



*Yana Garcia*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



*Gavin Newsom*  
Governor

### SENT VIA ELECTRONIC MAIL

May 22, 2024

Marcus Ruddicks

Assistant Planner, Trainee

Stanislaus County Planning and Community Development

1010 10<sup>th</sup> Street, Suite 3400

Modesto, CA 95354

[ruddicksm@stancounty.com](mailto:ruddicksm@stancounty.com)

RE: REQUEST FOR EARLY CONSULTATION FOR PARCEL MAP APPLICATION NO. PLN2024-0019 - GOMEZ AND ESQUIVIAS PROJECT, DATED MAY 14, 2024 STATE CLEARINGHOUSE #[2024050631](#)

Dear Marcus Ruddicks,

The Department of Toxic Substances Control (DTSC) received a Request for Early Consultation (CON) for a Parcel Map Application No. PLN2024-0019 - Gomez and Esquivias project. (project). The project proposes to subdivide a 1-acre parcel into two parcels. The proposed parcels meet the minimum site area requirement in the R-1 zoning district (5,000 square feet) and will be connected to public sewer and water facilities. DTSC recommends:

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. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC believes Stanislaus County must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA.

DTSC appreciates the opportunity to comment on the Parcel Map Application No. PLN2024-0019 - Gomez and Esquivias 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



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)

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cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse

[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Tamara Purvis

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Scott Wiley

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