



**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

May 10, 2024

Shannon Vitale

Senior Planner

City of Oceanside

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Governor's Office of Planning & Research

**May 10 2024**

**STATE CLEARINGHOUSE**

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE OLIVE PARK APARTMENTS PROJECT (PROJECT) DATED APRIL 19, 2024 STATE CLEARINGHOUSE NUMBER [2024040851](#)

Dear Shannon Vitale,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Project. The Project proposes to develop 6.11 acres (10.83 acres of impact) of the 43.5-acre site. The remaining approximately 32.67 acres would remain as natural open space and would be placed in a conservation easement as part of the proposed Project. A total of approximately 52,328 square feet (1.2 acres) of common open space is proposed, which consists of common areas for each building including courtyards, a paseo area, community garden, and a dog run. Development of the Project is anticipated to occur over two phases. Phase 1 would include Building No. One located at the western portion of the site. Building No. One would be a 4-story building with 172 units with below grade parking. Phase 2 would include the construction of Building No. Two at the eastern portion of the Project site. Two options are presented for

Shannon Vitale

May 10, 2024

Page 2

Building No. Two: Option A includes 110 units and Option B includes 88 units. The Project would construct up to a maximum of 282 multi-family dwelling units depending on which option is chosen for Building No. Two. All the dwelling units would be affordable to low, very low, and extremely low-income households with one to three bedroom/two bath units. Access to the site would be provided via Olive Drive, at the eastern side of the Project site. An emergency access to the Project would be provided adjacent to the NCTD rail line. After reviewing the Project, DTSC recommends and requests consideration of the following comment:

1. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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 outlined in the [PEA](#) 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. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the NOP of the DEIR for the 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Shannon Vitale

May 10, 2024

Page 3

Sincerely,

*Tamara Purvis*

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

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