



**Yana Garcia**  
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

### SENT VIA ELECTRONIC MAIL

December 14, 2023

Kyle Van Leeuwen  
Associate Planner  
City of Carlsbad  
1635 Faraday Ave.  
Carlsbad, CA 92008

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RE: DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE THREE ON GARFIELD PROJECT DATED OCTOBER 30, 2023 STATE CLEARINGHOUSE NUMBER [2022110423](#)

Dear Kyle Van Leeuwen,

The Department of Toxic Substances Control (DTSC) received an EIR for the Three on Garfield project (Project). The Project proposes demolition of an existing three-story structure, containing three attached residential air-space condominiums, each with a first-floor, two-car garage, accessed from Beech Avenue, and the construction of three attached, three-story residential air-space condominiums with first-floor garages.

Vehicular access is proposed to be provided via Beech Avenue. Each residential unit includes an attached two-car garage with direct entrance into the unit. The units range in size from 1,701 square feet to 1,713 square feet.

After reviewing the project, DTSC recommends and requests consideration of the following comment:

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 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#)
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. 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 meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the EIR for the Three on Garfield project. If you have any questions or concerns, simply respond to this [email](#) for guidance.

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Kyle Van Leeuwen  
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cc: (via email)

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