



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

August 09, 2024

Claudia Calderon
Acting Community Development Director
City of Porterville
291 N. Main Street
Porterville, CA 93257
ccalderon@ci.porterville.ca.us

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH OF TULE RIVER
MASTER PLAN DATED JULY 26, 2024, STATE CLEARINGHOUSE NUMBER
[2024030738](#)

Dear Claudia Calderon,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the South of Tule River Master Plan (SoTu MP). The proposed SoTu MP and the associated entitlements, including General Plan Amendment (GPA) No. 2024-001, and Pre-zone/Rezone (RZ) No. 2024-001, and Master Plan No. 2024-01, is filed by the City of Porterville (Applicant) and pertains to 19 parcels that are located directly southwest of the city limits of the City of Porterville. The SoTu MP site is bound to the north by the Tule River, to the south by State Route 190, to the east by State Route 65, and to the west by Westwood Street. The site totals approximately 447.30 gross acres. GPA No. 2024-001 requests amendment of the existing land use designations to the mix of 10 different land uses proposed in the SoTu MP. RZ No. 2024-001 requests a rezone from the existing zoning districts to zoning districts that are

consistent with the proposed land use designation. No physical development is proposed.

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.
2. 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
3. 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 \(PEA\) 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

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DTSC appreciates the opportunity to comment on the DIER for the South of Tule River Master Plan. 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.

Sincerely,



Tamara Purvis
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HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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