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Secretary for
Environmental Protection



Department of Toxic Substances Control

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SENT VIA ELECTRONIC MAIL

July 03, 2024

Elijah Chambers

Assistant Planner

Stanislaus County Planning and Community Development

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RE: REQUEST FOR EARLY CONSULTATION FOR THE PARCEL MAP APPLICATION
NO. PLN2024-0022 – AGUILAR PROJECT DATED JULY 1, 2024, STATE
CLEARINGHOUSE NUMBER [2024070037](#)

Dear Elijah Chambers,

The Department of Toxic Substances Control (DTSC) received a Request for Early Consultation for the Parcel Map Application No. PLN2024-0022 – Aguilar project (project). The proposed project will subdivide a vacant and unimproved 3.62-acre parcel into four parcels, each estimated at approximately 13,049, 13,049, 91,699, and 43,561 square feet in size, in the Rural Residential (R-A) zoning district. within the unincorporated community of Denair. The proposed project will allow each parcel to be developed into a single-family dwelling, Accessory Dwelling Unit, and Junior Accessory Dwelling Unit. Proposed Parcels 1 and 2 will front Story Road, a county-maintained road. Proposed Parcel 3 will front both county-maintained Story Road and E Monte Vista Avenue. Proposed Parcel 4 will front on E Monte Vista Avenue.

After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of 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 Dichlorodiphenyltrichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional COCs may be found in mixing/loading/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.
3. 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](#).
4. DTSC recommends that all imported soil and fill material should be tested to assess any COC's meet screening levels as outlined in the [PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material

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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 are suitable 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 Early Consultation for the Parcel Map Application No. PLN2024-0022 – Aguilar 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,



Tamara Purvis

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HWMP - Permitting Division – CEQA Unit

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cc: (via email)

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