16 October 2025

California Resources Corporation
1 World Trade Center, Suite 1500
Long Beach, CA 90831

RE: Phase II Environmental Assessment Reports Summary Letter
California Resources Corporation Huntington Beach Facility
20101 Goldenwest Street, Huntington Beach, California 92648
Langan Project No.: 700152701

On behalf of California Resources Corporation (CRC), we are pleased to submit the enclosed Phase II Environmental Site Assessment (ESA) reports for the CRC Huntington Beach Facility located at 20101 Goldenwest Street in Huntington Beach, California 92648. The following four reports are enclosed:

- Initial Soil Investigation Report, dated 31 December 2024
- First Supplemental Soil Investigation Report, dated 24 March 2025
- Second Supplemental Soil and Soil Vapor Investigation Report, dated 3 July 2025
- Soil Removal Report, dated 8 August 2025

The assessments were conducted consistent with ASTM E1903-19 and applicable state regulations.

Purpose and Scope

The assessment was undertaken to evaluate areas of potential environmental concern identified from a site inspection and a review of historical aerial photographs, standard environmental database records, local environmental regulatory agency files, and building permits. Areas of potential environmental concern that were accessible for investigation included the Northwest Historical Tanks, Former Stretford Unit, Northern Historical Tank Farm, Pipe Laydown Area, Transformer Storage Area, Maintenance and Truck Wash Buildings, Former Underground Storage Tanks (USTs) Area, Chemical Storage Area, Historical Bermed Area, Former Chemical Laboratory, Southern Historical Tank Farm, Southern Historical Sumps, and Southern Historical Tank Battery. The scope of work included:

- Conducting a geophysical survey to scan for subsurface anomalies;
- Advancing over 200 soil borings;
- Collection and laboratory analysis of soil and soil-vapor samples;
- Soil analytical testing for metals, total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs);
- Soil vapor analytical testing for VOCs and methane;
- Comparison of results to selected screening levels from San Francisco Bay Regional Water Quality Control Board (SFBRWQCB, 2025), California Department of Toxic Substances Control (DTSC), and United States Environmental Protection Agency (USEPA) guidance;
- Comparison of results to federal and state hazardous waste thresholds;
- Statistical analysis of the site dataset to determine 95 percent upper confidence levels (UCLs) for select contaminants of concern; and
- Removal of soil constituting a hazardous waste from accessible areas at the site.

Key Findings

- Soil borings have been advanced in or adjacent to electromagnetic and ground penetrating radar anomalies identified at the site.
- Groundwater was not encountered in the deepest boring advanced as part of these assessments (35 feet below ground surface).
- Contaminants of concern were identified in soil throughout the investigated areas. Several of the detections exceeded selected screening levels. Most prevalent among the exceedances were detections of diesel range TPH, naphthalene, 1-methylnapthalene, and 2-methylnpathalene. Concentrations of arsenic, tert-butyl alcohol (TBA), gasoline range TPH, and oil range TPH were also more common among the concentrations exceeding screening levels. Instances of other metals, VOCs and PAHs exceeding screening levels were anomalous.
- Contaminants of concern exceeding screening levels in soil were generally contained within the upper five feet of soil.
- Only two locations at the site have not been vertically delineated for constituents other than arsenic and TBA: three borings within the Former Bermed Area

(SB102/SB102A, SB173, and SB174) and one boring within the Southern Historical Tank Farm (SB119A/SB119B).

- VOCs identified in soil vapor samples exceeded selected screening levels in all sample areas with the exception of SV08.
- Concentrations of methane in the soil vapor samples were in the passive system mitigation range with the exception of SV07 and SV10. These two probes were in the active system mitigation range.
- Approximately 102 cubic yards of concrete and 172 cubic yards of soil were removed from the Former Stretford Area; approximately two cubic yards of asphalt and six cubic yards of soil were removed from the area of soil boring SB143.

Conclusions and Recommendations

Based on the analytical results and site conditions:

- Further delineation may be warranted once additional portions of the site become accessible. Nonetheless, site investigations have thoroughly covered accessible portions of the site where historical operations posing a potential environmental risk are known to have occurred. Given that oilfield operations have occurred since the 1920s, subsurface soil concentrations exceeding screening levels may be present in areas not yet sampled.
- Borings not vertically delineated in the Former Bermed Area contain the lowest concentrations in the deepest samples collected. Decreasing soil concentrations with increasing depth, where sources originated at the ground surface, indicate limited vertical migration of impacts.
- The boring (SB119A/SB119B) not vertically delineated in the Southern Historical Tank Area is the result of refusal encountered due to an apparent abandoned liner encountered at 17 feet below ground surface.
- Site soil screening levels were selected based on the most conservative level available from a selection of potentially applicable guidance. As future use of the Site becomes more evident, the screening levels may be adjusted to those more applicable to specific areas and uses.
- Soil vapor concentrations of VOCs and methane nearest the onsite buildings do not suggest a health risk to site occupants is present.

- Soil constituting a hazardous waste has been removed from the site with the exception of arsenic concentrations in soil borings SB78 and SB170, located beneath one of the maintenance buildings at the site.

Closing

We trust that these reports will support decision-making regarding the CRC Huntington Beach Facility. Please contact me at (805) 745-9121 or clavoie@langan.com with any questions or if additional information is needed.

Sincerely,



Cory Lavoie
Langan
Principal, Vice President

Enclosures:

Initial Soil Investigation Report, California Resources Corporation, Huntington Beach Facility, dated 31 December 2024

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