



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

February 24, 2025

Jeremy Ballard  
Senior Planner  
Stanislaus County Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
[BALLARDJ@stancounty.com](mailto:BALLARDJ@stancounty.com)

RE: REQUEST FOR EARLY CONSULTATION FOR REZONE APPLICATION PLN2025-0005 – WEST STANISLAUS IRRIGATION DISTRICT DATED FEBRUARY 20, 2025, STATE CLEARINGHOUSE NUMBER [2025020683](#)

Dear Jeremy Ballard,

The Department of Toxic Substances Control (DTSC) reviewed the Request for Early Consultation (CON) for the Rezone Application PLN2025-0005 – West Stanislaus Irrigation District (Project). The Project would amend the zoning designation of three parcels totaling 11,250 square-feet from Single-Family Residential to Planned Development to allow construction of the West Stanislaus Irrigation District Headquarters. Demolition of an existing structure built in 1942 is proposed prior to construction. 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 assess any contaminants of concern meet screening levels as outlined in [DTSC's 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 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 appreciates the opportunity to comment on the CON for the Rezone Application PLN2025-0005 – West Stanislaus Irrigation District. 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.

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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Jeremy Ballard  
February 24, 2025  
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cc: (via email)

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