



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
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dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 10, 2025

Kathleen King
City Planner
City of Los Angeles
221 N Figueroa Street Suite 1350
Los Angeles, CA 90012
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FIVE POINTS UNION PROJECT DATED AUGUST 14, 2025, STATE CLEARINGHOUSE NUMBER [2025080636](#)

Dear Kathleen King,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Five Points Union Project (Project). The Project proposes the redevelopment of the 444-acre Project Site through the Five Points Union Specific Plan (Specific Plan), comprised of a commercial and recreational development (Town Center) on the northern portion of the site, and an industrial development (Industrial Center) on the southern portion of the site. DTSC recommends and requests consideration of the following comments:

1. The Project is on/near DTSC oversight sites including [Phillips 66 Co Los Angeles Refinery - Wilmington Plant](#), [West Bas Fire Por Area](#), [GS Roofing Products Company](#), and [Union Oil Co \(1\)](#). 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.

Please note that the proposed project site is under regulatory authority of the Los Angeles Regional Water Quality Control Board (LARWQCB) for a site with an open assessment and interim remedial action case called the [UNOCAL - TOSCO \(Phillips 66\) LOS ANGELES REFINERY, WILMINGTON](#) located at 1660 W. Anaheim St., Wilmington, CA 90744. All the CEQA documentation should be reviewed by the LARWQCB as part of their on-going investigation and cleanup activities.

2. The project site also includes the Stormwater Holding Basin #2 unit that has ongoing post-closure care requirements under a permit from DTSC. This 435 by 370-foot area includes a 34-foot-deep surface impoundment that was unable to be cleaned closed. The Basin is now covered and monitored as part of a post-closure permit. A new leak detection system is scheduled to be completed in September of 2025, for the ongoing monitoring of the containment systems' performance.

DTSC would like to thank you for the opportunity to comment on the NOP of a DEIR for the Five Points Union 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 regarding these comments, please contact us via our [CEQA Review email](#).

Sincerely,

Tamara Purvis

Tamara Purvis
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HWMP - Permitting Division – CEQA Unit
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cc: (via email)

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