



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
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[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

November 1, 2024

Pilar Fløtterud  
Senior Planner  
City of Rancho Mirage  
69825 Highway 111  
Rancho Mirage, CA 92270  
[pilarf@ranchomirageca.gov](mailto:pilarf@ranchomirageca.gov)

RE: MITIGATED NEGATIVE DECLARATION FOR THE PRIVIERE VILLAS PROJECT  
DATED OCTOBER 29, 2024, STATE CLEARINGHOUSE NUMBER 2024101279

Dear Pilar Fløtterud,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Priviere Villas project (project). The project proposes the construction of a residential community, consisting of 28 residential lots, accessory dwelling units, and associated improvements such as retention areas, paved drive aisles, and two points of access. The residential lots will vary from 12,001 square feet to 14,542 square feet. Each lot will consist of a 2,284 square foot single family home with a detached 540 square foot garage and 636 square foot accessory dwelling unit (ADU). The 10.08-acre project site (APNs: 685-100-007; -017) is vacant undeveloped land east of Via Josefina and south of Ginger Rogers in Rancho Mirage. DTSC recommends and requests consideration of the following comments:

1. 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

2. It is apparent a building or multiple buildings/structures were demolished in April of 2023. Surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. They should also be conducted if buildings or other structures are to be demolished on any project sites included in the proposed project. 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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the MND for the Priviere Villas 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,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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cc: (via email)

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