



**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

June 5, 2024

Emily DeAnda

Associate Planner

Stanislaus County Planning and Community Development

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

Modesto, CA 95354

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

RE: REQUEST FOR EARLY CONSULTATION FOR THE TENTATIVE MAP  
APPLICATION NO. PLN2024-0014 – FQC, INC., DATED MAY 23, 2024, STATE  
CLEARINGHOUSE NUMBER [2024051087](#)

Dear Emily DeAnda,

The Department of Toxic Substances Control (DTSC) received a Request for an Early Consultation (CON) for the Tentative Map Application No. PLN2024-0014 – FQC, Inc. project (project). The project requests to subdivide an approximate 38,309 square-foot parcel into 11 air-space condominiums, and three common area parcels which will include a private driveway and two stormwater basins within the Planned Development (P-D) (356) zoning district. The condominium lots (Lots 1-11) will range from approximately 2,014 to 2,458 square feet in size and the proposed condominium units will be approximately 1,000 square feet in size. Lot A will be utilized as a common driveway for each condominium to access N. Graddon Road and will be approximately 24 feet wide and 154 feet long. Full frontage improvements including the installation of curb, gutter, sidewalk, and street lighting pursuant to Stanislaus County standards along

North Gratton Road. Furthermore, storm drainage is proposed to be maintained on-site: Lot B and Lot C, which are proposed to be approximately 4,332 and 3,696 square feet in size, will be used as a retention basin for the condominiums. An application to rezone and subdivide the adjacent parcel to the northeast into two 3,896± square-foot condominium parcels was submitted in addition to this Tentative Map request, and will be processed under Rezone and Parcel Map Application No. PLN2024-0015 – FQC, Inc. The document description indicates the site is currently vacant, however the permit application alludes to demolition activities.

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 that 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 appreciates the opportunity to comment on the Request for an Early Consultation

Emily DeAnda

June 5, 2024

Page 3

(CON) for the Tentative Map Application No. PLN2024-0014 – FQC, Inc. 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

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cc: (via email)

Governor's Office of Planning and

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Tamara Purvis

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