.11.3.1. Moreover, the General Plan Noise Element includes policies, standards, criteria, programs, diagrams, action items, and maps related to protecting public health and welfare from excessive noise exposure. These standards and criteria are incorporated into the land use planning process to reduce noise and land use incompatibilities.

CONSTRUCTION NOISE

The General Plan EIR found that build out of the General Plan would result in less than significant impacts with adherence to the local Noise Ordinance and adopted General Plan policies. The Noise Ordinance deems it unlawful for any excessive noise-generating devices, appliances, equipment or vehicles on public or private property abutting noise sensitive land uses to operate between the hours of 7:00 PM and 7:00 AM.

OPERATIONAL NOISE

The proposed Housing Element update does not include any changes to the land use designations of the Adequate Sites; thus, impacts associated with potential development of the Adequate Sites would remain within the scope of analysis in the

General Plan EIR. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should noise impacts be identified. Operational noise associated with housing development is considered to be negligible. Potential impacts will be less than significant with implementation of existing standards and regulations.

B) Less than Significant Impact. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 9 (Human Reaction to Vibration).

Table 9
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level in unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area. Table 10 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 10
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts related to construction are temporary and rare except in cases where large equipment is used near existing, occupied development. Construction noise and associated vibration would be controlled through restrictions currently established in the City's Municipal Code Noise Ordinance, as show above. These restrictions would minimize potential annoyance from vibration impacts to nearby residential development during sensitive evening and noise hours. Moreover, development of housing would not introduce new sources of significant ground-bourne vibration, as such impacts are not characteristic of residential development of the type associated with build out of the proposed Housing Element.

However, impacts to new development could result from railroad operations if vibration-sensitive development such as residential land uses, are proposed within 100 feet of a railroad track. With regard to railroad operations, noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. As mentioned in the General Plan EIR, according to the Union Pacific Railroad, no change to train service or schedules has been identified to occur in the foreseeable future; therefore, noise levels generated by the train would remain the same as under existing conditions where land uses within 250 feet of the train tracks may experience noise levels in excess of 65 dB. Moreover, the City's Noise Element includes policies that require studies of groundborne vibration for all habitable buildings developed within 100 feet of the centerline of a railroad track.

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures. No impacts would be associated with vibration as no policy changes, developments, or infrastructure improvements are proposed as part of the Housing Element update.

C) Less than Significant Impact. Residential land uses typically do not produce excessive noise either individually or cumulatively that could substantially increase existing, ambient noise levels. The future development of the Opportunity Sites could increase ambient noise levels due to increased traffic generation in the project vicinity. Thus, development of the Opportunity Sites would partially contribute to the noise volumes identified in the General Plan EIR. The proposed Housing Element does not include changes to land uses and intensities designated in the current General Plan and analyzed in the EIR. The Housing Element does not propose any specific development or any land use changes that would invalidate this prior finding or further increase traffic levels beyond those analyzed in the General Plan EIR. Project-specific increases in ambient noise levels due to future development on each Opportunity Site would be evaluated as development is proposed over the long term pursuant to existing policies and procedures. With these existing policies and procedures in place, impacts related to increases in ambient noise levels would be less than significant.

D) Less than Significant Impact. The proposed Housing Element update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels would be associated with construction activities. Construction noise would be controlled through the time restrictions established in the Municipal Code. The updated Housing Element would not result in any new or more severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses

or intensities not already designated in the General Plan and analyzed in the EIR. Continued enforcement of the City's noise restrictions would reduce temporary noise impacts to less-than-significant levels.

E-F) Less than Significant Impact. None of the Adequate Sites identified in the proposed Housing Element are located within an Airport Land Use Plan. Moreover, no specific new development is associated with the proposed Housing Element update, and no changes to safety policies related to air traffic are proposed. The proposed Housing Element update does not include any changes to the land use designations of the Adequate Sites; thus, impacts associated with potential development of the Sites would remain within the scope of analysis in the General Plan EIR. Future development of the Adequate Sites would be subject project-specific environmental review pursuant to CEQA. Considering that potential impacts were analyzed in the General Plan EIR and found to be less than significant and development of Adequate Sites would be subject to analysis of project-specific impacts (with incorporation of mitigation as necessary), impacts would be less than significant.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

A) No Impact. Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, birth, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the California Department of Housing and Community Development (HCD) and Fresno Council of Governments (COGs). The proposed Housing Element update is designed to guide and accommodate the City's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, the California Department of Housing and Community Development (HCD) is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for Council of Governments (COGs) throughout the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. According to the General Plan EIR, the population growth in the City is projected to increase by 42,727 residents between 2020 and 2040. The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Adequate Sites are projected to meet the City's housing demand as identified in the RHNA. Considering the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population, derived directly from the population growth estimates for the region, the proposed housing Element could not induce population growth. No impact will occur

B-C) No Impact. The proposed Housing Element update is intended encourage and facilitate housing development and preserve and enhance existing housing stock. The natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. Thus, the availability of residential units in response to increases in population is supported by the Housing Element. Considering residential units will increase naturally as guided by the goals and policies of the proposed Housing Element, no impacts related to the displacement of housing or people could occur.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Fire protection?	☐	☐	☒	☐
B) Police protection?	☐	☐	☒	☐
C) Schools?	☐	☐	☒	☐
D) Parks?	☐	☐	☒	☐
E) Other public facilities?	☐	☐	☒	☐

A) Less than Significant Impact. The Selma Fire Department provides fire protection emergency services to the City. According to the General Plan EIR, the Fire Department estimates that upon build-out of the Planning Area, a minimum of three additional fire stations to house additional equipment and staff will need to be constructed. The location will need to be in the northern, western, and southern portions of the Planning Area. These stations will be required to meet the Department's goal of responding to emergency calls within eight minutes throughout the Planning Area. Moreover, the General Plan EIR does not anticipate construction of these new facilities to cause significant environmental impacts in that their locations are in developed, or developing, areas with ample infrastructure to accommodate them. The effects of constructing and operating new fire stations is typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in context of the neighborhood, and increased vehicle trips on local roadways. Fire stations also result in the specific effect of generating periodic increases in noise from use of fire engine and emergency vehicle sirens. Construction and operation of any new fire station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations.

B) Less than Significant Impact. The Selma Police Department provides police protection services to the City. According to the General Plan EIR, while the Police Department indicates that existing service levels, staffing, and facilities are inadequate, therefore any new development would be a significant impact absent provision of additional personnel, equipment, and facilities. The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in context of the neighborhood, and increased vehicle trips on local roadways. Police stations also result in the specific effect of generating periodic increases in noise from use of sirens, although typically sirens will be initiated while on patrol as opposed to directly initiating from the substation. As such, Mitigation Measures 3.13.3.2a through 3.13.3.2c were adopted in the General Plan EIR to reduce the potentially significant impacts to a less than significant level and to ensure that an adequate quantity of land for particular uses is maintained to avoid compromising the basic goals of the General Plan. Moreover, construction and operation of any new station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

C) Les than Significant Impact. The Selma Unified School District currently provides school services to the City. The district includes a high school, a middle school, eight elementary schools, an alternative school, and an adult school. The effects of schools that can result in environmental impacts are specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. Furthermore, analyses of school impacts are unique in that any impacts resulting from the effects of schools are considered fully mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act; therefore, pursuant to State law and the payment of development impact fees, impacts will be less than significant.

D) Less than Significant Impact. Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to five acres of parkland per 1,000 new residents. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

E) Less than Significant Impact. New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Construction and operation of new or expanded public service facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

15. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
B) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

A-B) Less than Significant Impact. Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to five acres of parkland per 1,000 new residents. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

16. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
E) Result in inadequate emergency access?	☐	☐	☒	☐
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

A-B) Less than Significant Impact. The City is served by local and regional transportation facilities including streets, freeways, railways, and bus routes in addition to non-motorized transportation facilities such as sidewalks, trails, and bikeways. These facilities provide options for travel modes that include passenger vehicles, trains, buses, bikes, and walking. These facilities and modes of travel comprise the circulation system for the City and the broader system designed with the goals of efficiently moving people and goods throughout the region by providing ease of access to multiple modes of travel.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. Some trips may be to transit centers, such that a portion of a resident's trip may include alternative transportation modes, while others may simply walk to their destination or to other transit options. The return leg of a trip is generally anticipated to be the reverse of the initial leg of the trip during the afternoon, albeit with higher likelihood of a portion of the trip being dedicated to accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak

hours and 10.5 percent occurring during afternoon peak hours.[30] Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities and their counterpart modes of travel is excessive use throughout the day or during morning and/or afternoon peak hours and the resulting effects on the performance of the facilities ability to move people and goods. The direct effects of reduced circulation system performance are annoyance and stress, thereby decreasing the quality of life for the user. Direct failure or accelerated deterioration of circulation system facilities can also occur if the facility was not designed to function under increased loading. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno Council of Governments (COG) as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.[31] The Congestion Management Process (CMP) is also administered by Fresno COG in lieu of a congestion management program that was opted out of in 1997.[32] The CMP addresses congestion management through a process developed cooperatively throughout the metropolitan region that provides for safe and effective management and operation of existing and future transportation facilities through demand reduction and operations strategies. While the RTP/SCS address the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network and notes that the Cities of Fresno and Clovis have adopted the Level of Service (LOS) D standard and the County and pother Cities have adopted the LOS C standard. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The COG is currently in the process of updating the CMP. The final effort is the City General Plan Circulation Element that identifies long-term transportation improvements for local facilities.

Local and regional planning efforts are designed to reduce the direct and indirect effects of travel so as to minimize or avoid resulting impacts on human health and the environment. The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and the does not include any land use changes to the General Plan; therefore, the Housing Element would not conflict with the goals of transportation planning efforts of the City or the COG. Furthermore, according to the General Plan EIR, implementation of Mitigation Measures 3.15.3.1a through 3.15.3.1g would result in the improvement of levels of service (LOS) to an acceptable level of service for all local roadway segments, reducing the impact to the local roadway system to a less than significant.

Based on this preceding analysis, future Housing Development will not impede local or regional efforts to ensure an efficient circulation system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should transportation impacts be identified that are not covered under existing or future development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) No Impact. The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts wills occur.

30 Institute of Transportation Engineers. Trip General Manual. 9th Ed. 2012

31 Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

32 Fresno Council of Governments. Fresno County Congestion Management Process. October 2009

D) No Impact. The Housing Element update does not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) Less than Significant Impact. The project does not involve any road construction or any development activity and thus would not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review and approval during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) No Impact. The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The Housing Element is consistent with regional and local transportation plans the promote a holistic transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
G) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

A) No Impact. Future housing will generate wastewater from bathroom and kitchen activities that will be conveyed via the sewer. Residential, commercial, and industrial wastewater from the planning area is all conveyed to and treated at the Selma-Kingsburg-Fowler Sanitation District's (SKFSD) Wastewater Treatment Plant (WWTP). The Central Valley Regional Water Quality Control Board (RWQCB) issued wastewater treatment requirements for the WWTP in Order 05-01-255. SKFSD's facilities are subject to the permit requirements that establish pollutant limits for effluent discharges to receiving waters. A violation of the WWTP permit requirements will occur if effluent discharges exceeded adopted limits for one or more pollutants or if the daily maximum permitted treatment volume is exceeded and excess discharge is released into downstream water bodies. Total facility capacity is 6.5-8.0 million gallons of wastewater per day (mgd) annually with the facility treating an annual average of between 2,955 and 5,415 mgd.[33] Future housing development, consistent with current General Plan land use policy, will result in typical wastewater discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. Furthermore, residential development is not subject to point-source discharge requirements. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

[33] California Water Service Company. 2010 Urban Water Management Plan: Selma District. https://www.calwater.com/docs/uwmp/sel/2010_Urban_Water_Management_Plan_%28SEL%29.pdf [Accessed December 12, 2015].

B, D-E) No Impact. The SKFSD Wastewater Treatment plant has a design capacity is 6.5-8.0 million gallons of wastewater per day (mgd) annually with the facility treating an annual average of between 2.95 and 5.41 mgd. The Housing Element is consistent with the General Plan and regional population projections, thus, the Housing Element is consistent with the master planning efforts of the SKFSD to ensure adequate treatment capacity and technologies to serve existing plus future residents. Similarly, the California Water Service Company, which serves the City of Selma and obtains all its water from groundwater sources, has a design capacity of 18,871 acre-feet per year (AFY), or 16,830,000 mgd. According to the Division's 2010 Urban Water Management Plan (UWMP), this value greatly exceeds the projected water demand throughout the planning horizon of the UWMP. The Housing Element is consistent with regional growth assumptions, thus, the population accommodated by future housing has been accounted for in the 2010 UWMP. Considering adequate water supply and wastewater treatment capacity has been demonstrated over the next eight to ten years, new water or wastewater treatment facilities will not be required solely to serve the project. Considering no new facilities will be required to be constructed or supply to be acquired, no impacts will occur.

C) No Impact. Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on site; therefore, no increase in stormwater flows will occur that will require the need to expand or construct any storm drain or flood control facility. No impacts will occur.

F) Less than Significant Impact. According to the General Plan EIR, Selma Disposal and Recycling Services provides solid waste collection services to the City. Solid waste that is not diverted due to recycling is primarily disposed of at the American Avenue Disposal Site followed by the Fairmead Solid Waste disposal Site.[34] There are a variety of other landfills that serve the City on a much more limited basis. According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons to accommodate an estimated 583,039 tons of solid waste; therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the Housing Element. Impacts will be less than significant.

G) No Impact. All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element update will have any effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact will occur.

[34] California Department of Resources Recycling and Recovery. Disposal Reporting System: Jurisdiction Profile: Fresno – Fresno. http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2014%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d168 [December 3, 2015]

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

A) Less than Significant Impact. The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological, historical, archaeological, and paleontological resources. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City land use policy regarding locations or intensities of development, it will not result in any effects that will degrade the quality of the environment. The City finds that impacts related to degradation of the environment will be less than significant.

B) Less than Significant Impact. Cumulative effects resulting from full implementation of City land use policies were evaluated in the General Plan EIR. The proposed Housing Element update will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the General Plan EIR. The City hereby finds that the proposed Housing Elements individual contribution to potentially significant cumulative impacts is not considerable.

C) Less than Significant Impact. As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element has been determined to have little or no adverse impacts on people or the environment as evaluated in the 17 preceding environmental topics. The City hereby finds that direct and indirect impacts on human beings will be less than significant.

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