



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 03, 2024

Josh Dan

Senior Planner

City of Visalia, Planning & Community Preservation Department

315 E. Acequia Avenue

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RE: MITIGATED NEGATIVE DECLARATION FOR THE CONDITIONAL USE PERMIT
NO. 2024-10 - HOME 2 SUITES PROJECT DATED JUNE 27, 2024, STATE
CLEARINGHOUSE NUMBER [2024061251](#)

Dear Josh Dan,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Conditional Use Permit No. 2024-10 - Home 2 Suites project (project). Conditional Use Permit No. 2024-10 is a request by Klassen Corporation to construct a 52,783 square-foot, four-story, 90 room Home 2 Suites Hotel on a 1.64-acre parcel within the Square at Plaza Drive master planned development area. The Initial Study/MND document aims to evaluate the environmental impacts associated with the proposed revisions to The Square at Plaza Drive Project. The original plan for this 25-acre mixed-use development, which included office space, residential units, and highway commercial businesses within the City of Visalia, was approved via a Conditional Use Permit in 2014. The proposed project will also include the replacement of an existing bank and office building with a new hotel and a drive-thru restaurant.

After reviewing the Project, 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 Dichlorodiphenyltrichloroethane, 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. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
4. DTSC recommends that all imported soil and fill material should be tested to assess any COCs meet screening levels as outlined in the [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

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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](#).

DTSC appreciates the opportunity to comment on the MND for the Conditional Use Permit No. 2024-10 - Home 2 Suites 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.

Sincerely,

Tamara Purvis

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cc: (via email)

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