



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

September 3, 2025

Alma Robles
Director of Community Development
City of Norco
2870 Clark Avenue
Norco, CA 92860
planning@ci.norco.ca.us

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HIDDEN VALLEY TECH CAMPUS SPECIFIC PLAN DATED AUGUST 1, 2025, STATE CLEARINGHOUSE NUMBER [2025080065](#)

Dear Alma Robles,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Hidden Valley Tech Campus Specific Plan (Project). The Project entails up to 1.175 million square feet of development on 429.3 acres, including a 150.9-acre business park campus, a 15.4-acre hospitality district, 240.9 acres of open space, a 1.2-acre water reservoir, and various roadways and trails. The business park campus is designed as a contemporary employment center that envisions employee-intensive uses in a campus-like setting. Typical land uses would include research and development facilities, professional offices, and businesses for assembling and manufacturing. The hospitality district includes a 200-room boutique hotel. Open space areas would be located throughout the Specific Plan area and include the Canyon Creek Riparian area. Open space areas would be accessible through a network of trails that allow for active and passive

recreational opportunities for the general public. DTSC recommends and requests consideration of the following comment:

A portion of the Project location is within a DTSC Site, [Wyle Labs - Norco Facility](#) (Site). The Site is under DTSC's active regulatory oversight and contains a [Land Use Covenant \(LUC\)](#). Any proposed redevelopment plan impacting the Site in the future should not interfere with the operation of active remedies. 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. Please review the project area in [EnviroStor](#), DTSC's public-facing database and coordinate with the Department if any suspected decisions may impact these areas of which DTSC oversees.

DTSC would like to thank you for the opportunity to comment on the Hidden Valley Tech Campus Specific Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our [CEQA Review email](#).

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
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cc: (via email)

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