



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

April 9, 2025

Colleen A. Moreno
Assistant Planner
City of Visalia
315 E. Acequia Ave
Visalia, CA 93291
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RE: MITIGATED NEGATIVE DECLARATION FOR ANNEXATION NO. 2024-05 &
BLANKENSHIP TENTATIVE SUBDIVISION MAP NO. 5602 DATED APRIL 1, 2025,
STATE CLEARINGHOUSE NUMBER [2025040063](#)

Dear Colleen A. Moreno,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Annexation No. 2024-05 & Blankenship Tentative Subdivision Map No. 5602. Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation. The project is supported by the Blankenship Tentative Subdivision Map No. 5602, which is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.96 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 and C-MU. Development of single-family homes will be restricted to the R-1-5 zone. Commercial development of the area zoned for commercial use is not part of this project and the remainder will be developed later. The residential subdivision will meet the City's development standards for the zone.

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 local area baselines or thresholds. If they do 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 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 would like to thank you for the opportunity to comment on the MND for Annexation No. 2024-05 & Blankenship Tentative Subdivision Map No. 5602. 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

Colleen A. Moreno

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DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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