



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 26, 2026

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

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SPECIFIC PLAN 3.0
BUILDOUT PROJECT DATED MARCH 17, 2026, STATE CLEARINGHOUSE NUMBER
[2025040377](#)

Dear Alicia Velasco,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Specific Plan 3.0 Buildout Project (Project). The proposed Project consists of the reasonably foreseeable buildout of a portion of the area governed by the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan) that includes approximately 134 acres of land in the city. The proposed Project includes the approval of Vesting Tentative Tract Map No. 19247 which includes lots with a total land area of approximately 151.6 acres. The proposed Project evaluated in this Draft EIR includes 1,791 residential units and 440,000 square feet of non-residential uses that could occur within the Buildout Area.

According to the Phase I Environmental Site Assessment conducted by Partner Engineering and Science, Inc. (Partner), Historical Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, and Business Environmental Risks were detected on the Project site and Partner recommended that

an Operation and Maintenance (O&M) Program should be implemented.

DTSC recommends and requests consideration of the following comments

1. Since the proposed Project includes residential development, DTSC recommends that the City of Cypress enter into a voluntary agreement to address any existing 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.
2. DTSC recommends all imported soil/fill material be tested to ensure all 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.

DTSC appreciates the opportunity to comment on the DEIR for the Specific Plan 3.0 Buildout 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 clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Alicia Velasco
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Sincerely,

Tamara Purvis

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

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Los Alamitos Race Course
Project Applicant
lchang@sheppard.com

Ryan Bensley
Principal / Consultant
LSA Associates, Inc. / Consulting Firm
ryan.bensley@lsa.net

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

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov