



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

May 8, 2025

Will Tackett
Community Development Director
City of Madera
205 West 4th Street
Madera, CA 93637
wtackett@madera.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CLEVELAND AVE PROJECT (GENERAL PLAN AMENDMENT 2024-02, REZONE 2024-01, PRECISE PLAN 2024-05, TENTATIVE SUBDIVISION MAP 2024-06) DATED MAY 2, 2025, STATE CLEARINGHOUSE NUMBER [2025050136](#)

Dear Will Tackett,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Cleveland Ave Project (General Plan Amendment 2024-02, Rezone 2024-01, Precise Plan 2024-05, Tentative Subdivision Map 2024-06) (Project). The General Plan Amendment 2024-02 proposes to amend the General Plan to change the land use designations for the project site from approximately 33.37 acres of Resource Conservation/Agriculture and approximately 37.96 acres of Industrial designated area to 33.30 acres of Low Density Residential and 38.03 acres of Industrial designated area. Rezone 2024-01 proposes to change the zone district for the westerly 33.30 portion of the site proposed to be designated Low Density Residential from the Resource Conservation and Open Space and Industrial zone districts to the Planned Development, one unit for each 6,000 square feet of site area and Planned Development, one unit for each 8,000 square feet of site area zone districts. The rezone also proposes to change the zone district for an

approximate 2.71-acre portion of the easterly area of the site proposed for industrial from the Resource Conservation and Open Space zone district to the Industrial zone district. Additionally, the Project proposes to subdivide the western, residential portion of the site into 134 single-family lots and the eastern, industrial portion of the site into 12 industrial lots with one building per lot. 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](#).

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DTSC would like to thank you for the opportunity to comment on the MND for the Cleveland Ave Project (General Plan Amendment 2024-02, Rezone 2024-01, Precise Plan 2024-05, Tentative Subdivision Map 2024-06). 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 our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Bonique Emerson
VP of Planning Division
Precision Civil Engineering
bemerson@precisioneng.net

Tim Mitchell
Project Applicant
Span Development
tim@span.net

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov