



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

November 5, 2025

Shante Ruiz
Staff Services Technician
Department of Planning and Community Development
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
planning@stancounty.com

RE: REQUEST FOR EARLY CONSULTATION FOR PARCEL MAP APPLICATION NO.
PLN2025-0082 - PETERSON DATED OCTOBER 31, 2025, STATE CLEARINGHOUSE
NUMBER [2025101572](#)

Dear Shante Ruiz:

The Department of Toxic Substances Control (DTSC) reviewed the Request for Early Consultation for Parcel Map Application No. PLN2025-0082 - Peterson (Project). The proposed Project requests to subdivide an approximate 9.60-acre parcel into three parcels, ranging from 3 to 3.42 acres in size, in the General Agriculture zoning district. The current parcel is planted in walnut trees and is improved with an 862 square-foot single family dwelling, a 359 square-foot shed, a 2,400 square-foot agriculture storage building along with a 1,344 square-foot roof only pole barn. If approved, proposed Parcel 1 will be improved with the existing 359 square-foot shed and will remain planted in walnut trees. Proposed Parcel 2 will be improved with the existing 862 square-foot home, a 2,400 square-foot agricultural storage building, a 1,344 square-foot roof only pole barn, walnuts trees, and a proposed 30-foot-wide private irrigation easement for the benefit of proposed Parcel 1 along the south property line. Proposed Parcel 3 will continue to be planted in walnut trees and a proposed 40-foot-wide private irrigation

easement for the benefit of proposed Parcels 1 and 2 along the south property line, and a proposed 10-foot-wide Irrevocable Offer of Dedication for Richardson Road along the east property line. If approved proposed Parcels 1 and 3 could be developed with one single-family dwelling and one accessory dwelling unit (ADU) per parcel; in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). If approved proposed Parcel 2 will have the existing single-family dwelling on-site and could be developed with one ADU. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several 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 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. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill

material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

3. Stanislaus County should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the Stanislaus County address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.

DTSC reserves the right to comment on any future circulated documents related to this Project based on our review or proposed or incorporated changes, measures, or project features. DTSC would like to thank you for the opportunity to comment on the Request for Early Consultation for Parcel Map Application No. PLN2025-0082 - Peterson. 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

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit

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Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Phillip A. Peterson
Project Applicant / Owner
planning@stancounty.com

Gerry Hammond
Consultant
ghammondkw@gmail.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