



**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

June 13, 2024

Josh Dan  
Senior Planner  
City of Visalia  
315 E. Acequia Avenue  
Visalia, CA 93291  
[josh.dan@visalia.city](mailto:josh.dan@visalia.city)

RE: MITIGATED NEGATIVE DECLARATION FOR THE CAMERON RANCH ESTATES  
– ANNEXATION NO. 2024-02 AND CAMERON RANCH ESTATES TENTATIVE  
SUBDIVISION MAP NO. 5598 PROJECT DATED MAY 29, 2024 STATE  
CLEARINGHOUSE NUMBER [2024051257](#)

Dear Josh Dan,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Cameron Ranch Estates – Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598 project (project). The proposed project has the following components: *Annexation No. 2024-02*: A request by Artemis Partners, LLC to annex 43.6-acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), which is consistent with the General Plan Land Use Designation of Residential Low Density; and, *Cameron Ranch Estates Tentative Subdivision Map No. 5598*: A request Artemis Partners, LLC to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision including new and

relocated utilities, new residential streets, improvements to Caldwell Avenue, and the continuation and improvement of Ben Maddox Way. The entire project site, once annexed, will be zoned to R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size).

After reviewing the project's MND, DTSC recommends and requests consideration of the following comments:


1. When agricultural crops and land uses are rezoned for residential use, a number of contaminants of concern 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 Dichlorodiphenyltrichloroethane (DDT), 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 chemicals of concern may be found in mixing/loading/storage area, 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 (PAHs) and/or Total Petroleum Hydrocarbons (TPHs) may be required.
3. Due to the Zone reclassification change of Agriculture Exclusive Zone 20 Acres (AE-20)-to Residential Low Density (RLD), a site and/or soil assessment should be completed to determine if any Recognized Environmental Conditions (REC's) are present. This may require a Phase I Environmental Site Assessment and oversight from DTSC or a [certified local agency](#). For boring and analyses recommendations under 50 acres, refer to [DTSC Interim Guidance for Sampling Agricultural Properties](#).
4. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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

Josh Dan  
June 13, 2024  
Page 3

material meets screening levels outlined in DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#) 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](#).

DTSC appreciates the opportunity to comment on the MND for the Cameron Ranch Estates – Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



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)

Josh Dan  
June 13, 2024  
Page 4

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)