



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

October 8, 2024

Ivan Flores
Senior Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
ivan.flores@escondido.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE HICKORY STREET OFFICE
TO MULTI-FAMILY RESIDENTIAL CONVERSION DATED SEPTEMBER 25, 2024,
STATE CLEARINGHOUSE NUMBER [2024091021](#)

Dear Ivan Flores,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Hickory Street Office to Multi-Family Residential Conversion (project). The proposed project includes:

- a General Plan Amendment (Planning Case No. PL23-0190) to amend the General Plan designation from Office to Urban to accommodate a residential density of 30 units per acre
- a Zone Map Amendment (Planning Case No. PL24-0225) to rezone the subject property from Hospital Professional to Very High Multifamily Residential
- a Master and Precise Development Plan (Planning Case Nos. PL23-0191/PL24-0215) to adopt a Planned Development Zone to permit the conversion of the existing vacant office building into residential units

- and, a Design Review Permit (Planning Case Nos. PL24-0229) for the adoption of the Planned Development Zone as required by Article 64 (Design Review).

After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the MND for the Hickory Street Office to Multi-Family Residential Conversion 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.

Ivan Flores
October 8, 2024
Page 3

Sincerely,

Tamara Purvis

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

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Milan Mistry
Project Applicant
Escondido Investments, LLC
Devassistant@hotelinvestmentgroup.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