Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 31, 2026

Yazid Alawgarey
Assistant Planner
City of Bakersfield
1715 Chester Avenue
Bakersfield, CA 93301
yalawgarey@bakersfieldcity.us

RE: MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT/ZONE CHANGE NO. CGPA-25-0004 DATED JULY 28, 2026, STATE CLEARINGHOUSE NUMBER 2026071057

Dear Yazid Alawgarey,

The Department of Toxic Substances Control (DTSC) has reviewed the Mitigated Negative Declaration (MND) for the General Plan Amendment/Zone Change No. CGPA-25-0004 (Project). The applicant has requested a General Plan Amendment to change existing land use designations from Resource - Intensive Agriculture, Resource - Minerals & Petroleum, and Low Density Residential to Low Density Residential and Mixed-Use Commercial and a zone change from Single-Unit Dwelling and Single-Unit Dwelling/Planned Unit Development to Single-Unit Dwelling and Mixed-Use Neighborhood on approximately 20 acres. The Project proposes to develop an event venue and commercial development. The event venue will host up to 52 large-scale events (250-300 guests) per year and approximately one to two small-scale events (up to 100 guests) per month utilizing the existing single-family residential structures, develop a 2,500 square-foot fast-

food restaurant with a drive-through window, and a convenience store/gas station with 16 vehicle fueling pumps.

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. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual
3. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's PEA 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 General Plan Amendment/Zone Change No. CGPA-25-0004. 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 the CEQA Review email for additional guidance.

Sincerely,

Tamara Purvis
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Department of Toxic Substances Control
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cc: (via email)

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