



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

February 13, 2025

Kamara Biawogi
City Planner
City of Selma
1710 Tucker Street
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE JOSAN DEVELOPMENT DATED FEBRUARY 12, 2025, STATE
CLEARINGHOUSE NUMBER [2025020421](#)

Dear Kamara Biawogi,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Josan Development (Project). The proposed Project consists of 240 market-rate multi-family residential dwelling units, and 124,864 square feet of various commercial uses. The commercial component consists of two fast food restaurants consisting of 3,360 square feet and 3,250 square feet, a 13,500 square foot retail space, a 5,000 square foot convenience store with a gas station, a 57,124 square foot hotel, a 21,000 square foot banquet hall/restaurant, a 21,630 square foot auto sales/service location, and a 3.0-acre ponding basin. The Project site is 130.76 acres located immediately southwest and northwest of the intersection of Nebraska Avenue and Highland Avenue near the City of Selma in unincorporated Fresno County. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) 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 dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.

Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#).

Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the NOP of a DEIR for Josan Development. 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 clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Kamara Biawogi
February 13, 2025
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Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

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