



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

August 21, 2025

Rodney Horton
Community Development Director
City of Reedley
1717 9th Street
Reedley, CA 93654
rodney.horton@reedley.ca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR VESTING TENTATIVE
SUBDIVISION MAP NO. 6497 - WESTHAVEN 2 PROJECT DATED AUGUST 19, 2025,
STATE CLEARINGHOUSE NUMBER [2025080817](#)

Dear Rodney Horton,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Vesting Tentative Subdivision Map No. 6497 - Westhaven 2 Project (Project). The Project proposes the development of 166 single-family lots averaging 5,561 square feet per lot, development of an on-site storm drain basin, and seven out lots over two phases. Phase 1 would consist of approximately 19.57 acres and develop 89 lots, five outlots. Phase 2 would consist of the remaining 14.41 acres and develop 77 lots and two outlots, one of which is a storm drain basin. The Project site has historically been used for agricultural purposes and is currently in agricultural use with no structures or on-site improvements. The site is zoned Limited Agricultural according to the County of Fresno zoning map. The Project proposes to amend the planned land use designation of an approximately 3.5-acre portion of the Project site from High Density Residential to Low Density Residential. Additionally, the Project proposes to pre-zone the Project site and the three rural residential parcels to the northwest zone district in preparation for annexation of the parcels consistent with the

Reedley 2030 General Plan. Construction of the residential development would occur over a maximum of 48 months 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. All imported soil/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/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 Vesting Tentative Subdivision Map No. 6497 - Westhaven 2 Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of

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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 cursive script that reads "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)

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State Clearinghouse
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