



**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

June 5, 2024

Tom Oliver  
Associate Planner  
City of Los Alamitos  
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Los Alamitos, CA 90720  
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RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 4665 LAMPSON RESIDENTIAL PROJECT DATED APRIL 24, 2024, STATE CLEARINGHOUSE NUMBER [2022090476](#)

Dear Tom Oliver,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the 4665 Lampson Residential Project (Project). The Project would demolish the existing office building and surface parking lot on the 12.3-acre property and redevelop the Project site with 246 residential units consisting of a variety of different product types. These housing types include 55 single family detached homes, 114 townhomes, and 77 for rent affordable multi-family apartment homes. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. Based on the Limited Phase II Environmental Site Assessment (ESA), there was no evidence of a significant release of potential chemicals of

concern to the subsurface in the area investigated, which included in the diesel above ground storage tank (AST), elevator equipment room, and parking lot. Although low levels of total petroleum hydrocarbons (TPHd), lead and select organochlorine pesticides (OCPs) were detected in Site soils, the concentrations were well below residential screening levels, and thus, are de minimis in nature and do not warrant further investigation or mitigation.

Also, the Phase II ESA states: "Although the detected concentrations of arsenic found at the Site exceed the residential screening level, no levels are less than the DTSC upper bound background concentration of 12 mg/kg. Therefore, the on-site detections of arsenic are de minimis in nature and do not warrant further investigation or mitigation. Based on the results of the assessment activities detailed herein, the potential chemicals of concern detected in soil in the areas assessed (e.g., diesel AST, elevator equipment room, parking lot release area, and Site wide historical agricultural use) are not indicative of a significant subsurface chemical release has occurred. The detected concentrations found during this investigation are considered to be de minimis in nature for the proposed residential redevelopment, and it is EFI Global's opinion that no further assessment is warranted at this time with respect to the RECs (recognized environmental conditions) identified."

Since potential chemicals of concerns were found in the Phase II ESA and the detected concentrations of arsenic found at the site exceed the residential screening level and remain in excess of DTSC's upper bound background concentration of 12 mg/kg, DTSC recommends that all constituent concentrations meet screening levels in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). If the constituent concentrations do not meet screening levels in accordance with DTSC guidance, the following comments are also recommended:

2. The City of Los Alamitos enter into DTSC's Standard Voluntary Agreement (SVA) program or seek oversight with your [Certified Local Agency](#) - [Orange County Health Care Agency](#) - so a proper evaluation of the Project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application." DTSC recommends that once the SVA is signed, a Preliminary Endangerment Assessment Report (PEA Report) be submitted for DTSC review. The PEA Report shall summarize all existing data and provide an evaluation of the possible risk to current and future users of the site. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
3. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
4. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use.

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The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the DEIR for the 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 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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