



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

October 3, 2025

Carlos Flores
Deputy Director of Development Services
City of Palm Desert
73510 Fred Waring Drive
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RE: MITIGATED NEGATIVE DECLARATION FOR THE CATAVINA RESIDENTIAL
DEVELOPMENT PROJECT DATED SEPTEMBER 30, 2025, STATE
CLEARINGHOUSE NUMBER [2025091375](#)

Dear Carlos Flores,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Catavina Residential Development Project (Project). The proposed Project includes the development of 546 single-family single and two-story residences, onsite circulation, utility infrastructure, stormwater improvements, and open space areas. In the northwest portion of the Project site, the Project would develop 100 single-family units on lots approximately 5,000 square feet. The northeast portion of the site would be developed with 255 six-pack clustered single-family units, on lots ranging from 1,976 to 2,288 square feet. The central portion of the Project site would be developed with 88 single-family homes on 3,000 square foot lots. The southern portion of the site would be developed with 103 single-family units on 4,050 square foot lots.

DTSC recommends and requests consideration of the following comments:

1. Due to the treatment of the golf course and the use of pesticides and herbicides, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring

further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, maintenance shops, or any other outbuildings and should be sampled and analyzed.

2. 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](#).
3. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's 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/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/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](#).

DTSC would like to thank you for the opportunity to comment on the MND for the Catavina Residential Development 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 our [CEQA Review email](#) for additional guidance.

Carlos Flores
October 3, 2025
Page 3

Sincerely,



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cc: (via email)

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