



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

June 4, 2024

Kelli Rasmus

Planner

City of San Diego

1222 First Avenue MS 501

San Diego, CA 92101

KRasmus@sandiego.gov

RE: MITIGATED NEGATIVE DECLARATION FOR CHAN & CHUNG SINGLE FAMILY RESIDENCE DATED MAY 8, 2024 STATE CLEARINGHOUSE NUMBER [2024050336](#)

Dear Kelli Rasmus,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Chan and Chung Single Family Residence (Project). Based on the document description, the Project proposes to construct a new 5,629 square-foot, two-story, single-family residence with an attached 850-square foot 3-car garage. The project would also construct a concrete pad for a future 800 square-foot accessory dwelling unit and 300 square-foot garage on the southwestern portion of the property with associated site improvements. After reviewing the project, DTSC recommends 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 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 MND 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.

Sincerely,

Tamara Purvis

Tamara Purvis
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HWMP-Permitting Division – CEQA Unit
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Kelli Rasmus
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cc: (via email)

Governor's Office of Planning and
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