



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

May 8, 2025

Alyce Alvarez
Planner
Fresno County
2220 Tulare Street
Fresno, CA 93721
alyalvarez@fresnocountyca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR INITIAL STUDY NO. 8589 AND CLASSIFIED CONDITIONAL USE PERMIT NO. 3805 DATED MAY 5, 2025, STATE CLEARINGHOUSE NUMBER [2025050180](#)

Dear Alyce Alvarez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Initial Study No. 8589 and Classified Conditional Use Permit No. 3805 (Project). The Project will allow a personal/recreational vehicle storage facility on a 10-acre portion of a 19.55-acre parcel in the Limited Agricultural, 20-acre minimum parcel size (AL-20) Zone District. The facility is planned to contain approximately 202,300 square feet of enclosed storage buildings and an approximately 2,543 square foot caretaker's residence and office building. Due to the construction of the residence, 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 the 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 our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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Alyce Alvarez

May 8, 2025

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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