



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
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Gavin Newsom
Governor



May 16, 2022

SENT VIA ELECTRONIC MAIL

Ms. Julie Arthur
Executive Director
Facilities Planning & Development Department
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MITIGATED NEGATIVE DECLARATION / INITIAL STUDY FOR THE LANDAU
ELEMENTARY SCHOOL MODERNIZATION PROJECT (SCH #2022040443)

Dear Ms. Arthur:

The Department of Toxic Substances Control (DTSC) has received your Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Landau Elementary School (LES) Modernization Project. The LES campus is a 10.65-acre rectangular lot, located at 30310 Landau Boulevard, Cathedral City, in the County of Riverside. The school buildings are concentrated on the north side of the campus with outdoor recreational facilities located to the south.

The LES campus was initially constructed in 1988 and currently serves approximately 741 students from transitional kindergarten through fifth grade, with a maximum serving capacity of 1,168 students. The Palm Springs Unified School District proposes modernizing the LES campus by replacing existing portable and permanent classroom buildings with new permanent buildings; renovating and modernizing the interior and exterior of the multipurpose building; and improving the hardscape around school buildings.

DTSC recommends the following items be addressed in the IS/MND:

1. A Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions. If state funding is anticipated, then DTSC review/approval is required pursuant to California Education Code. For school projects that do not require state funding, DTSC recommends environmental review under the DTSC school program oversight to ensure the school is safe for students and staff.
2. Identify the mechanism to initiate any required investigation and/or remediation, if needed, and the government agency to provide appropriate regulatory oversight.
3. Identify whether the site was previously used for agriculture. If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.
4. Discuss potential presence of hazardous chemicals related to building materials, such as lead-based paints, mercury, asbestos containing materials, and polychlorinated biphenyl caulking materials. If these chemicals are identified, removal and disposal should be conducted in accordance with applicable local, state and federal regulations and policies.
5. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction. DTSC recommends environmental review under the DTSC schools program oversight prior to construction to ensure the school is safe for students and staff.
6. Discuss whether project may require soil excavation or backfill in certain areas. If soil is contaminated, it must be properly characterized and disposed of. If the project proposes to import soil to backfill the areas excavated, DTSC recommends sampling be conducted in accordance with DTSC's Information Advisory Clean Imported Fill Material ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP FS Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf))
7. Discuss procedures to be taken if the soil and/or groundwater contamination is suspected during construction/demolition in the project area.

Ms. Julie Arthur
May 16, 2022
Page 3

If you have any questions regarding this letter, please contact Mr. Johnson P. Abraham, Project Manager, at (714) 484-5380 or Johnson.Abraham@dtsc.ca.gov or me at (714) 484-5368 or Shahir.Haddad@dtsc.ca.gov.

Sincerely,



Shahir Haddad, P.E.
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mv/ja/sh

cc: (via e-mail)

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