



Department of Toxic Substances Control



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5796 Corporate Avenue
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July 24, 2007

Dr. Ralph G. Appy
Los Angeles Harbor Department
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DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) / ENVIRONMENTAL
IMPACT REPORT (EIR) FOR BERTHS 136-147 CONTAINER TERMINAL PROJECT
(SCH# 2003104005)

Dear Dr. Appy:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation of a Supplemental EIR for the above-mentioned project. The following project description is stated in your document: "The proposed Project is to expand and modernize the container terminal at Berths 136-147, upgrade existing wharf facilities, and install a landscaped buffer between the terminal and the community. The proposed Project includes a 30-year lease and would involve two phases of construction (Phase I and Phase II). Most of the proposed improvements would occur on 176 acres currently used as a container terminal operated by TraPac, but the proposed Project includes adding a total of 67 acres to the new terminal, 57 in Phase I and 10 in Phase II. The 57 acres added in Phase I is largely existing industrial zoned land within the proposed Project area. The 10 acres added in Phase II is currently open water."

Based on the review of the submitted document DTSC has the following comments:

- 1) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.
- 2) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a

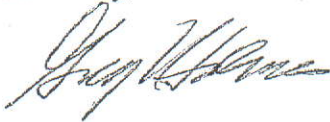
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Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a Border Zone Property.

- 3) The project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 4) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area would cease and appropriate health and safety procedures should be implemented.
- 5) Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489 for the VCA.

If you have any questions regarding this letter, please contact Ms. Eileen Khachatourians, Project Manager, at (714) 484-5349 or email at EKhachat@dtsc.ca.gov.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

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