



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 10, 2024

Kamara Biawogi

City Planner

City of Selma

1710 Tucker Street

Selma, CA 93662

kamarab@cityofselma.com

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE SELMA CASITAS PROJECT, DATED JULY 2, 2024 STATE
CLEARINGHOUSE NUMBER [2024070105](#)

Dear Kamara Biawogi,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR) for the Selma Casitas Project (Project). The proposed Project consists of the annexation of 75.31 acres into the City of Selma. A horizontal mixed-use residential and commercial development site is proposed on the northern 39.1 acres of the annexation area. There is no development proposed for the remaining 36.21 acres. The Project plans for a total of 600 apartment units, approximately 40,000 square feet of retail and food service uses, and a 100-key hotel in the commercial area. A Vesting Tentative Subdivision/Tract Map is also proposed that would create 17 individual lots and 3 out lots for building pads, parking lots, apartment sites, the public park and privately maintained roads within the development. The proposed subdivision lots range in size from 0.10 acres to 4.85

acres. Site construction will include internal access roads, lighting and site landscaping. Stillman Street is planned to be widened and improved, which will divert traffic from E. Floral Avenue, as this will be the main entrance for the residential units. Fancher Street will be improved and will connect to Floral Avenue.

DTSC recommends and requests consideration of the following comments:

1. 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 Regional Screen Levels 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 [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). 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](#).
2. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [Human Health Risk Assessment Note Number 3](#) approved thresholds outlined in the [PEA Guidance Manual](#). If they do not, remedial action must take place to mitigate them below those thresholds.
3. Additional contaminants of concern may be found in mixing/loading/storage area, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional

Kamara Biawogi

July 10, 2024

Page 3

sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Selma Casitas 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,

A handwritten signature in cursive script that reads "Dave Kereazis".

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Kamara Biawogi
July 10, 2024
Page 4

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
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