



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

August 21, 2025

Robert Holt
Supervising Planner
City of Fresno
2600 Fresno Street 3rd Floor, Room 3043
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR ENVIRONMENTAL ASSESSMENT NO. T-6507/T-6511/P25-01637 DATED AUGUST 19, 2025, STATE CLEARINGHOUSE NUMBER [2025080816](#)

Dear Robert Holt,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for Environmental Assessment No. T-6507/T-6511/P25-01637 (Project). Granville Homes proposes phased development (Parc West 2 & 3) of approximately 234.58-acres of property located on the southwest corner of West Ashlan Avenue and North Grantland Avenue. Tentative Tract Map No. 6511 (Parc West 2) proposes to subdivide the northern 145.32-acres into 678 single-family lots. Parks, open space, and landscape buffers are planned for approximately 17.17 acres throughout Parc West 2. Tentative Tract Map No. 6507 (Parc West 3) proposes to subdivide the southern 89.26-acres into 525 single-family lots. The General Plan Amendment would also designate approximately 3.07-acres located on the southwest corner of West Ashlan and North Grantland Avenue as Residential, Medium High Density (RM-1). A Rezone would designate approximately 3.07 acres of property located on the northeast corner of TTM 6511 and the southwest corner of North Grantland and West Ashlan Avenues as the RM-1 zone district. The total

number of lots for the entire project area is 1,203 lots on approximately 234.58-acres bringing the total density of the project to approximately 5.19 dwelling units per acre.

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 NOP of a DEIR for Environmental Assessment No. T-6507/T-6511/P25-01637. 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,

Tamara Purvis

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cc: (via email)

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