



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

SENT VIA ELECTRONIC MAIL

October 16, 2023

Willen Manaois
Director of Development Services
San Diego Unified Port District
3165 Pacific Highway
San Diego, CA 92101

SeaportSD@portofsandiego.org



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE SEAPORT SAN DIEGO REDEVELOPMENT PROJECT, DATED SEPTEMBER 14, 2023 STATE CLEARINGHOUSE # [2023090299](#)

Dear Willen Manaois:

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Seaport San Diego Redevelopment Project. The project proposes redevelopment of the site with approximately 2.7 million square feet of mixed-use development spread across seven landslide planning blocks and redevelopment of the waterside portion of the site. Spread across five waterside planning zones, the development would consist of hotels, retail, restaurants, health/wellness facilities, blue/marine technology offices, environmental education facilities, entertainment facilities, a new commercial fishing operations building, and public recreation uses. The proposed Project would also include the extension of the existing US Pierhead Line approximately 354 feet west of the existing US Pierhead Line. Based on our project review, DTSC requests

consideration of the following comments:

1. 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. Based on the figures included in the NOP, the proposed Project location is in very close proximity to the [Naval Air Station, North Island](#) and associated facilities. This installation and the potentially associated chemical impacts on the Project should be addressed in the forthcoming EIR.
3. Based on the information provided in the NOP, DTSC agrees that additional assessment of potential impacts and hazards is warranted. DTSC agrees that this Project may pose significant effect on the environment; preparation of an EIR is required, with consideration to the items identified above.
4. Further review should be conducted to identify the locations of the proposed Project site and clarify whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the Project site and areas that may fall under DTSC's oversight within the DEIR. 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.

DTSC believes the San Diego Unified Port District must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the San Diego Unified Port District connect with our unit if any hazardous waste projects managed or overseen by

DTSC are discovered.

DTSC appreciates the opportunity to comment on the Seaport San Diego 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 any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and
Research 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

Alexis White
Environmental Scientist
SMRP - Cleanup
Department of Toxic Substances Control
Alexis.White@dtsc.ca.gov

Parampreet Basra
Hazardous Substance Engineer
HWMP – Permitting
Department of Toxic Substances Control
Parampreet.Basra@dtsc.ca.gov