



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

April 3, 2026

Denise Munoz
Community & Economic Development Director
City of Chowchilla
130 South Second Street
Chowchilla, CA 93619
dmunoz@cityofchowchilla.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE AFFORDABLE MULTI-FAMILY HOUSING PROJECT – TENTATIVE TRACT MAP NO. 22-0011 DATED APRIL 1, 2026, STATE CLEARINGHOUSE NUMBER [2026040090](#)

Dear Denise Munoz,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Affordable Multi-Family Housing Project – Tentative Tract Map No. 22-0011 (Project). The Project consists of 18.24-acre parcel (APN 026-233-008) to be developed as part of TTM No. 22-0011. The Project site is currently an undeveloped field and is zoned for Residential, Rural, Single-Family District and Commercial, Rural Median District within the County of Madera. The Project site is located in an unincorporated area of southwest Madera County, directly adjacent to the southwest limits of the City of Chowchilla and within the City's Planning Area and Sphere of Influence. The entire 18.24-acre parcel would be annexed into the City of Chowchilla and pre-zoned to High Density Residential, consistent with the City's High Density Residential land use designation.

According to the Phase I Environmental Site Assessment conducted by Krazan & Associates, INC., (Krazan), recognized environmental conditions, potential areas of

concern, and asbestos-containing materials or lead based paint are likely present on the Project site.

DTSC recommends and requests consideration of the following comments:

1. Since the proposed Project includes residential development, DTSC recommends that the City of Chowchilla enter into a voluntary agreement to address any existing contamination on the property or receive oversight from a [self-certified local agency](#), DTSC, or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note 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. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the MND for the Affordable Multi-Family Housing 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 [email](#) for additional guidance.

Denise Munoz

April 3, 2026

Page 3

Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

state.clearinghouse@lci.ca.gov

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Analyst II

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov