



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 27, 2024

Rob Holt
Supervising Planner
City of Fresno
2600 Fresno Street 3rd Floor, Room 3043
Fresno, CA 93721
Robert.Holt@fresno.gov

RE: MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT
NO. T-6468/P23-04061 DATED DECEMBER 16, 2024, STATE CLEARINGHOUSE
NUMBER [2024120649](#)

Dear Rob Holt,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Environmental Assessment No. T-6468/P23-04061 project (project). The applicant is proposing a gated residential community in the southwest portion of Fresno that would include 84 residential units distributed amongst 74 two-story buildings, a 0.16-acre park, and 22 guest parking spaces on a 7.82-acre site. The project proposes to subdivide the existing parcel into 84 residential lots ranging in size from 1,866 square feet to 3,745 square feet and 3 open space lots for a total of 87 lots. The tentative tract map would be recorded in two phases, with 45 lots, including two open space lots and a gated entry, in Phase 1, and 42 lots, including one open space lot, in Phase 2. The project would not require the removal or demolition of any existing buildings or structures on the site. DTSC recommends and requests consideration of the following comments:

1. 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 Environmental Assessment No. T-6468/P23-04061 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,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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Rob Holt
December 27, 2024
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cc: (via email)

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