



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

---

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
<https://dtsc.ca.gov>



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

October 10, 2024

David Dowswell  
Contract Planner  
City of Winters Community Development Department  
318 First Street  
Winters, CA 95694  
[dave.dowswell@cityofwinters.org](mailto:dave.dowswell@cityofwinters.org)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FARMSTEAD  
SUBDIVISION PROJECT DATED SEPTEMBER 13, 2024, STATE CLEARINGHOUSE  
NUMBER [2021110261](#)

Dear David Dowswell,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Farmstead Subdivision Project (Project). The proposed Project would consist of various residential uses, including a subdivided 188-unit single-family residential community, a 57-unit townhome community, and an 84-unit multi-family residential complex; three commercial lots totaling 3.3 acres; 6.9 total acres of park uses; a new drainage channel parallel to the eastern site boundary; internal roadway improvements; associated utility improvements; new landscaping; and frontage improvements. The Project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development, and an Affordable Housing Plan. The project could potentially also include a Development Agreement. After reviewing the Project, DTSC recommends and requests consideration of the following comment:

1. In Section IX. Hazards and Hazardous Materials, subsection b, Mitigation Measure(s) IX-1 it states: “In the event that soil and groundwater are determined to be hazardous by exceeding the USEPA Regional Screening Level for residential exposure scenarios, the soil and/or groundwater shall be transported and disposed of at a Class I facility permitted by the California Department of Toxic Substances Control. Hazardous waste shall be transported to disposal by a licensed hazardous waste hauler under a uniform hazardous waste manifest. The results of soil and/or groundwater sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City’s Community Development Department for review and approval.”

If the soil and groundwater are determined to be hazardous by exceeding the USEPA Regional Screening Level for residential exposure, DTSC recommends the City of Winters Community Development Department enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

DTSC appreciates the opportunity to comment on the DEIR for the Farmstead Subdivision 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 clarification on DTSC’s comments, please respond to this letter or via [email](#) for additional guidance.

David Dowswell  
October 10, 2024  
Page 3

Sincerely,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

cc: (via email)

Governor's Office of Planning and  
Research State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Scott Wiley  
Associate Governmental Program Analyst  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)