



*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

March 6, 2024

Gabriel Perez  
Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236  
[gperez@coachella.org](mailto:gperez@coachella.org)



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE ENCANTO HOUSING PROJECT 38429, DATED FEBRUARY 12, 2024 STATE CLEARINGHOUSE # [2024020432](#)

Dear Gabriel Perez,

The Department of Toxic Substances Control (DTSC) received a MND for the Encanto Housing Project 38429. The proposed Project will consist of 111 single-family homes with 81 having an attached accessory dwelling unit (ADU). Additionally, there will be associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The Project site is located west of Van Buren Street, 1,000 feet north of 51st Avenue, and 600 feet to the south of 52nd Avenue. The development proposes 4,500 square foot minimum lot sizes and includes 111 residential units, on-site landscaping, interior roadways, open space, and on-site retention basin on the east portion of the site. Following our review of the Project, DTSC recommends consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels 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 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.

2. In 3.10 and 3.10.1 of the Initial Study (Hazards and Hazardous Materials), there are no controls or mitigation measures mentioned in the event contaminants and/or hazards are encountered. If they are encountered, notify the Department of Toxic Substances Control or the Riverside County Department of Environmental Health of your findings to receive guidance on how to proceed and handle the hazardous waste.
3. 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 believes the City of Coachella must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA.

DTSC appreciates the opportunity to comment on Encanto Housing Project 38429. 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,

*Dave Kereazis*

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Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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