

MEMORANDUM

To: Ms. Lisa E. Kranitz
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From: Leo M. Rebele
Brian Bauer

Subject: **TECHNICAL MEMORANDUM
APPLICATION OF SCREENING LEVELS IN RELATION TO
REVISED DEVELOPMENT PLAN
ROSECRANS PLACE
2101 AND 2129 WEST ROSECRANS AVENUE
GARDENA, CALIFORNIA**

Ramboll US Corporation (Ramboll) has prepared this technical memorandum on behalf of Rosecrans Place, LLC (Rosecrans Place), for the property located at 2101 and 2129 West Rosecrans Avenue in Gardena, California (herein referred to as the "Site"). The Site is the proposed location of a residential development known as Rosecrans Place.

This technical memorandum provides clarification regarding the application of commercial soil screening levels at the Site, to be employed during Response Plan (or "RP") implementation at the Site.

Ramboll prepared a RP on behalf of Rosecrans Place for the Site. The purpose of the RP was to set forth in detail the comprehensive plan and site-specific screening levels for addressing the presence of contaminants at the Site. The RP presents a remedial and human health risk mitigation approach that has been developed to be protective of both human health and the environment. Key components of the RP include the development of screening levels for soil. Commercial soil screening levels were developed for use across the entire residential development and deemed appropriate (i.e., in lieu of residential soil screening levels) based on the specific exposure scenarios to soil at the Site by future Site occupants and workers. The remedial approach and soil screening levels were approved by both California Department of Toxic Substances Control (DTSC) and United States Environmental Protection Agency.

On April 7th, 2020, Rosecrans Place submitted a revised Development Site Plan (Site Plan) to the DTSC for review in order to confirm that the RP appropriately addresses the revised development plan. The revised Site Plan included the replacement of the commercial component of the Site Plan with additional residential units in this portion of the Site. The additional residential units are essentially of the same type and configuration as those of the original Site Plan

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presented in the RP. DTSC reviewed the revised Development Site Plan, and in an email dated April 7, 2020, concluded that the "changes are not problematic with the cleanup of the property". No further changes to the RP are therefore required.

CLOSURE

Please contact Leo Rebele or Brian Bauer if you have any questions regarding this technical memorandum.