



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 11, 2025

Teresa McDonald
Associate Planner
Stanislaus County Planning and Community Development Department
1010 10th Street, Suite 3400
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planning@stancounty.com

RE: MITIGATED NEGATIVE DECLARATION FOR THE VESTING TENTATIVE PARCEL
MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD DATED
MARCH 6, 2025, STATE CLEARINGHOUSE NUMBER [2025030229](https://clearinghouse.ca.gov/2025030229)

Dear Teresa McDonald,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Vesting Tentative Parcel Map Application No. PLN2021-0021–Thornton–River Road (Project). The Project proposes to subdivide an 82.9-acre parcel into two parcels. The northeast corner of the Project site has a zoning designation of Planned Development with the balance of the site zoned General Agriculture. Proposed Parcel 1 will be 40 gross acres in size and is currently planted in row crops and improved with a single-family dwelling, shed, private well, and septic system. The 42.93 gross acre remainder is currently planted in row crops and is improved with a produce stand, shed, and private well and septic system. 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 local area baselines or 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 MND for the Vesting Tentative Parcel Map Application NO. PLN2021-0021–Thornton–River Road 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 clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Teresa McDonald

March 11, 2025

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Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

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