



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 14, 2026

Mcklna Alexander
Planning Manager
City of Carson
701 East Carson Street
Carson, CA 90745
planning@carsonca.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE DIAMOND GATEWAY APRIL 15, 2026, STATE CLEARINGHOUSE NUMBER
[2026040670](#)

Dear Mcklna Alexander,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Diamond Gateway (Project). The Project involves demolition of the Phillips 66 Los Angeles Refinery, Carson Plant, located at the current street address of 1520 E. Sepulveda Boulevard, and subsequent redevelopment of the site involving the construction and operation of six (6) industrial buildings with a combined total of approximately 3.91 million square feet of building floor area.

DTSC recommends and requests consideration of the following comments:

1. The Project is on an active Voluntary Agreement Site that DTSC and Los Angeles Regional Water Quality Control Board (LARWQCB) provide oversight; in particular, the [Diamond Gateway Project/Catellus-Deca Carson](#) site therefore, DTSC recommends the City of Carson continue further coordination with DTSC and LARWQCB and provide further information on the Project site

and areas that may fall under DTSC's and LARWQCB's oversight within the Draft EIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the project area in [EnviroStor; DTSC's public-facing database](#).

2. 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](#).
3. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, 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 soil 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 NOP of a DEIR for the Diamond Gateway. 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.

MckIna Alexander

May 14, 2026

Page 3

Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

state.clearinghouse@lci.ca.gov

Tracy Zinn

Principal

T & B Planning, Inc. / Consulting Firm

info@tbplanning.com

Heather Crossner

Project Applicant

Catellus-Deca, LLC

heather.crossner@catellus-deca.com

Wyatt George

Engineering Geologist / Project Manager

Office of Brownfields

Department of Toxic Substances Control

Wyatt.George@dtsc.ca.gov

MckIna Alexander

May 14, 2026

Page 4

Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Analyst II

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov