

Appendix G-2

Supplemental Phase I and II Environmental Site Assessments



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September 27, 2021

Darren Embry
Community Development Director
Faring
659 N. Robertson Blvd
West Hollywood, CA 90069

Subject: 21207 Avalon Boulevard
Carson, California 90745

Dear Mr. Embry:

Weis Environmental has reviewed a prior Phase I and II Environmental Site Assessment (ESA) report pertaining to the above referenced property located at 21207 Avalon Boulevard in the City of Carson, County of Los Angeles, California (Site). The report is dated June 17, 2019 and was prepared by Advantage Environmental Consultants, LLC. The Site is further identified by the County of Los Angeles Assessor's Parcel Numbers (APNs) 7337-001-025, -026, -027 -028 and -029. The Site totals a reported 27.3 acres and is generally located west of Avalon Boulevard, east of Grace Avenue, north of E 213th Street and south of I-405.

We understand that as part of project entitlement work, the 2019 report was reviewed by a consultant for the City of Carson and some comments were issued. Responses to comments with the relevant sections of the 2019 report where markups were made to the report by the City consultant are included below. Please note that responses to comments are being provided by Weis Environmental, new consultant of record for the project. Both Dan Weis and Eric Cathcart (professional geologist) who were signatories on the prior Phase I and II ESA report are now employees of Weis Environmental.

Responses to Comments

Cover – Final document is in Faring possession

Section 4.3.2 – There were no formal boring logs prepared during the completion of the Phase II study as the purpose of the soil sampling was purely to evaluate extent of one or more contaminants of potential concern including pesticides, metals, petroleum hydrocarbons, volatile organic compounds and semi-volatile organic compounds. Underlying lithology provided no basis for the interpretation of the data and conclusions of the report. Regardless, a Geotechnical Engineering Investigation report prepared by Geotechnologies and dated December 2, 2019 and revised January 6, 2021 is available for review.

Section 5.3 – Boring B12 was situated in the area of the clarifier.

Section 8.0 – Most, if not all of the soil samples obtained during the Phase II were of fill soil and collected at random locations. Sample location B12 was a biased sampling location near the clarifier. Relative to groundwater, while some minor diesel and oil range hydrocarbon soil impacts were encountered at 10 foot depths in some locations, the detected concentrations were unremarkable. In addition, there were no volatile organic compounds identified at soil from 10 feet depths. Regardless, while it is possible that certain groundwater impacts could be present at the subject property, there are

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no known sources of such impact present at the property. Any impacts that could be present would be attributable to off-site sources as there are known impacts in the area (including Cal Compact). The responsible parties for releases in the area have the burden of investigating the magnitude and extent of their releases under the direction of applicable regulatory agencies. Further, if dewatering is required during future construction activities, dewatered groundwater will be treated and discharged in accordance with typical industry practices and under permits with appropriate agencies. Passive vapor mitigation systems will also be incorporated in to the design of future at-grade occupiable spaces to mitigate potential vapor intrusion related concerns. On the basis of the multiple factors above, it is our professional opinion that an assessment of groundwater at the subject property by the project proponent would provide no technical value and would be cost prohibitive, nor is it required to evaluate the proposed project's impact on the environment as there are no known sources of impact to groundwater resources resulting from historical or current site activities.

Thank you for the opportunity to be of continued service on this project. If you should have any questions regarding the information provided herein, please contact us at 760.585.7070.

Sincerely,



Daniel Weis, R.E.H.S.
Environmental Manager



Eric M. Cathcart, MS, PG
Senior Geologist
California Professional Geologist #7548

