

**From:** jodencrantz@tri-s.com  
**Sent:** Wednesday, July 10, 2024 11:06 AM  
**To:** 'Landaverde, Carlos@Waterboards'  
**Cc:** 'Susana.Arredondo@waterboards.ca.gov'; 'jodencrantz@tri-s.com'  
**Subject:** 2325 Crenshaw Blvd, Torrance Follow-Up From Our Meeting Yesterday: Documented Environmental Concerns  
**Attachments:** Optimus Properties, LLC Purchases County Building in Torrance - Optimus Properties LLC.pdf  
**Importance:** High

Dear Mr. Landaverde:

Thank you for your email and for calling me to discuss the documented environmental concerns at the subject property. We spent 2 hours and 9 minutes going over several documents and portions of those four documents. A breakdown of our meeting is provided below:

1. Nov 16, 1987 Leroy Crandall Report of Foundation Investigation Report at pdf 73-101 (contained in the City of Torrance Grading Permit dated June 6, 1988 files from the City of Torrance-104 pages) transmitted to the RWQCB on July 2, 2024.

a) page 3 (pdf 78). **"Petroleum stains and odors were noted at random depths in Boring 4. Tests to determine the extent or type of any hazardous materials beneath the site were not within the scope of this investigation."**

b) Boring Log 4 dated Oct 16, 1987 (pdf 91). We discussed a 20-inch diameter bucket auger drilled through sandy clay/clayey sand zone from 14 to 22 feet below grade whereby water seepage was noted at 14 feet below grade and petroleum stain/odors noted from 2 ½ to 18 feet below grade. The total depth of the boring was 25 feet below grade and the bucket auger entered a sand zone from 23 to 25 feet in depth. We discussed the potential of pulling contamination down by drilling through the sandy clay zone into the sand zone. We also discussed the integrity of the sandy clay/clayey sand zone was compromised by virtue of drilling through the previously uncompromised layer. It is more likely than not the material from the **UNLINED waste ponds/surface impoundments** entered the subsurface over time.

c) We discussed the potential for volatile organic contaminants (petroleum hydrocarbons and chlorinated solvents), heavy metals, 1-4 dioxane, PCBs, etc. may have been disposed of in the **waste pond(s)/surface impoundment(s)**. We discussed the importance of these contaminants being investigated based on the **waste pond(s)** and other factual evidence we went over.

2. July 5, 2022 Phase I Environmental Assessment Report prepared by Geocon West, Inc. (You downloaded this document yesterday-889 pages from <https://www.torranceca.gov/our-city/community-development/planning-division/reports-land-use-studies/environmental-documents/torrance-del-amo-project> Appendix F)

a) We went over the aerial photographs descriptions on page 14 (pdf 18) of the report.

1928: Four aboveground storage tanks (AST) surrounded by a soil berm and what appears to have been a **waste pond** on the northern side of the berm were present near the center of the Site.

1947: The resolution of the photo is poor, but the four ASTs and **pond** appear to have been removed and the berm graded down/spread out on the surrounding ground surface. The oil derrick and **pond** on the southern site boundary appears to have still been present.

b) We discussed the conclusion section on page 21 (pdf 25) which read, in part, *“This Phase I ESA identified the past petroleum production use of the Site including ASTs, an oil derrick (and well), and apparent **waste oil and water ponds** and the HAZNET database reporting of contaminated soil contained onsite by **“disposal surface impoundment”** as RECs for the Site. We identified no records regarding cleanup of petroleum-impacted soil (if any) and therefore the potential exists for petroleum-impacted soil to exist beneath the Site.”*

c) We examined the 1928, 1947 and 1954 aerial photographs for evidence of the waste pond(s) at pdf 804-806. It is my opinion that there is evidence of waste pond(s) in all three of the aforementioned aerial photographs spanning 27 years.

3. June 12, 2024 Tri-S Environmental letter to the City of Torrance (transmitted to the RWQCB on July 8, 2024). We also examined the following Exhibits.

a) Exhibit A- **SWIMS Database results with five RED circles around oil wells and methane warning (6/11/2024)**

b) Exhibit C- 1928/1947 Aerial Photograph Observations-Page 14 from 2022 Phase I Report (7/5/22)

c) Exhibit D- 1928 Aerial Photograph Shows Waste Pond, Four Above Ground Storage Tanks and Chevron Oil Well 49 from 2022 Phase I Report (7/5/22)

4. June 27, 2024 Tri-S Environmental letter to the City of Torrance dated (transmitted to the RWQCB on June 27, 2024). We also examined in detail the following Exhibit.

a) Exhibit A- Cover Pages, Page 3 and Log of Boring 4 Leroy Crandall Report (11/16/1987)

*Ownership, Torrance City Council Meeting June 18, 2024 and Proper Investigation Prior to Construction*

You asked me about who the current owner of the land is and I did some research during our call. Please find attached the ownership information shared with you. It appears the current owner is Optimus Properties, LLC located at 1801 Century Park East Suite 2100, Los Angeles, California 90067-2323, phone: (310) 203-8991. See also <https://optimuspropertiesllc.com/optimus-properties-llc-purchases-county-building-in-torrance/>. You stated that you will verify the ownership with <https://www.homeinfomax.com/>.

It is my hope that the RWQCB will compel the current owner to investigate the subsurface at the property prior to any construction taking place. I suggested in my June 12, 2024 letter to the City of Torrance that the first step would be to conduct a proper soil vapor investigation to find source areas at the site. I also presented my concerns and recommendation to the City of Torrance at a City Council meeting that took place on June 18, 2024. Here is a link to the June 18, 2024 City Council meeting should you be inclined to see for yourself what was discussed at the meeting as it pertains to environmental concerns.

[www.torrance.granicus.com/player/clip/14230?view\\_id=8&redirect=true](http://www.torrance.granicus.com/player/clip/14230?view_id=8&redirect=true)

As we discussed, the City and the Developer mentioned the site was investigated prior. I reviewed that investigation after the June 18, 2024 City Council and as discussed above, the Nov 16, 1987 Leroy Crandall Report of Foundation Investigation reported on page 3. “Petroleum stains and odors were noted at random depths in Boring 4. Tests to determine the extent or type of any hazardous materials beneath the site were not within the scope of this investigation.” I was very disappointed that there was no mention of this knowledge at the City Council meeting by Planning/the Developer. The environmental concerns that I brought to everyone’s attention fell on deaf ears.

We also discussed that comments regarding the Mitigated Negative Declaration for the Torrance Del Amo Project (ROSE EQUITIES (OPTIMUS PROPERTIES, LLC)) are due to the City of Torrance by July 19, 2024.

Please keep me informed of the RWQCB approach to compel the City of Torrance and the owner of the property to conduct a proper soil/soil vapor investigation, and possibly groundwater investigation, at the subject site prior to any construction taking place.

Best regards and thank you for your professionalism yesterday,

Dr. Joseph E. Odencrantz, PhD, PE, BCEE, PH

Joe Odencrantz, PhD, BCEE, PH, PE  
*Board Certified Environmental Engineer (Site Remediation)*  
*Professional Hydrologist (Groundwater)*  
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Tri-S Environmental is Celebrating 29 years in Business-Since 1994

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**From:** Landaverde, Carlos@Waterboards <Carlos.Landaverde@Waterboards.ca.gov>  
**Sent:** Tuesday, July 9, 2024 11:49 AM  
**To:** jodencrantz@tri-s.com  
**Subject:** RE: Phase I 2325 Crenshaw Blvd, Torrance

Hello John,

Thank you for your time and providing me the PDFs.

At this moment I have sent my supervisor an email letting her know the developer and owner of the property. I will let you know what the next steps are regarding the property.

Thank you,

**Carlos M. Landaverde, P.G.**  
Engineering Geologist  
Los Angeles Regional Water Quality Control Board  
Site Cleanup Program Unit IV  
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**From:** [jodencrantz@tri-s.com](mailto:jodencrantz@tri-s.com) <[jodencrantz@tri-s.com](mailto:jodencrantz@tri-s.com)>  
**Sent:** Tuesday, July 9, 2024 10:13 AM  
**To:** Landaverde, Carlos@Waterboards <[Carlos.Landaverde@Waterboards.ca.gov](mailto:Carlos.Landaverde@Waterboards.ca.gov)>

Cc: [jodencrantz@tri-s.com](mailto:jodencrantz@tri-s.com)

Subject: Phase I 2325 Crenshaw Blvd, Torrance

EXTERNAL:

<https://www.torranceca.gov/our-city/community-development/planning-division/reports-land-use-studies/environmental-documents/torrance-del-amo-project>

Appendix F

Joe Odencrantz, PhD, BCEE, PH, PE  
*Board Certified Environmental Engineer (Site Remediation)*  
*Professional Hydrologist (Groundwater)*  
*California Licensed Professional Civil Engineer*  
*Editorial Board Member of REMEDIATION (Environmental Management Journal-Wiley)*  
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