



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 8, 2025

Sarah Workman
Environmental Specialist III
Port of Los Angeles
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RE: SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE WEST HARBOR MODIFICATION PROJECT DATED NOVEMBER 06, 2024, STATE CLEARINGHOUSE NUMBER [2005061041](#)

Dear Sarah Workman,

The Department of Toxic Substances Control (DTSC) reviewed the Subsequent Environmental Impact Report (SBE) for the West Harbor Modification Project (Project). The Proposed Project would include the addition of a 6,200-person capacity Amphitheater and lawn venue, a 175-foot diameter Ferris Wheel and Amusement Attractions and improvements to the 208 E. 22nd Street Parking Lot to accommodate up to 2,600 parking stalls which would be available for use by the larger San Pedro Waterfront Area. DTSC recommends and requests consideration of the following comment:

1. The proposed Project is within the boundaries of [Gatx Annex Terminal -San Pedro Site](#) which has a Land Use Covenant. Based on the proposed plan, the site is to be redeveloped into a parking lot. Since the purpose will not involve the facility type described in Section 3.01 of the [Land Use Covenant](#), such as residential purposes, parks, hospitals for humans, schools for persons under 21 years of age, or day-care centers for children, and parking lot will be in

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open air, thus there is no risk for vapor intrusion, therefore the development of a parking lot is acceptable. However, because some contaminations above the screening level remain in the post-treatment soil, as indicated in the [Closure Report GATX Terminals Corporation Annex Terminal Site](#) dated July 30, 1993, any excavation deeper than 1 foot below ground surface will be required to follow details from a Soil Management Plan (SMP). Since there is currently no SMP, DTSC recommends the consultant to prepare a SMP and submit it to DTSC for review.

DTSC appreciates the opportunity to comment on the SBE for the West Harbor Modification 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 clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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