



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

October 22, 2026

Colleen A Moreno
Associate Planner
City of Visalia
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RE: MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT
NO. 2026-01, CHANGE OF ZONE NO. 2026-01 AND BLANKENSHIP PHASE 3
TENTATIVE SUBDIVISION MAP NO. 5610 DATED OCTOBER 20, 2026, STATE
CLEARINGHOUSE NUMBER [2026100703](#)

Dear Colleen A Moreno,

The Department of Toxic Substances Control (DTSC) has reviewed Mitigated Negative Declaration (MND) for General Plan Amendment No. 2026-01, Change of Zone No. 2026-01 and Blankenship Phase 3 Tentative Subdivision Map No. 5610 (Project). The General Plan Amendment No. 2026-01 and Change of Zone No. 2026-01 is a request by San Joaquin Valley Homes to change the underlying land use designation of a 7.04-acre portion of an approximately 23.53-acre parcel from the existing Mixed-Use Commercial zone and designation to Residential Low-Density designation, zoned Single Family Residential.

Blankenship Phase 3 Tentative Subdivision Map No. 5610 is a request by San Joaquin Valley Homes to subdivide a 7.04-acre portion of a 23.53-acre parcel into 36 lots for single-family residential use. This will be a continuation of the existing single-family subdivision which surrounds the proposed site.

The applicant is seeking to rezone the commercially zoned area to residential to allow for the continued development of single-family homes, expanding the surrounding subdivision to include this area.

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 Visalia 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 Visalia 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 MND for the 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 the [CEQA Review email](#) for additional guidance.

Sincerely,



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HWMP-Permitting Division – CEQA Unit
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Colleen A Moreno

October 22, 2026

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cc: (via email)

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