



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

May 28, 2024

Nicole Sauviat Criste
Consulting Planner
City of La Quinta
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La Quinta, CA 92253
consultingplanner@laquintaca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE JEFFERSON SQUARE
SPECIFIC PLAN AMENDMENT AND FLORA RESIDENTIAL PROJECT, DATED MAY
8, 2024 STATE CLEARINGHOUSE #[2024050366](#)

Dear Nicole Sauviat Criste,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Jefferson Square Specific Plan Amendment (SPA) and Flora Residential Project (Project). The Project Description proposes SPA No. 3 to allow commercial retail (Option 1) or mixed-use development (Option 2) within the Specific Plan area. SPA No. 3 divides the Specific Plan area into Planning Area 1 (PA1) and Planning Area 2 (PA2). PA1 is the northern portion of the site that is currently developed with commercial retail, and PA2 is the southern portion of the site that is currently undeveloped. Option 1 would allow PA1 and PA2 to remain commercial retail, and Option 2 would allow the development of up to 95 residential units within PA2. Concurrently, the project applicant seeks approval of a Site Development Permit (SDP) 2022-0015 and Tentative Tract Map (TTM) No. 38604. SDP 22-0015 proposes an 89-unit multifamily project in PA2, and TTM No. 38604 proposes to subdivide the PA2 site

into three lots. Based on our project review, we request 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 \(PEA\) Guidance Manual](#).
2. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) 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 outlined in the [PEA](#) 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](#).

DTSC believes the City of La Quinta 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 the MND for the Jefferson Square Specific Plan Amendment and Flora 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Nicole Sauviat Criste
May 28, 2024
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Sincerely,

Dave Kereazis

Dave Kereazis
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cc: (via email)

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