



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

October 28, 2019

Governor's Office of Planning & Research

Mr. Brandon Smith, AICP
City of Visalia
315 E. Acequia Avenue
Visalia, California 93291

OCT 29 2019

STATE CLEARINGHOUSE

MITIGATED NEGATIVE DECLARATION FOR TENTATIVE PARCEL MAP
NO. 2018-01 AND CONDITIONAL USE PERMIT NO. 2018-03 – DATED
SEPTEMBER 30, 2019 (STATE CLEARINGHOUSE NUMBER: UNKNOWN)

Dear Mr. Smith:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration for the Tentative Parcel Map No. 2018-01 and Conditional Use Permit No. 2018-03.

The proposed project includes a request to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed Use Commercial (CMU) Zone and a request to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 square feet of commercial and office use in the CMU Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway within the City of Visalia, situated in Tulare County.

DTSC recommends the following issues be evaluated prior to development of the site:

1. The Mitigated Negative Declaration should acknowledge the potential for project sites to have resulted in the release of hazardous wastes/substances. In instances in which releases have occurred, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The Mitigated Negative Declaration should also identify the mechanism to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. If the project requires importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure imported soil is free of contamination.

DTSC recommends that the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).

3. Since the site and surrounding areas have been used for agricultural activities, proper investigation for arsenic, other metals, and organochlorinated pesticides should be conducted in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties* (Third Revision) (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>). In addition, sampling should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf)

DTSC appreciates the opportunity to review the Mitigated Negative Declaration. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (see next page)

Mr. Brandon Smith
October 28, 2019
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cc: (cont'd)

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