



**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

March 13, 2024

Troy Evangelho  
Advance Planning Manager  
City of Culver City  
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Culver City, CA 90034

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Governor's Office of Planning & Research

**Mar 13 2024**

**STATE CLEARINGHOUSE**

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR PICTURE CULVER CITY: GENERAL PLAN 2045 AND ZONING CODE UPDATE, FEBRUARY 15, 2024 STATE CLEARINGHOUSE # [2022030144](#)

Dear Troy Evangelho,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Picture Culver City: General Plan 2045 and Zoning Code Update. An NOP was previously circulated for the preparation of the EIR for the General Plan Update. However, in order to maintain compliance with the recently adopted 2021-2029 Housing Element and to comply with state law, Culver City is expanding the scope of this project to include a Zoning Code Update, which implements the Housing Element and proposed General Plan Update.

DTSC has identified that this project may affect multiple active and nonactive mitigation and clean-up sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the project, DTSC is unable to determine all of the locations of the proposed project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. Please review the in [Culver City Project Area](#) in [Envirostor](#); DTSC's public-facing database.

DTSC believes the City of Culver City 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 recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Once the DEIR is circulated, DTSC may provide additional comments.

DTSC appreciates the opportunity to comment on the Picture Culver City: General Plan 2045 and Zoning Code Update. 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.

Sincerely,

*Dave Kereazis*

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HWMP - Permitting Division – CEQA Unit  
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cc: (via email)

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