



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

June 2, 2026

Kelli Rasmus
Associate Planner
City of San Diego
7650 Mission Valley Road MS DSD 1A
San Diego, CA 92108
krasmus@sandiego.gov

RE: MITIGATED NEGATIVE DECLARATION FOR 1855 SPINDRIFT DRIVE DATED
MAY 29, 2026, STATE CLEARINGHOUSE NUMBER [2026051208](#)

Dear Kelli Rasmus,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for 1855 Spindrift Drive (Project). The .10-acre Project site proposes the demolition of an existing single story, 3,221 square-foot single family residence and the construction of a 2,759 square foot three story single-family residence and detached two story accessory dwelling unit. The new residence would include a subterranean 2-car garage, 1,068 square feet on the ground floor, 1,205 square feet on the second floor and 486 square feet on the third floor located at 1855 Spindrift Drive. Other features include an in-ground swimming pool and landscaped rooftop of the main residence. The 0.10-acre site is located in the Single-Family base zone of the La Jolla Shores Planned District, Coastal Overlay Zone (appealable and non-appealable) Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach) and the La Jolla Community Planning 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 1855 Spindrift Drive. 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
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Kelli Rasmus
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cc: (via email)

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