



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 10, 2025

Ivan Flores
Principal Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
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RE: MITIGATED NEGATIVE DECLARATION FOR THE PARKVIEW TOWNHOMES
PROJECT DATED OCTOBER 8, 2025, STATE CLEARINGHOUSE NUMBER
[2025100346](#)

Dear Ivan Flores,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Parkview Townhomes Project (Project). The Project proposes a General Plan Amendment to amend the existing land use designation of the Imperial Oaks Corporate Center and a Zone Map Amendment to amend the existing zoning from Professional Commercial to High Multiple Residential. The Project also includes a Tentative Subdivision Map/Condominium Permit, a Major Plot Plan, and Design Review permit to construct 70 townhomes and associated recreational areas, including a tot-lot children's park, play lawn, seating area, and private community pool. The project would include seven buildings totaling 126,582 square feet. In addition, the project would include 51,496 square feet of open space and would demolish the existing single-family residence and ancillary structures currently on the site. 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. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for the Parkview Townhomes 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 our [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis
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HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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Ivan Flores
October 10, 2025
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cc: (via email)

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