



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 10, 2024

Liz Salazar
Assistant Planner
City of Clovis
1033 Fifth Street
Clovis, CA 93612
lizs@clovisca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE TM6452, PDP2023-001
PDATED OCTOBER 01, 2024, STATE CLEARINGHOUSE NUMBER 2024100057

Dear Liz Salazar,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the TM6452, PDP2023-001 project (project). The proposed project is approximately 18 acres of land located at the northeast corner of N. Baron and Perrin Avenues. The project applicant is requesting the City Council approval of a vesting tentative tract map for a 153-lot single-family planned residential development and a planned development permit for a 153-lot single-family residential development. 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 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.

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 were routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

2. 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 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 TM6452, PDP2023-001 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.

Liz Salazar
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Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

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