



*Yana Garcia*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



*Gavin Newsom*  
Governor

### **SENT VIA ELECTRONIC MAIL**

July 9, 2024

Louis Morales  
Interim Director  
City of Commerce  
Department of Economic Development and Planning  
2535 Commerce Way  
Commerce, CA 90040  
[Lmorales@ci.commerce.ca.us](mailto:Lmorales@ci.commerce.ca.us)

RE: NEGATIVE DECLARATION FOR THE CITY OF COMMERCE 2021-2029  
HOUSING ELEMENT UPDATE, DATED JULY 3, 2024 STATE CLEARINGHOUSE  
NUMBER [2024070179](#)

Dear Louis Morales,

The Department of Toxic Substances Control (DTSC) received a Negative Declaration (Neg Dec) for the City of Commerce 2021-2029 Housing Element Update (project). The project is a policy document by the City of Commerce regarding its current and projected future housing needs, and the City's goals, policies, and programs to address those identified needs. California housing element law requires that each city and county develop local housing programs designed to meet their "fair share" of housing needs for all income groups, based on projected population growth. The Regional Housing Needs Allocation (RHNA) is a critical part of State housing element law (Government Code Section 65580). The City of Commerce has an assigned RHNA allocation of 247 units for the 2021-2029 planning period.

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 Commerce 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 Commerce EnviroStor Map](#) for additional information about the areas of potential contamination. If further concerns or impacts surface in light of the any forthcoming environmental documents, DTSC reserves the right to provide applicable comments at that time.

DTSC appreciates the opportunity to comment on the Neg Dec for the City of Commerce 2021-2029 Housing Element 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.

Louis Morales  
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Sincerely,

*Dave Kereazis*

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HWMP - Permitting Division – CEQA Unit  
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