



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

January 31, 2020

Governor's Office of Planning & Research

**JAN 31 2020**

Ms. Teresa McDonald  
Assistant Planner  
Stanislaus County Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

### STATE CLEARINGHOUSE

NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT AND REZONE  
APPLICATION NO. PLN2019-007 – DERREL'S MINI STORAGE – DATED  
JANUARY 2020 (STATE CLEARINGHOUSE NUMBER: 2019100379)

Dear Ms. McDonald:

The Department of Toxic Substances Control (DTSC) received a California Environmental Quality Act (CEQA) Referral Initial Study (IS) and Notice of Intent to Adopt a Negative Declaration for General Plan Amendment and Rezone Application No. PLN2019-007 – Derrel's Mini Storage.

The proposed project is a request to amend the General Plan and zoning designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from the expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. Phase 1 of the proposed expansion includes the construction of 290 recreational vehicle storage spaces consisting of approximately 80,245 square feet of building coverage (42 roofs and 103 enclosed spaces) and 103,575 square feet of mini-storage units. An additional 153,250 square feet of mini storage is planned for Phase 2, some of which overlaps with the proposed vehicle storage, which will require removal.

DTSC recommends that the following issues be evaluated in the IS, Hazards and Hazardous Materials section:

1. The IS should acknowledge the potential for project site activities to result in the release of hazardous wastes/substances. In instances in which releases may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The IS should also identify the mechanism(s)

to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. 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-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 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* ([https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance\\_Lead Contamination\\_050118.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf)).
3. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).
4. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the IS. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to review the IS. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP\\_App-1460.doc](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Ms. Teresa McDonald  
January 31, 2020  
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If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read "Gavin McCreary", with a long, sweeping horizontal line extending to the right.

Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

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