



Project Name: Regulatory Agency Support

Client: Standard Brands Paint Liquidating Property Trust

Agency: Department of Toxic Substances Control

Location: Torrance, California

Project Goal

The primary goal of this project was to conduct a Phase I Environmental Assessment to assess any potential liabilities associated with a warehouse property, which (prior to development) had been owned by a large oil company. Air photo review revealed that a large ponded area had existed on the property for many years during the time it was owned by the oil company. Subsequent sampling of this potential environmental issue indicated that diesel range hydrocarbons existed in this area, which was now partially covered by the warehouse building.

Waterstone's Role

Waterstone personnel conducted lateral and vertical extent sampling and performed a risk assessment/fate and transport modeling report, which indicated that the area posed no threat to human health and the environment or groundwater. Waterstone personnel determined that the Voluntary Cleanup Program administered by the California Department of Toxic Substances Control was the appropriate route to achieve the most accelerated environmental closure of the site.

Project Challenges and Successes

Due to a very strict escrow deadline on this property, Waterstone personnel requested that local city officials from the Mayor's office assist in negotiations with the Department of Toxic Substances Control to speed closure. Waterstone personnel were successful in negotiating a full site closure from the Department of Toxic Substances Control in 12 business days, allowing the sale to be consummated. According to Department of Toxic Substances Control personnel, this was the most accelerated timeline for closure under its Voluntary Cleanup Program to date.