



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Gavin Newsom
Governor

Governor's Office of Planning & Research

SENT VIA ELECTRONIC MAIL

December 11 2023

December 11, 2023

STATE CLEARINGHOUSE

Nicole Enciso
Marine Environmental Supervisor
Los Angeles Harbor Department
425 South Palos Verdes Street
San Pedro, CA 90731
nenciso@portla.org

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE JOHN S. GIBSON TRUCK AND CHASSIS PARKING LOT PROJECT DATED OCTOBER 25, 2023, STATE CLEARINGHOUSE # [2023100743](#) ORIGINAL STATE CLEARINGHOUSE # [2021120391](#)

Dear Nicole Enciso:

The Department of Toxic Substances Control (DTSC) received a Notice of preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the John S. Gibson Truck and Chassis Parking Lot Project (Project). The Proposed Project is located at 1599 John S. Gibson Boulevard, San Pedro, CA 90731. The Proposed Project would develop the 18.63-acre site with a short-term truck and chassis parking facility and related site improvements. The Project site is anticipated to be utilized for short-term parking, as chassis with or without containers are not anticipated to be parked onsite over 24 hours. The Proposed Project includes paving of the site and stripping of approximately 393 truck and chassis stalls. The Proposed Project would be implemented in one development

phase and would require a Port Master Plan Amendment. The Project site is not located on Port owned property. Based on our Project review, DTSC requests consideration of the following comments:

1. Based on the figures included in the NOP, the Proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this Project. This may restrict what construction activities are permissible in the Proposed Project areas in order to avoid any impacts to human health and the environment.
2. The proposed Project and future CEQA documents should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated.
3. DTSC recommends a soils sampling plan to assess volatile organic compounds, petroleum hydrocarbons, and metals in the soils. Adherence to standard soil handling protocols to segregate, cover, and containerize contaminated soils as needed is recommended by DTSC. If any soil is visibly stained or emits an odor, they need to be sampled and moved off-site. This property is zoned for commercial industrial use and there's some allowance for contaminants to remain on-site, but if the soil significantly exceeds thresholds, DTSC believes this would be a cause for regulatory involvement such as Los Angeles CUPA to handle any soil removals/disposal plans.
4. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. 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 meets screening levels 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.

DTSC appreciates the opportunity to comment on the NOP of the DEIR for the John S. Gibson Truck and Chassis Parking Lot 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,

A handwritten signature in cursive script that reads "Tamara Purvis".

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

Nicole Enciso
December 11, 2023
Page 4

cc: (via email)

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