



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 20, 2024

Christy Sabdo
Senior Associate Planner, AICP
City of Monterey
570 Pacific Street
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RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE MONTEREY
2031 GENERAL PLAN UPDATE, DATED FEBRUARY 9, 2024 STATE
CLEARINGHOUSE # [2023080034](#)

Dear Christy Sabdo,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Monterey 2031 General Plan Update. The Proposed Plan is a targeted update to the Housing, Land Use, Safety, and Circulation Elements of the City of Monterey General Plan to respond to emerging issues and new State laws. It contains goals, policies, and programs to guide future development of up to approximately 5,800 units and 1,995 jobs within a Planning Area that encompasses approximately 8.67 square miles and 3.5 square miles of water. The Housing Element identifies suitable sites to accommodate the City's assessed share of the regional housing need through 2031 and incorporates strategies to remove barriers, further fair access to housing, and facilitate buildout of the sites. The Land Use Element introduces new land use designations and policies to foster mixed use neighborhoods and promote compatibility with airport and military operations. The Safety Element includes new data on natural

hazards and climate change along with actions to strengthen community resilience and emergency evacuation capacity. The Proposed Plan also ensures consistency between the Land Use Element and newly adopted Monterey Regional Airport Land Use Compatibility Plan. The Circulation Element incorporates strategies for multi-modal mobility, roadway safety, and VMT reduction. Based on our project review, we request 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 the 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 Monterey 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 Monterey EnviroStor Map](#) for additional information about the areas of potential contamination

DTSC appreciates the opportunity to comment on the Monterey 2031 General Plan 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,

Tamara Purvis

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cc: (via email)

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