



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 11, 2026

Marcus Ruddicks
Assistant Planner
Stanislaus County Department of Planning and Community Development
1010 10th Street, Suite 3400
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RE: NEGATIVE DECLARATION FOR THE PARCEL MAP AND VARIANCE
APPLICATION NO. PLN2025-0124 - ROSE & MARMON PARTNERSHIP DATED
MARCH 9, 2026, STATE CLEARINGHOUSE NUMBER 2025121063

Dear Marcus Ruddicks,

The Department of Toxic Substances Control (DTSC) has reviewed the Negative Declaration (Neg Dec) for the Parcel Map and Variance Application No. PLN2025-0124 - Rose & Marmon Partnership (Project). The Project is a request to subdivide an approximate 15.07-acre parcel into two parcels in the General Agriculture zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. Proposed Parcel 1 has been developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. 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. 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 Stanislaus County address the contaminations within the Project area through an Environmental Site Assessment and/or receive

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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 Neg Dec for the Parcel Map and Variance Application No. PLN2025-0124 - Rose & Marmon Partnership. 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,



Dave Kereazis
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cc: (via email)

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