

**Torrance Del Amo Project (ROSE
EQUITIES), 2325 Crenshaw Boulevard,
Torrance, Los Angeles County, California
[LINK](#)**

BACKGROUND

On May 14, 2024, Joan Davidson requested Dr. Odencrantz's assistance with an environmental investigation/expert services as evidenced by a voicemail received at 10:42AM on this day which was 36 seconds in length [LINK to voicemail](#) [Link to Proof](#). Dr. Odencrantz received calls all hours of the day and for over three months related to environmental concerns at this former oil production site. Dr. Odencrantz was engaged to perform professional services starting on June 5, 2024 by South Bayport Homeowners Association and Joan Davidson. Dr. Odencrantz has yet to receive compensation for his professional services set forth on the following chronology (exceeding over two hundred hours of professional service) at FACTS 1. through 25 spread over a three-month period of time. The clients were disappointed the City of Torrance approved the project without the requirement of testing for toxic vapors. Dr. Odencrantz spent more than a month of his professional time working with representatives of the STATE of California after giving his testimony at the HEARING. The STATE was convinced by Dr. Odencrantz that there is substantial evidence of subsurface contamination and the STATE issued a REQUEST FOR OVERSIGHT that recommended subsurface vapor testing

be conducted PRIOR to redevelopment. MISSION ACCOMPLISHED. PAYMENT NOT RECEIVED.

FACTS

1. **June 18, 2024 Dr. Joseph Odencrantz, Ph.D. VIDEO Testimony City of Torrance Council HEARING regarding Torrance Del Amo Environmental Issues on Behalf of South Bayport Home Owner's Association and Joan Davidson, 2325 Crenshaw Blvd, Torrance, California Two Minutes [LINK](#)**
2. **June 27, 2024 Tri-S Environmental Letter dated to City Attorney, Torrance California 24 pages [LINK](#)**
3. **June 27, 2024 Document Transmission from Dr. Odencrantz to LA Water Board, City Attorney Torrance and Joan Davidson (One-Page Write-up and Tri-S Environmental June 27, 2024 Letter attached) 25 Pages [LINK](#)**
4. **July 2, 2024 Document Transmission from Dr. Odencrantz to Los Angeles Water Board (Two-Page Write-up and three attachments) 112 Pages [LINK](#)**
5. **July 8, 2024 Document Transmission from Dr. Odencrantz to Los Angeles Water Board (One-Page Write-up and Tri-S Environmental June 12, 2024 Letter-Includes 1928 Aerial Photograph That Shows Waste Pond, Four Above Ground Storage Tanks and Chevron Oil Well 49 at pdf 13 of 15) 15 Pages [LINK](#)**
6. **July 9, 2024 Email to Carlos at the Los Angeles Regional Water Quality Control Board from Dr. Odencrantz at 10:07AM Transmittal of OWNER INFORMATION "Optimus Properties, LLC Purchases**

County Building in Torrance" and "The property, located at 2325 Crenshaw Blvd., consists of a 60,804 square foot office building with 350 parking spaces on 5.50 acres of land in Torrance." [LINK](#)

- 7. July 9, 2024 Email to Carlos at the Los Angeles Regional Water Quality Control Board from Dr. Odencrantz at 10:13AM Transmittal of PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT, 2325 CRENSHAW BOULEVARD, TORRANCE, LOS ANGELES COUNTY, CALIFORNIA 889 pages [LINK](#)**
- 8. July 9, 2024 Text Message Joan Davidson Involvement with Water Board (Text Message Received at 10:17AM **"Wow"!** During Call with Mr. Carlos M. Landaverde and Dr. Odencrantz-REAL TIME) 1 Page [LINK](#)**
- 9. July 9, 2024 Email from Carlos at the Los Angeles Regional Water Quality Control Board to Dr. Odencrantz at 11:49 AM "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." [LINK](#)**
- 10. July 10, 2024 Email to Carlos at the Los Angeles Regional Water Quality Control Board from Dr. Odencrantz at 11:06AM 2325 Crenshaw Blvd, Torrance Follow-Up From Our Meeting Yesterday: Documented Environmental Concerns 4 pages with Report with blind copy to both of Joan Davidson's email addresses (computerized records) [LINK TO MAIN EMAIL WITH REPORT](#)**

11. **July 10, 2024 Email to Carlos at the Los Angeles Regional Water Quality Control Board from Dr. Odencrantz at 11:06AM 2325 Crenshaw Blvd, Torrance Follow-Up From Our Meeting Yesterday: Documented Environmental Concerns 4 pages with Report with blind copy to both of Joan Davidson's email addresses (computerized records) [LINK TO ATTACHMENT](#)**
12. **July 10, 2024 Joan Davidson Email to Dr. Odencrantz at 11:21 AM "Joe - this is incredible! Thanks very much! Joan" [LINK](#)**
13. **July 11, 2024 Email from Carlos at the Los Angeles Regional Water Quality Control Board to Dr. Odencrantz at 8:25 AM "I do appreciate the detailed summary of our discussions. Thank you once again. I do have a meeting with my supervisor today to discuss the site and see what the next steps will be for the site." [LINK](#)**
14. **July 11, 2024 Email from Carlos at the Los Angeles Regional Water Quality Control Board to Dr. Odencrantz at 1:42 PM with email copy to JOAN DAVIDSON "Hello Joe. Thank you very much for the clarification. I will be discussing the site with my supervisor soon and can inform you of our next steps once the meeting is over. Thank you, Carlos M. Landaverde, P.G. Engineering Geologist" [LINK](#)**
15. **July 11, 2024 Email from Carlos at the Los Angeles Regional Water Quality Control Board to Dr. Odencrantz at 3:04 PM "Hello Joe. Thank you very much for the information. Carlos M. Landaverde, P.G.**

Engineering Geologist" Re: Optimus Properties Sells Torrance Office Slated For Wrecking Ball [LINK](#)

16. **July 18, 2024 Email from Carlos at the Los Angeles Regional Water Quality Control Board to Dr. Odencrantz at 3:38 PM "Hello Joe. Thank you for the voice mails. Sorry for the late reply, I meant to send this email out to you yesterday. The notice is still with my supervisor and is in review. Carlos M. Landaverde, P.G. Engineering Geologist" [LINK](#)**
17. **July 22, 2024 Email from Carlos at the Los Angeles Regional Water Quality Control Board to Dr. Odencrantz at 7:38 AM "Hello Joe. Thank you for the recent voice. I wanted to inform you that the letter is signed and will go out today. Carlos M. Landaverde, P.G. Engineering Geologist" [LINK](#)**
18. **July 22, 2024 Los Angeles Regional Water Quality Control Board **Request for Oversight Letter** and Refers to Voluminous Documents provided by Tri-S Environmental on **June 27, 2024, July 2, 2024 and July 8, 2024** (Many painstaking hours of Briefings were provided to the LA Water Board by Dr. Odencrantz on all three of the aforementioned dates plus several other dates in June/July 2024). The Water Board relied on **Dr. Odencrantz's professional excellence, credibility, experience and knowledge in their decision-making which led to the Request for Oversight Letter that was sent to ROSE EQUITIES via CERTIFIED MAIL.** Further, [GROK](#) concludes (with a DeepSearch on 'Joseph Odencrantz City of Torrance Vapor Testing')**

***"Joseph Odencrantz is
cc'ed in this letter,
indicating his awareness
and likely oversight role,***

**given his position as founder and principal of Tri-S
Environmental." 3 Pages [LINK](#)**

19. **July 22, 2024 Los Angeles Regional Water Quality**

Control Board Request for Oversight Letter

KEY EXCERPT: LOS ANGELES WATER

**BOARD COMMENTS: The reviewed documents and
aerial photography from the Site indicate the historical**

presence of an oil derrick, oil well

**and waste pond(s). These features
have the potential to be a source of soil, soil vapor and
groundwater contamination. Soil vapor impacts have
the potential to cause soil vapor intrusion in current
and future buildings. It is imperative that the potential
sources of contamination from the historical activities
and operations at the Site is properly identified,
assessed and if warranted, remediated to avoid
unintended exposure to future residents and to protect
the environment. Therefore, to ensure protection to
human health and the environment, the Los Angeles
Water Board recommends the following assessment**

prior to redevelopment of the property: **1.**

Conduct soil and soil vapor sampling in a grid pattern to determine if the subsurface is impacted and the extent of the impacted subsurface at the Site. 2.

Screen groundwater using discrete/grab sampling methods (e.g. hydropunch) to determine if groundwater is impacted beneath the Site. 3. A SMP approved

by the regulatory oversight agency is recommended prior to redevelopment of the Site. The SMP should include sampling and segregation of impacted soil if excavation were to occur at the Site and impacted soil is encountered. [LINK TO ORIGINAL](#)

20. **July 22, 2024 Email to Richard Alcott from Dr. Odencrantz 4:56 PM Re Request for Oversight Letter [LINK](#)**
21. **July 22, 2024 Email to Carlos at the Los Angeles Regional Water Quality Control Board from Dr. Odencrantz 5:00 PM Re TYPO [LINK](#)**
22. **July 23, 2024 Email to Dr Odencrantz from Carlos at the Los Angeles Regional Water Quality Control Board 9:10 AM Re Corrected Request for Oversight Letter to Rose Equities [LINK](#)**
23. **July 24, 2024 PAST DUE INVOICE (ITEMIZED) South Bayport Homeowners Association and Joan Davidson-Eight Months Past Due (Actual time with Dr. Odencrantz's standard, non-litigation fee of \$500/hour is \$116,000 in fees) [LINK](#)**
24. **August 16, 2024 (12:14 PM PT) Voicemail received from Mr. Richard Alcott, Board Member of South Bayport Homeowners Association, Torrance, California: Admission of recent communication with Joan Davidson pertaining to Tri-S Environmental Services and Fees. Admits a lot has gone on since he last met with Dr. Odencrantz. 24 seconds in length and full voice recording. [LINK](#)**
25. **August 16, 2024 (12:14 PM PT) Proof of Voicemail received From Mr. Richard Alcott, Board Member of South Bayport Homeowners Association, Torrance, California: Admission of recent communication with Joan Davidson pertaining to Tri-S Environmental Services and Fees. Admits a lot has gone on since he last met with Dr. Odencrantz. [LINK](#)**

26. ***** COMING SOON>>> ALL EMAILS ,
PHONE RECORDS, AND TEXT MESSAGES
WITH JOAN DAVIDSON, RICHARD ALCOTT-
South Bayport Homeowners Association,
Torrance, California and RICHARD
WINDISCH-South Bayport Homeowners
Association, Torrance, California *****