



Project Name: Health-Based Remedial Investigation Development

Client: Fishing Processors

Agency: California EPA, DTSC – Voluntary Cleanup Program

Location: Los Angeles, California

Chemical of Concern: Metals (Pb) and Solvents (TCE/PCE)

Project Goal

The goals of this project were to evaluate the environmental conditions of the property, aid the property owner in determining the marketability of the property, and cleanup the property to residential cleanup standards to avoid any negative impact on the value of the property.

Waterstone's Role

Waterstone was contracted to conduct a self-critical Phase I on food processing facility located in Los Angeles to determine the marketability of the property. Soil sampling was conducted in the area of a maintenance shop operated on the Subject Property. Based on elevated levels of lead and the clients desire to ensure the property would be considered “clean” if sold, the property was entered into the Cal EPA Voluntary Cleanup Program. Waterstone prepared a Preliminary Endangerment Assessment including a risk assessment for the lead in soil. Waterstone then prepared and implemented a removal plan consisting of soil removal of impacted soil.

Waterstone conducted additional sampling activities to obtain the information needed to conduct calculations of the human health risk posed by lead in soil as well as the level of clean up needed to be protective of human health. Waterstone conducted soil removal activities and prepared a closure report presenting the results of the excavation activities, the results of confirmation sampling and a request for a finding of “no further action”.

Project Challenges and Successes

Waterstone submitted the results of the risk assessment, and obtained agency concurrence on the cleanup levels presented. Waterstone was able to focus on the long-term goal of allowing our client to achieve their business and strategic objectives within the constraints posed by regulatory requirements. The remedial investigation was designed to limit sampling and associated expenditures to the area of concern without compromising the comprehensiveness of the property assessment or the investigation of the area of impact. Waterstone presented solid scientific rationale for cleanup levels and successfully negotiated to obtain regulatory agency concurrence. Waterstone implemented soil removal activities and provided documentation leading to the issuance of a letter of “No Further Action” from the Cal EPA Department of Toxic Substances Control.