



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

January 07, 2025

Robert Dmohowski
Principal Planner
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054
rdmohowski@oceansideca.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GUAJOME LAKE
HOMES DATED NOVEMBER 19, 2024, STATE CLEARINGHOUSE NUMBER
[2022110028](#)

Dear Robert Dmohowski,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Guajome Lake Homes project (project). The proposed project would involve a request for approval of a development plan, tentative map, and density bonus to allow for the construction of 83 single-family homes on approximately 9.86 acres of the 16.78-acre project site. The project would also include approximately 35,151 square feet of private recreational and amenity area within the center of the development, featuring common open space with lawn areas, a play area, and culinary lounge. Four of the proposed 83 single-family homes (5% of the total) would be designated as deed-restricted affordable housing. The remaining 79 homes would be sold at market rate. The average proposed lot sizes would be approximately 3,200 square feet, with homes ranging in size from 1,869 to 2,220 square feet. All homes would be developed on the southern portion of the project site, which has been previously disturbed and graded. The project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 6.92 acres of the

16.78-acre project site as open space. In existing conditions, the project site is mostly vacant and previously disturbed, with one existing residential structure in the northern portion of the property. The existing residence is a single-family structure that would be removed with implementation of the proposed development. DTSC recommends and requests consideration of the following comments:

1. 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 Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
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 [PEA 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](#).
3. Section 4.8.4 Impact Analysis, b) of the DEIR states: "The Oceanside Fire Department enforces City, state, and federal hazardous materials regulations for the City. City regulations include spill mitigation and the containment and securing of hazardous materials containers to prevent spills." The Oceanside Fire Department is not a self-certified local agency therefore DTSC

Robert Dmohowski
January 07, 2025
Page 3

recommends the City of Oceanside receive oversight from a [self-certified local agency](#) such as the San Diego County Department of Environmental Health & Quality.

DTSC appreciates the opportunity to comment on the MND for the Guajome Lake Homes project. 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 [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Robert Dmohowski

January 07, 2025

Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

State.Clearinghouse@opr.ca.gov

Vanessa Scheidel

Environmental Planner

Dudek

vscheidel@dudek.com

Jonathan Frankel

Vice President, Forward Planning

Rincon Homes

jfrankel@rincongrp.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