



Project Name: Phase I Environmental Assessment

Client: Confidential Real Estate Developer

Agency: Not Applicable

Location: El Segundo

Chemical of Concern: Petroleum Hydrocarbons

Project Goal

The goal of this project was to evaluate the Subject Property to identify potential current and historical recognized environmental conditions.

Waterstone's Role

Waterstone's main role was to screen and characterize the current and former oil field operations areas to assess potential impacts to the subsurface at the Subject Property.

Project Challenges

The main challenge of this project was to determine the historical facility operations, since the facility was closed at the time of the assessment and had been utilized by several different manufacturing companies since the facility was built in 1967.

Scope of Work

Waterstone conducted a Phase I Environmental Assessment following the current ASTM standard. The Phase I assessment included a thorough site inspection, interviews of individuals knowledgeable of the manufacturing operations at the former facility, agency database review and historical research of the Subject Property. During the initial site inspection, Waterstone identified possible areas of concern and recommended Phase II assessment activities. Waterstone conducted soil sampling activities at these identified areas of concern and prepared a comprehensive Phase I and Phase II environmental assessment report to document the environmental condition of the Subject Property.

Project Successes

Waterstone identified numerous chemicals used at the subject facility from City of El Segundo Fire Department Records and identified chemical use areas and chemical transfer systems from city Building Department records. During the site inspection, Waterstone identified suspect areas of concern that included a closed-in-place clarifier and oil production sumps. Waterstone designed and implemented the recommended Phase II soil sampling activities and was able to provide Phase I and Phase II results within the time frame of completing the Phase I assessment. These results included a scope of work and estimated costs for future remedial activities, which allowed the client to obtain discounts on the purchase price of the property due to identified environmental conditions.