



**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

February 1, 2024

Allyson Teramoto  
Manager of CEQA/NEPA Practices  
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Governor's Office of Planning & Research

**Feb 01 2024**

**STATE CLEARINGHOUSE**

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PIER WIND TERMINAL DEVELOPMENT PROJECT DATED NOVEMBER 29, 2023 STATE CLEARINGHOUSE # [2023110696](#)

Dear Allyson Teramoto,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Pier Terminal Development Project (Project). The Project involves the construction and development of a 400-acre terminal and 30-acre transportation corridor for receiving, staging, and storing wind turbine generator (WTG) components (tower sections, nacelles, and blades) and foundation sub-assemblies, performing final assembly of floating foundations, and integrating WTG components with the floating foundation to create floating offshore wind (OSW) turbine systems. These floating OSW turbine systems would enable the State of California and federal government to develop wind farms off the west coast shores of the United States.

Based on our review of the Initial Study (IS) it appears that there are currently no conflicts with an active State Response site, [Long Beach Naval Complex \(Station &](#)

[Shipyard](#)), which lies north of the proposed project location. The Navy has owned the Long Beach Naval Complex/Navy Mole since 1938. The existing facility was established on a landfill island within Long Beach Harbor in November 1946 as part of the U.S. Naval Base, Terminal Island. Its mission was to coordinate and support ship units and other Naval activities in the area of construction, conversion, overhaul, repair, alterations, dry dock and fitting out of ships. It also performed manufacturing, research and development and test work. The facility is comprised of two military installations: Naval Station Long Beach (NAVSTA) and Long Beach Naval Shipyard (NSY), collectively referred to as Long Beach Naval Complex (LBNC). Hazardous wastes or hazardous waste constituents have migrated or may migrate from the Facility into the environment through soil and groundwater. NAVSTA and NSY officially closed on September 30, 1994 and September 30, 1997, respectively. Future land reuse of the Facility is intended for industrial uses only. Hazardous substances have been released into the environment through soil and groundwater from past industrial activities. A Federal Facilities Site Remediation Agreement (FFSRA) was signed between DTSC and DON on July 17, 2000. The FFSRA requires a Site Management Plan (SMP) to serve as a scheduling and coordination tool for managing the Installation Restoration (IR) and Compliance sites. Further information on the [LBNC](#) can be found on EnviroStor, DTSC's online data management system.

Based on our Project review, DTSC requests consideration of the following comments:

1. The [LBNC](#) site contains Land Use Covenants (LUCs) and under these LUCs, the Navy Mole encompasses IR Sites 1, 2, 3, and 4, which are all subject to LUCs. Any potential disturbance to these IR Sites will require notification to DTSC's Project Manager and the U.S Department of Navy.
2. Additionally, UC San Diego Scripps Institution of Oceanography (Scripps) has identified two dump sites in the San Pedro Basin covering approximately 135 square miles between Long Beach and Catalina Island. These dump sites contain barrels from legacy industrial dumping and various munition containers. The munitions

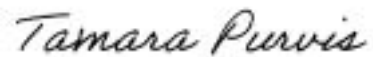
were found during the redevelopment and deepening of the Long Beach Harbor that is designated as Area 7 (also an LUC) of the LBNC. The objective of the Scripps study was not to identify the boundary of the munitions discarded in the San Pedro Basin. Given that the proposed Project site is located between the Long Beach Harbor and the other two dump sites in the San Pedro Basin, it can't be ruled out that munitions may be present at the proposed wind terminal development site itself. The dumpsites are located approximately 10 to 12 miles southwest of the proposed terminal development. DTSC recommends conducting a preliminary assessment of the munitions at the proposed wind terminal development site prior to starting the construction and requiring munitions safety procedures included in the construction plans.

3. DTSC also recommends that, once the EIR is drafted, DTSC's Geologic Services Branch (GSB) has the opportunity to thoroughly review prior to the Project's commencement.
4. The Project is documented in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the upcoming DEIR address actions to be taken for any potential impacts due to hazardous waste or hazardous materials within the Project area. DTSC recommends further coordination with other agencies that may have regulatory authority over the Project.
5. The 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. The DEIR should also identify the

mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

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".

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