Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 20, 2026

Rob Holt
Supervising Planner
City of Fresno – Planning and Development Department
2600 Fresno Street
Fresno, CA 93721
Robert.Holt@fresno.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VESTING TENTATIVE TRACT MAP 6525 DATED OCTOBER 19, 2026, STATE CLEARINGHOUSE NUMBER 2026100654

Dear Rob Holt,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Vesting Tentative Tract Map 6525 (Project). The proposed Project would include the demolition of an existing 522,470-square-foot vacant building and the associated surface parking lot with 2,698 parking spaces and landscaped area. The proposed Project would construct a subdivision with 432 single-unit residential lots and 3 outlots for public open space within a planned residential community with public streets throughout and private alleys and walkways on the western half on a site area of approximately 47.57 acres. The Project site is currently zoned as PI (Public and Institutional) and is designated as Public and Institutional under the City of Fresno General Plan and would require a Rezone to rezone the parcel to RS-5 (Single-Unit Residential, Medium Density) and a General Plan Amendment to change the land use designation to Medium Density Residential. DTSC recommends and requests consideration of the following comments:

1. 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.
2. DTSC recommends all imported soil/fill material be tested to ensure all contaminants of concern (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 NOP of a DEIR for the Vesting Tentative Tract Map 6525. 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

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

Kyle Simpson
Principal
LSA Associates, Inc / Consulting Firm
kyle.simpson@lsa.net

Daniel Cho
Project Applicant
AFI Fresno Residential Investors, LLC
tammy@roundtreeproperties.com

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