



**Yana Garcia**  
Secretary for  
Environmental Protection



Department of Toxic Substances Control

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Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

June 26, 2024

Jeffrey M. Smith, AICP  
Principal Planner  
March Joint Powers Authority  
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Riverside, CA 92518  
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RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MERIDIAN D-1  
GATEWAY AVIATION CENTER PROJECT DATED MAY 23, 2024  
STATE CLEARINGHOUSE # [2021040012](#)

Dear Jeffrey M. Smith,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (EIR) for the Meridian D-1 Gateway Aviation Center project (project). Meridian Park D-1, LLC is proposing to develop an Air Cargo Center Component and Off- Site Component located on approximately 46 acres. The Air Cargo Center Component would include the development of a gateway air freight cargo center, including taxi lane/taxiway and parking improvements, located in an approximately 34-acre site within March Inland Port Airport under the jurisdiction of March Joint Powers Authority. The gateway air freight cargo center includes the construction of an

approximately 180,800-square-foot cargo building with 9 grade-level loading doors, 31 truck dock positions, and 37 trailer storage positions. The cargo building would contain approximately 9,000 square feet of office space.

The Off-Site Component would be constructed on approximately 12 acres and would include taxiway and taxi lane construction, widening, and realignment; storm-drain extensions; and a perimeter patrol road with security fencing within March Air Reserve Base.

As identified in the draft EIR, dated May 2024, the project is in proximity to [Site 7](#), a former fire-training and burn site located within the [Former March Air Force Base](#). Because future project activities may extend near or within these boundaries, DTSC has the following comments:

1. Further environmental investigation within the project boundaries may be warranted. The mediums of concern include soil and soil vapor, which are known to be impacted at Site 7. The contaminants of concern (COC's) include volatile organic compounds and perfluorooctane sulfonate. Due to these concerns, DTSC suggests further investigation of soil and soil vapor to ascertain there is no potential for vapor intrusion in future workspaces.
2. Due to ongoing investigations and remedial activities at Site 7, future activities may extend near or within the project's boundaries. This could present various challenges requiring cooperation and coordination with DTSC and March Air Force Base.
3. DTSC recommends that all imported soil and fill material should be tested to assess any COC's meet screening levels as outlined in the [DTSC 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 and fill material there should be documentation of the

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origins of the soil or fill material or, if applicable, sampling be conducted to assess that 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 the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

4. DTSC recommends being aware of signs of contaminated soil, residual staining, or odors during the construction process and advises collecting appropriate samples for waste characterization and contacting DTSC if further assessment is necessary. DTSC recommends compliance with all applicable or relevant and appropriate environmental laws.

DTSC appreciates the opportunity to comment on the draft EIR for the Meridian D-1 Gateway Aviation Center 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,



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

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