



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

June 14, 2024

Alicia Velasco
Planning Director
City of Cypress
5275 Orange Avenue
Cypress, CA 90630
avelasco@cypressca.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CYPRESS HOUSING ELEMENT IMPLEMENTATION PROJECT DATED MAY 3, 2024 STATE CLEARINGHOUSE # [2023040560](#)

Dear Alicia Velasco,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Cypress Housing Element Implementation Project (Project). The City of Cypress (City) recently updated its General Plan Housing Element for the 6th Cycle Planning Period from 2021 to 2029. Although the City's 2021–2029 Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,946 new housing units, Cypress has a large unaccommodated housing need of 1,990 units to meet its Regional Housing Needs Assessment allocation of 3,936 units. The 2021–2029 Housing Element outlined several sites that are candidates for future housing development and identified two potential rezoning scenarios, which are described below. The 2021–2029 Housing Element did not actually amend the City's planning and zoning documents. Instead, the 2021–2029 Housing Element includes a program that requires that the

City rezone identified parcels in the sites inventory within 18 months of the 2021–2029 Housing Element’s adoption date to ensure the provision of adequate and appropriate sites for future housing development. The proposed project is a programmatic update to the City’s General Plan, Lincoln Avenue Specific Plan, Cypress Town Center and Commons Specific Plan 2.0, Cypress Business and Professional Center Specific Plan, and Zoning Ordinance and would not directly result in physical development.

After reviewing the NOP of a DEIR, DTSC requests 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 the locations of the proposed sites, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the sites to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the proposed project and areas that may fall under DTSC's oversight within future environmental documents. Once received, DTSC may provide additional comments on future environmental documents as further information becomes available. Please review the project area in [EnviroStor](#), DTSC’s public-facing database.

DTSC believes the City of Cypress 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. Please refer to the [City of Cypress EnviroStor Map](#) for additional information about the areas of potential contamination.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Cypress

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Housing Element Implementation 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse

State.Clearinghouse@opr.ca.gov

Dave Kereazis

Associate Environmental Planner

HWMP – Permitting Division - CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP – Permitting Division - CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov