



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

April 16, 2024

Kamara Biawogi

City Planner

City of Selma

1710 Tucker Street

Selma, CA 93662

planningdept@cityofselma.com

Governor's Office of Planning & Research

April 16 2024

STATE CLEARINGHOUSE

RE: NEGATIVE DECLARATION (ND) FOR THE 2022-17 ROSE AVE TTM 6424
(PROJECT) DATED MARCH 27, 2024 STATE CLEARINGHOUSE NUMBER
[2024031070](#)

Dear Kamara Biawogi,

The Department of Toxic Substances Control (DTSC) received a ND for the project. The project consists of a proposed tract map for 41 residential lots. The vary from +/- 9300 to +/- 15,300 square foot. The project would require a rezoning of the project site from a One-Family Zone (R-1-12) to a One-Family Zone (R-1-9) and (R-1-7). The project would require approval of a tentative tract map and rezone. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. In the Initial Study/Negative Declaration, Section 1.0, Project Information, subsection 8, Description of the Project states: "The proposed project would consist of the subdivision of an approximate 20.2 acres parcel (Project site) (APN: 389-020-67) into 41 single family residential lots ranging in approximate size of 9,300 square feet to 15,000 square feet (Figure 1-3).

There is an existing house located at the southeast corner of the Project site that will be removed as a part of the construction.” If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC’s [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC’s and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC’s Human and Ecological Risk Office \(HERO\)](#) webpage.
3. DTSC recommends the City of Selma should work with the [San Joaquin Environmental Health Department](#) who can provide oversight as a [certified local agency](#) or enter into DTSC’s Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project can be reviewed by designated DTSC technical staff. The [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click “Start a Request for Lead Agency Oversight Application.” DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report

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(PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).

DTSC appreciates the opportunity to comment on the ND for the project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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Kamara Biawogi

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cc: (via email)

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