Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 18, 2025

Giuseppe Sanfilippo
Senior Planner
San Joaquin County Community Development Department
1810 E Hazelton Avenue
Stockton, CA 95205
gsanfilippo@sjgov.org

RE: MITIGATED NEGATIVE DECLARATION FOR ZONE RECLASSIFICATION AND MAJOR SUBDIVISION NO. PA-2200124, -125, DATED NOVEMBER 14, 2025, STATE CLEARINGHOUSE NUMBER 2025110595

Dear Giuseppe Sanfilippo,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Zone Reclassification and Major Subdivision No. PA-2200124, -125 (Project): The Project is comprised of two components. PA-2200124 is a Zone Reclassification to change the zoning designation of six properties from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential). The General Plan designation of these properties were changed from A/G (General Agriculture) to R/L (Low Density Residential) as a part of the 2016 General Plan Landowner requests. PA-2200125 is a Major Subdivision to subdivide the Project site into 296 residential lots for the development of single-family residences, 1 lot for a future park, 1 lot for a future well, and 1 lot for future open space. The subdivision will be accessed from North Tully Road and Malbec Drive. 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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

3. San Joaquin 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 San Joaquin 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 would like to thank you for the opportunity to comment on the MND for the Zone Reclassification and Major Subdivision No. PA-2200124, -125. 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

cc: (via email)

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

Pamela Hurban
Assistant Planner
NorthStar Engineering / Consulting Firm
phurban@nseng.net

Jack Kautz
Owner / Project Applicant
Kautz Row Crops
jackkautz@msn.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