



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

January 8, 2024

Jacob Aragon

Planner II

Madera County

200 W. 4th Street

Madera, CA 93637

[jacob.aragon@maderacounty.com](mailto:jacob.aragon@maderacounty.com)

**Governor's Office of Planning & Research**

**January 8 2024**

**STATE CLEARINGHOUSE**

RE: NEGATIVE DECLARATION (Neg Dec) FOR PM#4300 GP#2023-002, PRECISION CIVIL ENGINEERING DATED DECEMBER 15, 2023 STATE CLEARINGHOUSE NUMBER: [2023120461](#)

Dear Jacob Aragon:

The Department of Toxic Substances Control (DTSC) received a Negative Declaration (Neg Dec) for PM#4300 GP#2023-002, Precision Civil Engineering project. The proposal has Parcel Map (PM #4300), a 12.52-acre parcel, divided into four parcels (3.66 acres, 3.86 acres, 2.05 acres & 2.05 acres). Additionally, the General Plan (GP #2023-002) will be amended from Agricultural to Very Low Density Residential to meet the minimum lot size requirement. Based on our preliminary review of your project and documentation of contamination within the project area, DTSC requests consideration of the following comments:

1. Due to the potential historical and current agricultural use of the project site, DTSC recommends Madera County prepare a Phase I and Phase II Environmental Site Assessment to determine if the site exceeds DTSC's Screening Levels and is safe for future residential use.
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening 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 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.

DTSC appreciates the opportunity to comment on the Neg Dec for the PM#4300 GP#-2023-002, Precision Civil Engineering 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 concerns, simply respond to this [email](#) for guidance.

Sincerely,



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)

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cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse

[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

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)

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)