



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



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 9, 2025

Marcus Ruddicks
Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
planning@stancounty.com

RE: EARLY CONSULTATION FOR USE PERMIT APPLICATION NO. PLN2024-0070-
HICKMAN COMMUNITY CHURCH DATED APRIL 4, 2025, STATE CLEARINGHOUSE
NUMBER [2025040339](#)

Dear Marcus Ruddicks,

The Department of Toxic Substances Control (DTSC) reviewed the Early Consultation (CON) for Use Permit Application No. PLN2024-0070- Hickman Community Church (Project). The proposed Project requests to expand an existing church on two parcels in the Community of Hickman. One parcel is about 1.29-acres in the Rural Residential zoning district, and the other parcel is approximately 7.6-acres in the General Agriculture zoning district. The request includes the construction of four two-story classroom buildings, a replacement sanctuary building with a 600-seat capacity, a kitchen, two restrooms, three storage buildings, and a picnic canopy. Additionally, the demolition of three existing modular classroom buildings, two unpermitted canopies, and an existing storage building is proposed. The proposed changes will be completed over the course of six phases. 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-

Marcus Ruddicks

April 9, 2025

Page 2

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 would like to thank you for the opportunity to comment on the CON for Use Permit Application No. PLN2024-0070- Hickman Community Church. 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,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Marcus Ruddicks

April 9, 2025

Page 3

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

State.Clearinghouse@opr.ca.gov

Justin Capp

Project Engineer / Project Applicant

Hickman Community Church

justin.capp@justinwcapp.com

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov