



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

September 25, 2024

Laura Traffenstedt  
Associate Planner  
City of La Mesa  
8130 Allison Avenue  
La Mesa, CA 91942  
[ltraffenstedt@cityoflamesa.us](mailto:ltraffenstedt@cityoflamesa.us)

RE: MITIGATED NEGATIVE DECLARATION FOR THE JERICHO ROAD  
RESIDENTIAL PROJECT DATED SEPTEMBER 12 2024, STATE CLEARINGHOUSE  
NUMBER [2024090403](#)

Dear Laura Traffenstedt,

The Department of Toxic Substances Control (DTSC) received and reviewed the Mitigated Negative Declaration (MND) for the Jericho Road Residential Project (Project). The Project site is located at 9407 Jericho Road in the northeastern area of the City of La Mesa, California. The proposed Project requests approval of a General Plan Amendment, Zone Change, Site Development Plan, Tentative Tract Map, Design Review and Special Permit for a residential development project within a 3.49-acre project site. The Project site has been previously disturbed and is developed with a chapel, a surface parking lot, turf area, a playground, ornamental plantings, and associated church facilities/structures. The Project proposes to demolish the existing structures onsite and develop up to 73 three-story townhomes on the 3.49-acre site. The Project would also provide a total of 27,489 square feet of open space.

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 Jericho Road Residential 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 [email](#) for additional guidance.

Laura Traffenstedt  
September 25, 2024  
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Sincerely,



Dave Kereazis  
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HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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cc: (via email)

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