



**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 25, 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 REZONE AND PARCEL MAP APPLICATION NO. PLN2024-0015 - FQC, INC, DATED JUNE 21, 2024, STATE CLEARINGHOUSE NUMBER [2024060950](#)

Dear Emily DeAnda,

The Department of Toxic Substances Control (DTSC) received a Request for an Early Consultation (CON) for the Rezone and Parcel Map Application No. PLN2024-0015 - FQC, Inc., project (project). The project requests to rezone an approximate 7,792 square-foot parcel from Planned Development (P-D) to a new P-D to allow for the subdivision of the project site into two air space condominium lots. The condominium lots will be approximately 3,896 square feet in size. If approved, the applicant proposes to construct a 2,000 square-foot building which is proposed to be divided into two condominium units approximately 1,000 square feet in size on each lot.

After reviewing the project, 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 (CON) for the Rezone and Parcel Map Application No. PLN2024-0015 - 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.

Emily DeAnda  
June 25, 2024  
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Sincerely,

*Tamara Purvis*

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HWMP - Permitting Division – CEQA Unit  
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