



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

November 22, 2024

Brenda Magana
Planning Manager
City of Palmdale
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bmagana@cityofpalmdale.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE QUAIL VALLEY
PROJECT - TENTATIVE PARCEL MAP 65813 AND PLANNED DEVELOPMENT 18-
001 DATED NOVEMBER 6, 2024, STATE CLEARINGHOUSE NUMBER [2024100065](https://clearinghouse.ca.gov/2024100065)

Dear Brenda Magana,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Quail Valley Project - Tentative Parcel Map 65813 and Planned Development 18-001 (Project). The Project proposes to develop 730 single-family residential lots, an approximately 3.6-acre amenity center, an approximately 23-acre greenbelt and trail system, and approximately 396 acres of open space. The proposed Project would include necessary infrastructure improvements, including off-site sanitary and water improvements and an annexation of the property and adjacent areas to the City of Palmdale. The Project site is currently undeveloped, vacant land. DTSC recommends and requests consideration of the following comments:

1. The DEIR references the Los Angeles County Fire Department as the oversight agency such in Section 4.9.4 Environmental Impact -Hazards and Hazardous Materials which states: "All construction-related materials, including any hazardous materials, will be required to be used, handled, and

transported in compliance with federal, State and County requirements, and will be subject to oversight by the Los Angeles County Fire Department”.

DTSC recommends the DEIR language be corrected to state that *The Los Angeles County Fire Department Health and Hazardous Materials Division* as the oversight agency, as they are a Certified Local Agency approved for regulating and monitoring hazardous material use and storage when referencing oversight.

2. DTSC recommends the City of Palmdale enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC’s voluntary agreements, please note that DTSC uses a single standard [Request for Lead Agency Oversight Application](#) for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. 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 are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

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DTSC appreciates the opportunity to comment on the DEIR for the Quail Valley Project - Tentative Parcel Map 65813 and Planned Development 18-001 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 [email](#) for additional guidance. Sincerely,

Tamara Purvis

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cc: (via email)

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