



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

May 27, 2026

Marlene Watanabe
Associate Planner
City of San Diego
7650 Mission Valley Road MS DSD 1A
San Diego, CA 92108
MWatanabe@sandiego.gov

RE: MITIGATED NEGATIVE DECLARATION FOR 8460 EL PASEO GRANDE DATED
MAY 22, 2026, STATE CLEARINGHOUSE NUMBER [20260503926](#)

Dear Marlene Watanabe,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the 8460 El Paseo Grande project (Project). The Project proposes a Coastal Development Permit and Site Development Permit for the demolition of a 3,009 square-foot (sf) two-story single dwelling unit and 527 sf detached garage and the construction of a new two-story 5,755 sf single dwelling unit over basement with attached garage, and associated site work (hardscape and landscaping), located at 8460 El Paseo Grande. The 0.26-acre site is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area. 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 Guidance Manual](#).

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, 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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the MND for the 8460 El Paseo Grande 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
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Marlene Watanabe

May 27, 2026

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

state.clearinghouse@lci.ca.gov

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