



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

July 18, 2025

Brandon Smith
Principal Planner
City of Visalia
315 East Acequia Avenue
Visalia, CA 93291
brandon.smith@visalia.city

RE: NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. 2025-02
AND CHANGE OF ZONE NO. 2025-03 DATED JULY 17, 2025, STATE
CLEARINGHOUSE # [2025070724](#)

Dear Brandon Smith,

The Department of Toxic Substances Control (DTSC) reviewed the Negative Declaration (ND) for General Plan Amendment No. 2025-02 and Change of Zone No. 2025-03 (Project). The proposed Project will establish a new General Plan land use designation and zoning designation of Commercial Mixed Use on approximately 16 acres, on portions of the property facing the frontages of Akers Street and Riggan Avenue. The Project site occupies 20.88 gross acres of undeveloped land, which is seasonally improved for agricultural uses (i.e., row crops). Currently, the Project only affects the land use and zoning designations. No development is proposed in correlation with the Project.

DTSC recommends and requests consideration of the following comment:

When agricultural crops and/or land uses are proposed or rezoned for residential use, several 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-

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trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet 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. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.

DTSC would like to thank you for the opportunity to comment on the ND for General Plan Amendment No. 2025-02 and Change of Zone No. 2025-03 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,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

state.clearinghouse@lci.ca.gov

Tamara Purvis

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