



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 20, 2025

Josh Dan
Senior Planner
City of Visalia
315 E. Acequia Avenue
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RE: NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. 2024-02, CHANGE OF ZONE NO. 2024-03, CONDITIONAL ZONING AGREEMENT NO. 2024-04, AND VARIANCE NO. 2024-03. DATED JUNE 13, 2025, STATE CLEARINGHOUSE NUMBER [2025060660](#)

Dear Josh Dan,

The Department of Toxic Substances Control (DTSC) reviewed the Negative Declaration (Neg Dec) for General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, Conditional Zoning Agreement No. 2024-04, and Variance No. 2024-03. (Project). Derrel's Mini Storage requests the following Project proposals:

- **General Plan Amendment No. 2024-02**: A request to change the land use of subject property 1 located at 1700 East Goshen Avenue Visalia, California (APN 098-050-038) from High Density Residential to Commercial Service for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres located at Northwest corner of East Goshen Avenue and North Lovers Lane Visalia, California (subject property 2).
- **Change of Zone No. 2024-03**: to change the zoning designation upon subject property 1 from Multi-family Residential to Service Commercial for a 9.42-acre

parcel, and the change of land use designation upon subject property 2 from Single-Family Residential to Multi-family Residential for parcels measuring a total of 11.89-acres.

- **Conditional Zoning Agreement No. 2024-04**: to establish conditions for a storage facility for subject property 1; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 278 dwelling units for subject property 2.
- **Variance No. 2024-03**: to place a storage building on the north property line for subject property 1.

A Phase I Environmental Site Assessment (ESA) and Phase II ESA were conducted by SALEM engineering group, inc. for subject property 1. The Phase II ESA concluded: “Due to the potential of encountering areas of petroleum hydrocarbon-affected soil, SALEM recommends preparation of a SMP (Soil Management Plan) which should be distributed to construction personnel prior to conducting grading or excavation activities. The SMP will establish protocols for handling, sampling, storage, and disposal of any suspected hydrocarbon-affected soils generated during construction activities.” Based on these findings, DTSC recommends and requests consideration of the following comments:

1. The City of Visalia follow the guidance of the Phase II ESA’s recommended Soil Management Plan or address contamination found to be present within the Project area through oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.
2. If subject property 2 was historically used for agricultural purposes and/or land uses are proposed or rezoned for residential use, several contaminants of

concern (COCs) can be present. The Lead Agency should 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.

3. 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 Neg Dec 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.

Josh Dan
June 20, 2025
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Sincerely,

Tamara Purvis

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