



**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**

June 24, 2026

Brianahi De Leon  
Senior City Planner  
City of McFarland  
401 W Kern Ave.  
McFarland, CA 93250  
[bdeleon@cityofmcfarland.ca.gov](mailto:bdeleon@cityofmcfarland.ca.gov)

RE: INITIAL STUDY AND NEGATIVE DECLARATION FOR AMENDMENT TO  
GENERAL PLAN AND ANNEXATION 21 DATED JUNE 22, 2026, STATE  
CLEARINGHOUSE NUMBER [2026060976](#)

Dear Brianahi De Leon,

The Department of Toxic Substances Control (DTSC) reviewed the Initial Study and Negative Declaration for Amendment to General Plan and Annexation 21 (Project). The development proposal will pre-zone the adjacent parcels totaling 124.26 acres of vacant land via the annexation application to a "Commercial Zone" (C-2) which includes a wide array of permitted land uses covering residential, commercial, institutional, entertainment, accessory, and emergency use. C-2 allows for a mixture of uses including residential at 16 to 24 dwelling units per acre. The Project area was historically used for agricultural use. If any residential development is proposed or constructed, 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, and 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 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.
3. The City of McFarland should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of McFarland ensure that any potential contamination be fully characterized and then remediated under the oversight of 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.

DTSC appreciates the opportunity to comment on the Initial Study and Negative Declaration for Amendment to General Plan and Annexation 21. 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 [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Brianahi De Leon

June 24, 2026

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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Benjamin Marin

Project Applicant

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Tamara Purvis

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