



**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](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

August 6, 2025

Cristobal Carrillo  
Associate Planner  
City of Visalia  
315 East Acequia Avenue  
Visalia, CA 93291  
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RE: MITIGATED NEGATIVE DECLARATION FOR RITCHIE RANCH TENTATIVE  
SUBDIVISION MAP NO. 5600, CONDITIONAL USE PERMIT NO. 2024-23 DATED  
JULY 31, 2025, STATE CLEARINGHOUSE # [2025071349](#)

Dear Cristobal Carrillo,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Ritchie Ranch Tentative Subdivision Map No. 5600, Conditional Use Permit No. 2024-23 (Project). The Project is a request by Lennar Homes of California LLC to subdivide a parcel totaling approximately 44.89 acres into 320 lots for single-family residential use. The proposal will include non-standard lots that will be less than 5,000 square feet in size, with reduced lot widths, and reduced setbacks. DTSC recommends and requests consideration of the following comments:

1. 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-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. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.

2. DTSC recommends that all imported soil/fill material should be tested to assess any COCs meet screening levels as outlined in [DTSC's PEA 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/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the MND for the Ritchie Ranch Tentative Subdivision Map No. 5600, Conditional Use Permit No. 2024-23 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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Cristobal Carrillo  
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cc: (via email)

Governor's Office of Land Use and Climate Innovation  
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