



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

May 5, 2025

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

RE: REQUEST FOR EARLY CONSULTATION FOR PARCEL MAP APPLICATION NO.
PLN2025-0020 – WHITBY DATED APRIL 30, 2025, STATE CLEARINGHOUSE
NUMBER [2025041464](#)

Dear Emily DeAnda,

The Department of Toxic Substances Control (DTSC) reviewed the Request for Early Consultation (CON) for Parcel Map Application No. PLN2025-0020 – Whitbyis (Project). The Applicant requests to subdivide a 22.76± acre parcel (consisting of two separate Assessor Parcel Numbers) into two parcels 10± and 12.76± acres in size, in the General Agriculture (A-2-10) zoning district. The project area is currently planted in 20.18± acres of alfalfa and is improved with an 1,804± square-foot single-family dwelling, a 1,136± square-foot accessory dwelling unit (ADU), and an 800± square-foot two story structure comprised of a 400± square-foot garage and a legal but nonconforming 400± square-foot apartment unit above the garage. The parcel is also developed with 4,556± square-feet of accessory structures including three barns, three sheds, a shop, pump house and detached garage. Proposed Parcel 2 could be developed with one single-family dwelling and one ADU if approved in addition to

accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B).

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 do 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 Parcel Map Application No. PLN2025-0020 – Whitby. Thank you for your assistance in

Emily DeAnda
May 5, 2025
Page 3

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

Tamara Purvis
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Emily DeAnda
May 5, 2025
Page 4

cc: (via email)

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