



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

May 28, 2025

Kenton Trinh
City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012
kenton.trinh@lacity.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE PLAYA VISTA PUBLIC
STORAGE REDEVELOPMENT PROJECT DATED MAY 27, 2025, STATE
CLEARINGHOUSE NUMBER [2025051210](#)

Dear Kenton Trinh,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Playa Vista Public Storage Redevelopment Project (Project). The Project Site is an approximate 141,627 square-foot partially developed lot with an existing four-story mini-warehouse building consisting of approximately 216,584 square feet of mini warehouse uses and a surface parking lot. The Project proposes the construction of a new three-story plus basement mixed-use building with approximately 82,324 square feet of floor area including 3,959 square feet of retail uses and 78,365 square feet of mini warehouse uses. The Project is proposed on the undeveloped western portion of the site. The construction of the Project would result in approximately 13,541 cubic yards of grading and soil export from the Project Site to a landfill. DTSC recommends and requests consideration of the following comments:

1. 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 LBPs or products, mercury, ACMs, 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](#).

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA 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 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 are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the MND for the Playa Vista Public Storage Redevelopment 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,



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

Kenton Trinh
May 28, 2025
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cc: (via email)

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

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

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