



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 18, 2025

Kiersten Turner
Planning Assistant
City of Los Angeles, Department of City Planning
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Kiersten.Turner@lacity.org

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR BUENA VISTA PROJECT
DATED JULY 11, 2025, STATE CLEARINGHOUSE NUMBER [2021070577](#)

Dear Kiersten Turner,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Buena Vista Project (Project). The Project proposes the construction of a mixed-use development consisting of 986 residential units, including 200 affordable units; 15,000 square feet of retail; 23,800 square feet of restaurant; and 116,610 square feet of outdoor trellis/overhang areas on an existing approximately 8.08-acre site. The South Parcel will consist of a six-story podium connecting two buildings, building 1, a 26-story building, and Building 2, a 22-story building. The North Parcel will consist of a two-story podium connecting three buildings, the North Building, a 15-story building, the Courtyard Building, a six-story building, and the Retail Block Building, a three-story building. In total, the Project would include up to 1,245,536 square feet of floor area, and approximately one acre of publicly accessible open space. All existing structures on the Project Site would be removed. DTSC recommends and requests consideration of the following comments:

1. There are several areas/sites which DTSC has regulatory oversight over that are within the proposed Project site, whether they are listed as having documented contamination, land use restrictions, are subject to a Hazardous

Waste Facility Permit, or have the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, specifically, [Blossom Plaza](#) and the [Cornfield Site](#). DTSC concurs with the Hazards and Hazardous Materials Mitigation Measures set forth by the City of Los Angeles and recommends continued coordination with DTSC during the development process, particularly if any previously unidentified contamination is encountered during site grading or excavation.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing 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 are 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 would like to thank you for the opportunity to comment on the DEIR for Buena Vista 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 our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

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Kiersten Turner
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cc: (via email)

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