



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 07, 2025

Gabrielle Myers
Senior Planner
City of Hanford
317 N Douty Street
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gmyers@hanfordca.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NEVES RESIDENTIAL PROJECT DATED DECEMBER 16, 2024, STATE CLEARINGHOUSE NUMBER [2024120645](#)

Dear Gabrielle Myers,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Neves Residential Project (Project). The Project Applicant intends to develop up to 615 single-family residential units on an approximately 135.28-acre site. The development will also include a 5.87-acre storm basin and a seven-acre park along with access roads, lighting, landscaping and other associated improvements, per City Standards. Entitlements needed to accommodate the proposed Project include a Tentative Subdivision Map and a Planned Unit Development to accommodate smaller lot sizes and reduced setbacks. The proposed Project site is currently an active orchard. 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 had been 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 DEIR for the Neves Residential 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.

Gabrielle Myers
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Sincerely,

Tamara Purvis

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