



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Sacramento, California 95826-3200
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

May 27, 2026

Ken Lyon
Principal City Planner
City of Palm Springs
3200 Tahquitz Canyon Way
Palm Springs, CA 92262
Ken.Lyon@palmspringsca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR SUNRISE TOWNHOMES
DATED MAY 19, 2026, STATE CLEARINGHOUSE NUMBER [2026050745](#)

Dear Ken Lyon,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for Sunrise Townhomes (Project). The 1.34-acre Project site is located at the northwest corner of N. Sunrise Way and E. Amado Road in Palm Springs. The proposed Project would change the land use designation of the site from Neighborhood Community Commercial to Medium Density Residential and allow the development of 16 two-story townhome units in two buildings. The Project will also include four guest parking spaces, four bicycle racks, a trash enclosure, two outdoor recreational areas, and drought-tolerant landscaping. According to the historical use of the property, the asphalt parking lot was constructed prior to 1980 when asbestos was banned. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures (such as asphalt parking lots) 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. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, 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 soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the MND for Sunrise Townhomes. 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.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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Ken Lyon
May 27, 2026
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cc: (via email)

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