



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 15, 2026

Swati Meshram
Deputy Director of Community Development-Planning
City of Downey Community Development Department
11111 Brookshire Avenue
Downey, CA 90241

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR DOWNEY 2045 GENERAL
PLAN UPDATE AND ZONING TEXT AND MAP AMENDMENT DATED JULY 8, 2026,
STATE CLEARINGHOUSE NUMBER [2026030591](https://clearinghouse.ca.gov/clearinghouse/2026030591)

Dear Swati Meshram,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for Downey 2045 General Plan Update and Zoning Text and Map Amendment (Project). The proposed Project includes a comprehensive General Plan Update and associated Zoning Map and Zoning Text Amendments. The 2045 planning horizon for the Planning Area is estimated to result in increases of approximately 10,350 dwelling units and 2.4 million square feet of non-residential space. An estimated increase of approximately 31,483 residents and 6,649 jobs is projected for the 2045 horizon year. DTSC recommends and requests consideration of the following comments:

1. There are several areas of which DTSC has regulatory oversight over that are within the Project, whether they are listed as having documented contamination, land use restrictions, are subject to a Hazardous Waste Facility Permit, or the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC

recommends further coordination with the Department in the event that the proposed Project may impact any of the areas that may fall under DTSC's oversight.

2. DTSC recommends all imported soil/fill material be tested to ensure all contaminants of concern (COCs) meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/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 is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.
3. If any hazardous waste or hazardous materials are discovered during any phase of the Project, DTSC recommends the City of Downey enter into a voluntary agreement to address contamination on the property or receive oversight from a [self-certified local agency](#), DTSC or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.

DTSC appreciates the opportunity to comment on the DEIR for Downey 2045 General Plan Update and Zoning Text and Map Amendment. 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 [the CEQA Review email](#) for additional guidance.

Swati Meshram

July 15, 2026

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Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

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