



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

August 24, 2026

John Signo
Planning Manager
City of South Gate
8650 California Avenue
South Gate, CA 90280
jsigno@sogate.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE SOUTH GATE TOW YARD
PROJECT DATED JULY 24, 2026, STATE CLEARINGHOUSE NUMBER [2026071027](#)

Dear John Signo,

The Department of Toxic Substances Control (DTSC) has reviewed the Mitigated Negative Declaration (MND) for the South Gate Tow Yard Project (Project). The applicant is seeking to expand the towing business operations that occur on the front (easterly) portion of the Project Site and occupy the entire site; however, the rear portion must be re-zoned from Industrial Flex to Heavy Manufacturing to allow the expansion. The Project includes installation of a new vehicle storage site area (paving and striping), new site lighting, and construction of an approximately 560-square-foot office building. The Project includes operation of the tow yard across the entire property.

The Project borders on or in close vicinity to an active State Response /National Priorities List site, [Cooper Drum](#), wherein the United States Environmental Protection Agency (USEPA) and DTSC have regulatory oversight. DTSC recommends and requests consideration of the following comments:

1. The MND document states that “Construction activities associated with the Project are limited to grading and construction of a 560-squarefoot office. The Project Site does not contain any groundwater wells and thus Project construction would not be anticipated to affect any existing wells.” According to the 2025 Annual Groundwater Monitoring And Performance Evaluation Report from Haley & Aldrich for the Cooper Drum Site, there are multiple groundwater monitoring wells on the Site.
2. USEPA is the lead enforcement agency for the Cooper Drum Superfund Site. USEPA should be notified immediately for all site activities and project plans including building construction to ensure there is no interference with Superfund work.
3. DTSC recommends all imported soil/fill material be tested to ensure all contaminants of concern (COCs) meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the MND for the South Gate Tow Yard 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 the [CEQA Review email](#) for additional guidance.

John Signo
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Sincerely,

Tamara Purvis

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cc: (via email)

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