



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
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Sacramento, California 95826-3200  
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**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 31, 2025

Marcus Ruddicks  
Assistant Planner

Stanislaus County Planning and Community Development Department  
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RE: REQUEST FOR EARLY CONSULTATION FOR THE PARCEL MAP APPLICATION  
NO. PLN2024-0130- ALBERTONI DATED JANUARY 30, 2025, STATE  
CLEARINGHOUSE NUMBER [2025011024](#)

Dear Marcus Ruddicks,

The Department of Toxic Substances Control (DTSC) reviewed the Request for Early Consultation (CON) for the Parcel Map Application No. PLN2024-0130- Albertoni (project). The project proposes to subdivide 77.11± acres into four parcels and the remainder will stay in the General Agriculture zoning district. The proposed Parcel 1 will be improved with an existing single-family dwelling and shop, and the remainder will be improved with a single-family dwelling, barn, and shed. The balance of the property is planted in almonds. The proposed Parcels 2-4 could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) per parcel. Proposed Parcel 1 could be further developed with one ADU and one JADU, and the remainder parcel could be further developed with a second single-family dwelling and one JADU. 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 dichloro-diphenyl-trichloroethane, 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.

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.

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment 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 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 prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the CON for the Parcel Map Application No. PLN2024-0130- Albertoni. 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 our [CEQA Review email](#) for additional guidance.

Marcus Ruddicks  
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Sincerely,

*Tamara Purvis*

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