

Summary of Emails Received from CLIENT to Joe Odencrantz pertaining to 2325 Crenshaw Blvd, Torrance, California

Email #	Date	Time	Summary
1	4/30/2024	1:10PM	copied on email to Gregory Schaffer at DTSC regarding 2325 Crenshaw, Torrance
2	4/30/2024	1:54PM	Comments regarding Potentially Hazardous Conditions and how DTSC will stop this project...
3	4/30/2024	7:08PM	She's involved for the site is "really a danger to all." plus homeowners "will suffer will great illnesses now or in the future.
4	5/2/2024	9:13PM	She "can meet Thursday at 11:30 of that works for you!"
5	5/2/2024	10:46PM	"hi-does this mean there's 136 wells on this property?"
6	5/14/2024	8:06PM	"Joe-if this helps it's good. It's a lot of mumbo jumbo to me. Attached Deed."
7	5/14/2024	9:22PM	"Joe-thanks very much!"
8	5/15/2024	4:50PM	"Joe- I couldn't think of another place that would work in the morning at 10."
9	5/15/2024	9:45PM	Sent site description regarding methane.
10	5/16/2024	3:02PM	"Joe-just fyi in case this ever comes uo-Client" Sent page of Adjudated Rights to review.
11	5/17/2024	11:13AM	Sent 4 pages from CAJA report by Kerrie Nicholson
12	5/17/2024	5:35PM	"hi-Joe Odencrantz called me earlier about hid "find" online at Torrance's website" email to Alcott and copied thereto
13	5/17/2024	5:36PM	copied on email to cityclerk requesting oil and gas recrods at 2325 Crenshaw Blvd
14	5/17/2024	6:23PM	"Thanks Joe, Great email and investigation." CLIENT
15	5/17/2024	9:21PM	"Joe-Istarted looking at that issue below. But couldn't find the location of Boring 4 so will sent that part if and when I find it."
16	5/18/2024	10:37PM	"I found a reference here on another permit saying there were no wells found in 1988 which is imposibje since old wells are on official maps we've found."
17	5/19/2024	10:01PM	"Joe-this story was in the newspaper locally and it shouldring true to those living around 2325 Crenshaw. If real life threatening contamination spreads from 2325 towards their homes it will have a huge affect on their own health and safety. Although I'm sure you've done these studies a million times many of those living around the old oil well site at 2325 may not understand unless we/I explain the very real possibilities of escaping contamination since the oil site has no record of any clean up ever."
18	5/20/2024	1:59PM	"hi-Confirmed that in 1973 the Chancellor Water and Oil Development was limited to oil recovery operations. ... "
19	5/20/2024	2:01PM	"Most likely Chancellor co. dumped all the bad stuff towards the 2325 Crenshaw land now being considered. I can't think of any reason waiting to build at 2325."
20	5/25/2024	11:34 AM	"hi- Sounds wonderful? The man that I've spoken with is Wendell Hashimoto...."
21	5/25/2024	2:06PM	"Joe-What this Geotracker includes is the SCROC vocational center that we drove across the stree and it does say 'Needs evaluation' among other tags."
22	5/25/2024	9:20PM	"Hi-Yes-of course." with copy to Alcott.
23	6/4/2024	10:21PM	""Joe-Don't know if we/you need this document attached is re: oil wells at Crenshaw and Sepulveda speaks in general about the wells but leaves out any/all possible military usage of new wells or dumping in that area." "It's very strang that only 2 multistory buildings were built near 2325 Crenshaw site."
24	6/8/2024	11:25PM	"If it was buildable it would have been built long ago in my opinion." includes FIVE attachments and one 30.5 mB in size.
25	6/10/2024	10:47AM	"hi-sounds good and thanks to all! Client" with copy to Alcott
26	6/10/2024	11:08AM	I reviewed briefly and I'm tired.
27	6/10/2024	10:07PM	"Joe- You were great at the event today. Great photos." "I found that the land at 2325 Crenshaw had association and/or wells owner by Barclay Hollander just like the Carson tract that sued and wonover so many death and illnesses." "If this is true, what did Barclay Hollander do at the land at 2325 Crenshaw?"
28	6/11/2024	10:38AM	" if we can prove all of this then what was the 1973 EIR referencing?"
29	6/11/2024	3:32PM	"Unless they follow what Joe is outlining for you and all the codes/regulations known by the city, county, and state then Torrance is putting lives in danger." copy to Alcott
30	6/11/2024	4:01PM	"Wednesday is fine-what's a good time?"
31	6/11/2024	8:27PM	"hi-Joe I think that if you simply write a letter stating that" Goes on for a couple of paragraphs. "Let's talk at 9:00 Thanks, Client"
32	6/11/2024	9:23PM	"Dear Richard,
33	6/12/2024	11:35AM	I suggest this letter for you and the HOA.
			As you realize Joe has already spent hours speaking with county and state personnel on this issue to confirm the problems and obligations of the city to keep you safe.
			The compliance with county and CA codes/regulations is required.
			Frankly, Torrance has failed to do so.
			By Torrance hiding the letter from the Dept. of Toxic Substance Control on page 100 in the online comments link was a huge red flag.
			I've written a letter that you can use for your HOA.
			Joe is in the middle of another big project for an Australian client.
			Joe has walked the site with me and understands the issues and especially the importance of the health and safety aspects for South Bayport residents.
			Thanks
			Client"
			Transmission of the following link>
			https://www.torranceca.gov/our-city/community-development/planning-division/reports-land-use-studies/environmental-documents/torrance-del-amo-project
			Transmission of CalGEMS well finder maps
			"Joe - I called Torrance city Clerk and they said a group named SAFER has appealed the project but they don't know why.
			She's finding out for me and getting back. Peerapol Suree is involved again.
			Client"
			Included a Notice of Public Hearing on June 18, 2024 at 6:30PM Sign
			Transmission of the following link>
			https://ceqanet.opr.ca.gov/2024020302
			"hi - fabulous letter and direct and to the point. With the details and exhibits they are fools to not do anything to follow your letter to the 't'.
			Thanks!!!
			Client"
			"Thanks Joe!" acknowledging transmission of Exhibits at 9:24PM
			"Ok and I'll hand deliver tomorrow- client " copy to Alcott

34 6/12/2024 10:54PM "Dear Joe, Richard and Rich,
I will drive over the letter tomorrow.
Please see the Torrance agenda now online and the SAFER appeal based upon the failure of the Initial Study to identify the air quality impacts,
They are appealing the planning commission's decision.
In Torrance any project over 50 units must go to the city council anyway.
The Council should not pass this project w/o an EIR. " with an additional several pages plus two links
https://torrance.granicus.com/MetaViewer.php?view_id=8&event_id=7519&meta_id=374655
https://torrance.granicus.com/MetaViewer.php?view_id=8&event_id=7519&meta_id=374657

35 6/16/2024 11:16AM "Joe - happy Sunday!
Thought it wouldn't hurt to upload a free aerial of 2325 Crenshaw area.
It does show the area we need.
It's 1965 aerial of the site and here's the blow up imagery.
Attached entire map
and
a then and now comparison-
I couldn't figure out out to get the overlay with a transparent photo but you'll get the idea.
If Torrance has a brain they'll delay this project.
Thanks
Client "

36 6/17/2024 10:40PM "Joe - I'm sure you'll not see this til tomorrow so let's talk about it.
thanks
Client"

37 6/18/2024 10:13AM Email to Torrance City Attorney
"Dear Patrick,
Dr. Joe Odencrantz was told that the letter he wrote regarding the project at 2325 Crenshaw would be included on tonight's agenda as a 'Supplemental' item.
However, I do not see it anywhere on the agenda. Dr. Odencrantz would like to read the entire letter and be given time to do do.
I am hoping that was the intent of the term "Supplemental" by Torrance.
Much appreciated,
CLIENT "

38 6/18/2024 10:53PM "Dear Joe and Richard,
Tonight's council meeting was like "Who's on First" - watch the funny clip above.
It was going in circles - I made the circle below:
1. Known old oil field with 'disposal surface impoundment'. (look this up - seems dangerous)
2. CAJA environmental lists the known oil contamination and is sent by Torrance to DTSC
3. DTSC responds by writing back stating actions to take by developer with Torrance
4. Developer states it will conduct and implement a soil mitigation plan if found but knows it's there
5. Torrance Council ignores DTSC and states it will implement soil plan if contamination is found
Torrance can take a stick and poke 1,000 holes and will find contamination since it was a "disposal surface impoundment" site.
That's why we see a staging area in my opinion.
What am I missing? Going in circles and over and over again.
DTSC has to step in to stop serious harm from taking place.
Let's talk tomorrow.
Thanks!!!
Client " plus transmission of a diagram and an inactive Google link

39 6/19/2024 1:03PM Sent an email to DTSC with a map.
"Dear Eileen,
I am asking for any/all historical documents and records/signed documents/ etc. for the site located at 2300 Crenshaw Blvd. in Torrance.
This site was used by the military through various agreements during WW II. I am seeking review of those agreements and related sites for this military/Navy use.
I am seeking any/all documents related to this site and clean up of the site as pertains to that use. Thank you,CLIENT "

40 6/19/2024 5:04PM "How will this project comply with the CA mandates for affordable housing? Does anyone know of any affordable condos in Torrance? I don't.
Why does that matter?
But I think Torrance made a big mistake.
Two reasons. A condo is a purchase and needs disclosure that they are on top of known contamination.
- The developer will not be able to remove the entire 'disposal surface impoundment' soil covering.
- And hydrocarbons, etc. will be a continuing gift into condo homes.
The Agenda should have said apartments and not condominiums in my opinion.
A good legal action -
Any thoughts?
Thanks!
Client " Figure attached

41 6/19/2024 9:57PM "hi - now I understand why the planning commissioner Riggs said he wants to work with them.
Zygi must be the \$\$ behind the development and not just the Glickmans.
Client"

42 6/20/2024 4:27PM Transmission of Torrance City Council Meeting LINK-below
https://torrance.granicus.com/player/clip/14230?view_id=8&redirect=true

43 6/20/2024 5:01PM "Peerapol Suree stuck it here under Item 10C Supplemental - Page 69 in black and white -scroll down

44 6/20/2024 5:02PM https://torrance.granicus.com/MetaViewer.php?view_id=8&clip_id=14230&meta_id=374989 "

45 6/20/2024 6:45PM Transmission of Email from Torrance Staff on June 18, 2024 at 4:16PM Tri-S Environmental Report dated June 12, 2024 with Exhibits
 "Hi - do you want me to send it to them? Or you?
 Either is fine with me.
 Cause I want them to realize that we think they must reach out to DTSC to ensure their safety. Client"

46 6/20/2024 9:46PM "hi - I found it difficult to believe the lack of caring by the Torrance council on the 18th.
 These are your home.
 This is your health at stake.
 If you give Joe Odencrantz permission, he can send the letter he wrote to Torrance to the man who he's previously spoken to our your behalf.
 If DTSC gets the letter then can intercede and insist on testing properly etc.
 Please respond if that's fine with you.
 I think you should advocate for your own health and safety since Torrance council is not willing to take that role.
 I'm sending the links below for you to read that the attorney did indeed put Joe's letter into the file. Albeit the Supplemental file.
 I think that the developer is going to lose his shirt on this project and find lots of surprises under the pavement.
 Thanks and take care,
 Client"
 Email to Odencrantz, Alcott and Windisch

47 6/21/2024 10:57AM "hi - thanks and the Council is in such a sorry state if they would sit silent on this matter.
 I think that DTSC will step up.
 Be well,
 Client"
 Email to Alcott with copy to Odencrantz and Windisch

48 6/23/2024 1:44PM "Joe - hope that you're enjoying your Sunday!
 I found an interesting old permit for 2325 Crenshaw- entire string of permits attached but here is the important part - is the 'retention' pond the 'soil disposal waste pond' or "disposal surface impoundment" site?
 This permit was issued to build the LA County Health Services building by the Torrance Investment Company.
 Thanks
 Client"
 Attached SMB Soils Report and page 49 of 104 in the body of the email.

49 6/24/2024 3:19PM Email to R Poirier of Torrance City below forward
 "hi - I'm submitting a PRA in this manner because I've tried 5 times and can't log into your system.
 I'm requesting the entire Grading Permit for:
 2325 CRENSHAW
 Building and Safety - 027191G
 And requesting the entire Leroy Crandell Report.
 The Smith Emory Report references
 Oct /Nov 87 Borings- by Leroy Crandall the Plate or Figure depicting these borings is not shown or included online.
 Please provide the entire report by Leroy Crandall that is in your files.
 Please provide the entire report including the Leroy Crandall Plate 1 and Smith Emory Plate A that is missing online.
 Thank you
 CLIENT"

50 6/25/2024 4:02PM "Joe- this may be important - please take a look and thanks- Client"
<https://dtsc.ca.gov/sb-673-permit-criteria-community-protection/>

51 6/26/2024 11:27PM "Your letter is page 69"
https://torrance.granicus.com/MetaViewer.php?view_id=8&clip_id=14230&meta_id=374989

52 6/26/2024 11:53AM Email to Leo Oorts of City of Torrance
 "Dear Leo,
 This is in regards to the property and housing development at 2325 Crenshaw Blvd.
 At the Torrance City Council Meeting of June 18th, the Rose Equities attorney referenced a document that attorney Marjan Abubo submitted to Torrance on, the morning of June 18th.
 However I cannot find it online as supplemental information.
 Can you please provide an electronic copy of the document that was submitted by Marjan Abubo for Drury LLP.
 Thank you
 Client"

53 6/26/2024 10:04PM "Joe - just found this online at CEQA net.
 All developer listed was that the site was not on Cortese list.
 No info that the site had a contamination of prior use.
 Client "
<https://files.ceqanet.opr.ca.gov/295524-1/attachment/AtP1NV-JDJN2Uehclw1M9rcQ3fVSE6A-hrOkUywlghQ1eeaB7MpprK1N0-u3gZoQ1Fe7f5e4LO8zt66s0>

54 6/28/2024 11:11AM "Dear Nancy,
 Great talking with you today.
 Below are my strong suggestions to protect yourself.
 Thanks
 Client! suggest the following:

1. Call or email Dr. Joe Odencrantz:
949-698-8851
jodencrantz@tri-s.com
Home - Tri-S"

55 6/28/2024 11:15AM "Nancy - also insist that Torrance install the silhouettes with flags asap so people can see the enormous size of the project.
The height alone of 70 ft or more will get the point
across. Client "

56 6/28/2024 10:53pm "Joe - this article is a good way for folks at the tract to understand the issue of methane intrusion.
Also the location of the wells on 3rd page of the article leads me to believe that the 2325 Crenshaw location
may be one of the locations they were writing about.
Client "
<https://www.proquest.com/hnplatimes/docview/157180416/pageviewPDF/27A57A2634BB4A9EPQ/5?accountid=46303&sourcetype=Historical%20Newspapers>
<https://www.proquest.com/hnplatimes/docview/157180416/pageviewPDF/27A57A2634BB4A9EPQ/5?accountid=46303&sourcetype=Historical%20Newspapers>
Included Newspaper article from 1973 regarding oil and water wells

57 6/29/2024 5:14PM "hi - I don't think she should wait a week- do you?
She doesn't realize that the clock is ticking.
Maybe you should explain that it would be 30 days from June 18th to contest the council's ruling per the CA
laws?Client"

58 7/1/2024 3:55PM Forward of Email from Richard Drury, Esquire at 1:36PM
Dear Client:
I understand that you have discussed the Torrance Del Amo case with our associate attorney, Marjan Abubo.
I also see that you have retained the expert consultant Dr. Odencrantz, who has identified significant issues concerning possible soil contamination.
We will be filing suit on behalf of our client, SAFER, so we will not be able to represent your organization.
If you decide to file suit, you will need separate counsel, although our cases are likely to be consolidated or related
If you decide to retain counsel, you may want to consider Amy Minter at Carstens, Black and Minter. Thank you.
Richard'

59 7/3/2024 1:03PM forward of email to msugimoto@pvld.org "Dear Monique,
I'm looking to find these records shown online at the National Archives.
I emailed Riverside but could the records be elsewhere?
Of course no one is answering today but wondering if you think these would be scanned online?
I've tried without success to find them, and if you have a suggestion it would be appreciated.
Thanks!
Client "
Included a graphic citing to Military records

60 7/4/2024 10:17PM "Hi- hope you had a great 4th!
I was just fooling around on Dogger and found a different view of the 2325 Crenshaw site.
The place is covered with wells that have been supposedly abandoned.
The developer or city has to determine if they were really plugged (doubtful) or filled with soil and
junk. Client"
Included a graphic of well locations

61 7/5/2024 7:47PM "Joe - Marjan, Richard Drury and Amy Minter are all listed as lobbyists on the LA City Ethics Commission site below.
What's that about? Weird.
Link below.
Client "
<https://ethics.lacity.gov/disclosuresrpts/index.cfm?fuseaction=lobreports.firmbylobbyist>

62 7/5/2024 10:15PM Forward of Records Request for 2325 Crenshaw Blvd, Torrance to the City Clerk

63 7/6/2024 3:49PM Forward of email to eileen.mananian@dtsc.ca.gov
"Dear Eileen,
Since this is on the Envirostor website and has your name on it shouldn't you be able to retrieve all information on the site?
Thanks
Client "

64 7/6/2024 8:59PM Forward of Email to the Water Board dayna.cordano@waterboards.ca.gov
"Hi - I am requesting any/all records, documents, reports, and/or testing of the known underground storage
tanks etc. at 2355, 2377 and 2325 Crenshaw Boulevard in Torrance, CA as discussed below.
Yours truly,CLIENT"

65 7/7/2024 5:19PM "Hi - This was a very important case in 2018.
Since the Rose Equities developer did not include testing of soils or impacts of contamination upon the residents in the
densely populated neighborhood in their Negative Declaration, I think that this case is important to argue against the 2325 Crenshaw project.
Client " https://my.lvw.org/sites/default/files/ca_supreme_court_ruling_friant_ranch_12.24.18.pdf

66 7/8/2024 4:05PM Forward of email from the Water Board Abby.Abel@Waterboards.ca.gov
"Thank you for submitting your California Public Records Act (Govt. Code § 7920, et seq.) request of 7/6/2024 for records relating to the sites at addresses:"
Summary of analysis>No records found on databases searched.

67 7/8/2024 5:16PM "But since Joe Odencrantz submitted his letter and both he and I spoke at the City Meeting it is a part of the record
and Drury could - if he sues- take it upon himself to demand vapor and ground soils testing to ensure safety and health issues for community and future residents."

68 7/8/2024 6:11PM Email to Alcott and Odencrantz
Forward of Letter to Dave Kereazis of DTSC
"I am asking that DTSC take immediate steps to require that Torrance demand that the developer take soil tests, vapor testing, and borings determinations to ensure that current and future residents and especially sensitive receptors are safe. As of today that is not the case.
Much appreciated,
CLIENT"

69 7/8/2024 10:32PM Email to Odencrantz and Alcott
"Dear Richard, Although I've sent another email to DTSC I sent one today so that you can see what a sample would look like. At least 15 people or more need to send this out asap.
Thanks
Client "

70 7/9/2024 9:41AM "Joe - hope today is a better day for you.
Now what? One one has records? I'm stumped.
Client "
Forward of email from the Water Board Steven.McMasters@waterboards.ca.gov
"CLIENT,
Unfortunately, we don't have record of UST release sites at 2355, 2377, or 2325 Crenshaw Boulevard. "

71 7/10/2024 11:21AM "Joe - this is incredible! Thanks very much!
Client"
Forward Odencrantz Email at 11:05AM this day to the Water Board included.
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.
We also discussed the integrity of the sandy clay/clayey sand zone was compromised by virtue of drilling through the previously uncompromised layer. 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.
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>
See 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.homeinfofomax.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

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"

72 7/10/2024 4:52PM "fyi - Client"

Forward of message from DTSC regarding records.

73 7/12/2024 4:04PM Email to Odencrantz and Mr. Hamamoto

"Wendell - Wanted you to see the contents of the letter below sent to Mike Foreman by Dr. Joe Odencrantz.

When City or Rose Equities said they tested 30 ft down to some people I think they're referencing the testing from the 1980s when oil/petroleum and groundwater was found but not tested for contaminants since it was not in the scope of the report. That was another project.

Client "

Included Odencrantz letter dated June 27, 2024 with Exhibits

74 7/12/2024 5:39PM

Email to Odencrantz, Alcott and Windisch

hi - whose home will have this facing them? Can't tell from the imagery already available.

Bayport homes are only 2 stories high if I recall.

These 5 story buildings will dwarf you.

It is incumbent upon Torrance to insist that the silhouette is put up so that residents and community can see what is coming.

Torrance has done nothing in that regard.

Client

75 7/12/2024 6:01PM

Draft Letter Provided by CLIENT about 10 short paragraphs in length.

76 7/12/2024 9:44PM

"\$700k Apartments and \$300k Toilets for the Homeless in LA Public Housing Scandal - USA Herald"

[\\$700k Apartments and \\$300k Toilets for the Homeless in LA Public Housing Scandal - USA Herald](#)

77 7/12/2024 10:12PM

"Now LA is buying up hotels.

I wrote what I sent just now to a person who posted about this on Nexdoor - LA is a constant stream of scandals:

Yes I'm exhausted after yesterday and hope that we can connect tomorrow!

Client"

[Ex-DWP Commissioner Faces Disciplinary Charge Over Billing Scandal](#)

78 7/13/2024 11:54AM

"Dear Nancy,

Joe and I were involved with this project across from the PV Landfill.

If you watch the short videos you'll see the plumes of dirt flying into the air carrying the dangerous substances with it.

One man, Mr. Gonzales, died about 4 years ago and his sister contacted me asking if it could be connected to the Sunrise project. He died of white lung disease and was only in his 20's.

I felt very bad but it was too late. He was healthy and never worked in construction, but lived just east of the area being inundated.

Client "

[Butcher Hill Construction Dust Impact On Local Residents](#)

79 7/13/2024 4:05PM

----- Forwarded Message -----

From: CLIENT

To: Nancy Howard <nancyhoward3@gmail.com>; Joe Odencrantz <jodencrantz@tri-s.com>

Sent: Friday, July 12, 2024 at 06:01:24 PM PDT

Subject: letter suggestion for DTSC

dave.kereazis@dtsc.ca.gov

80 7/14/2025 11:07AM

hi - I asked my friend who's a judge to find it for us on Monday too.

So we should have it either way tomorrow.

Thanks and maybe we should watch movies all day long

- Hope your Sunday is more relaxing than this last week!

Client

81 7/15/2024 10:13AM

Forward of email to Judge Kelly Cross kcross@bos.lacounty.gov

"Dear Kelly,

I appreciate your looking into this issue. I writing some pertinent information below to clarify the issues.

Torrance Del Amo housing units will be built upon the former DCFS. site leased as such since 1989 at 2325 Crenshaw."

The letter goes on for several paragraphs and there are two leases attached to the email.

82 7/15/2024 4:26PM

Email to Odencrantz and Alcott

"Richard- this is what I've found.

Makes no sense to me and if Tradewinds or other HOAs signed an MOU with Rose Equities - and maybe others? - is it valid?

CLIENT "

<https://traded.co/deals/california/office/sale/2325-crenshaw-boulevard/>
<https://therealdeal.com/la/2024/07/11/rose-equities-pays-31-million-for-torrance-offices/>

83 7/16/2024 1:55PM Email to Alcott and DTSC with Copy to Odencrantz

"Hi,
Thank you very much.
We are all very concerned.
And the issues raised should be a matter of DTSC concern as well.
CLIENT "
Contains email from the DTSC CEQA Unit-see below
"Thank you for expressing your concern related to the Torrance Del Amo project. DTSC has recommended further coordination with the Department, and we are in discussion as to a path forward, and wanted to let you know that you will be hearing back from DTSC soon. We appreciate your patience."
Sent at 1:19PM this same day.

84 7/16/2024 5:53PM "Joe - this is the Army Corps of engineering report attached for 2300 Crenshaw (SCROC) the former Naval military site.
102,000 #55 gallon drums were stored there; and then leaking etc.
I would bet some were tossed into the marsh at 2325 Crenshaw retention pond.
Some of the photos show the derricks and a small dark retention pond.
2325 Crenshaw in the 1958 photo like this one on Page "
Includes at 16MB file of aerial photo of site with an arrow depicting oil wells.

85 7/17/2024 11:30AM Email to HCD.CA.GOV, Senator Ben Allen and Senator Samuel Liu b'cc'ed to Odencrantz

"To whom it may concern,
Please advise regarding the sudden turn around by the Torrance City Council to change apartments into Condo units that no one will be able to afford for low income families.
State law intent is to provide affordable units.
These Torrance units are not such units. A City should stick by housing element as approved by the HCD.
Changes at the last moment to line the pocket of a developer is not within the spirit of the law nor in the intent of the HCD in my opinion.
On June 18, 2024 the Torrance City Council voted to change the affordable apartments at
2325 Crenshaw Boulevard, 90505 to condominiums. "
The letter goes on for several more paragraphs and contains a table.

86 7/18/2024 7:04PM "Joe- just fyi - Woodbury Dr. where Forman lives is the former site of Kelt Oil wells that were injecting water into oil wells and wondering why Forman ever bought that home, and that's why ignorance is bliss.
Client "

[Read News Document](#)

87 7/18/2024 7:12PM "Dear Joe- if this is true, then the MND is beyond failure. "
Client

[Torrance in Los Angeles County, CA | Oil & Gas Production and Well Details](#)

88 7/19/2024 4:27PM "Dear Joe,
Hope all's ok.
Don't know if this is applicable to any state agency but
fyi. Client "

[Frequently Asked Questions - Environmental Law and CEQA](#)

89 7/19/2024 5:11PM "hi - have to be at friends house by 6- I'll try you over the weekend if that's ok.
Thanks"
Client

90 7/23/2024 4:21PM "hi - this is the real estate newsletter that blasted the Torrance Del Amo site - should I send them the letters from Drury and/or Water Board? "
Sent article entitled "BREAKING: Stalking horse bidder for LA's Oceanwide Plaza falls through" The Real Deal news service NY, NY

91 7/24/2024 6:21PM [The Ark | Judge tentatively rules Tiburon housing-site review broke law](#)
Sent article related to "A Marin judge has tentatively ruled that Tiburon violated state environmental laws when it analyzed the impact "

92 7/27/2024 9:19AM "Joe - here is the Torrance 6/18/2024 meeting transferred to Youtube so that you can hear the lawyers, individuals and council comments. "
See some time screenshots below.
i. Marjan looks 12 years old to me:
TORRANCE CC 061824
ii. Councilmember Kaji speaking about an EIR in 1980's and didn't find anything at 1:10-

93 7/27/2024 2:30PM Hi - Thank you Joe for all of your hard work and traveling up to the Torrance area several times.
So sorry about your sister and know that she's very proud of you!

Client

94 8/2/2024 3:31PM Email to Odencrantz and Kevin at Easy Reader

"Dear Kevin,
I am very much hoping that you will pick up this story below.
It's the sign of CA Mandates forcing cities to turn a blind eye to environmental issues to comply with the high density multifamily housing units demanded by the Housing and Community Development Agency.
Yours truly,

██████████
██████████
██████████
"High Density Housing Mandates leads to building approval on contaminated site
Over 150 High Density Housing Bills have passed in Sacramento over
the last 3 years
Leading cities to building on land that poses health risks
The High Density Housing Bills leave cities without a choice
2325 Crenshaw Boulevard, Torrance
*Turns into a Richard Drury lawsuit and
***CA Water Board: 'NOTICE OF INTENT FOR REGULATORY OVERSIGHT'**
Issue:

Due to the CA High Density Mandates, Torrance was forced to include a site at 2325 Crenshaw Boulevard,
a former oil waste pond retention site, as part of the 4500-unit home sites required by the Housing and Community Development Commission.

In 2022 developer Leonard Glickman of Rose Equities didn't miss a beat. Glickman jumped into the fray and worked with Torrance staff and
former Torrance Mayor Frank Scotto on this project without public knowledge.
The plans developed into a 272-unit site with underground parking for 450 cars. The multifamily housing would be 5-stories high abutting town homes only 2 stories high.
The 2325 Crenshaw site has been a 1 story LA County Family Health Center since 1989.
The current 40,000 sq. ft. building serves as a mental-health services and is being downsized to a 10,000 sq. ft. building on Carson Boulevard next to Harbor/UCLA.

Problem:

Torrance posted in February 2024, the 2022 Geocon West environmental document for

2325 Crenshaw, called the Torrance Del Amo site. The Geocon report states that the site has many environmental issues:

"In July 2022, a Phase I Environmental Site Assessment (ESA) was prepared for the project by

GEOCON West, Inc. The ESA identified past petroleum production at the site in addition to
above-ground storage tanks, an oil derrick and well, and apparent waste oil and water ponds
in addition to other recognized environmental concerns. All of these were reported to be
contaminated by "disposal surface impoundment". There are no records of any cleanup
activities or oversight."

Neither the Torrance Planning Commission nor the City Council or staff did its' due diligence to research the former use of the site, despite the GEOCON West report.

Both the Torrance Planning Commission and City Council unanimously voted to approve the project. Without any regard for human health or life.
Citizens had to take matters into their own hands.
Results:

A neighboring property hired an environmental consultant to outline environmental concerns at the site and as can be seen in the attached letter dated June 12, 2024.

After the June 18, 2024 City Council meeting, Dr. Joe Odencrantz listened to City Staff and
the Developer's Attorney suggested there was an environmental investigation performed in the 1980s and that his concerns were unfounded.

Dr. Joe Odencrantz took it upon himself to write a letter to the Torrance City Attorney on June 27.

He copied the Executive Director of the Water Board. I have attached that letter for your review.

Dr. Joe Odencrantz received a communication from the LA Water Board the following week and then he worked tirelessly going over all the site documents with Water Board Staff.

On July 16, 2024, the Water Board issued a Notice of Intent to the Developer and to commit to performing a proper environmental investigation in writing by August 5.

Dr. Joe Odencrantz received a legal complaint from Attorney Richard Drury on July 16 which is attached hereto.

The legal filing is against the City of Torrance and the Developer that is based on misrepresenting information in the Negative Declaration. At issue is the lack of a proper Soil Investigation. "

ATTACHED>

Odencrantz Letter Date June 12, 2024

<https://tri-s.com/wp-content/uploads/2026/01/Document-Transmission-to-Carlos-at-LA-Water-Board-July-8-2024-with-attachment-June-12-2024-Tri-S-Letter.pdf>

Odencrantz Letter Dated June 27, 2024

<https://tri-s.com/wp-content/uploads/2025/03/Tri-S-Environmental-to-Torrance-City-Attorney-Sullivan-Re-2325-Crenshaw-Blvd-1987-Env-Impacts-June-27-2024-with-Exhibits.pdf>

Water Board Notice of Intent for Regulatory Oversight dated July 22, 2024

https://tri-s.com/wp-content/uploads/2025/10/Review_SCP4_CL_AC_Intent-for-Regulatory-Oversight_Torrance-Del-Amo-Project-from-walker-aug-6-2024.pdf

"Joe - check out Item #8 - Drury case to be heard next week using SAFER!

Click the link -

The PLUM committee is a duzy.

Thanks

Client"

<https://lacity.primegov.com/Portal/MeetingPreview?compiledMeetingDocumentFileId=63312>

96 8/6/2024 4:47PM Forward of Email from DTSC>
Sent: Wednesday, July 10, 2024 at 02:52:41 PM PDT
Subject: RE: 2325 Crenshaw Blvd. Torrance housing project "Torrance Del Amo

97 8/7/2024 4:15PM "Template below "
https://dtsc.ca.gov/wp-content/uploads/sites/31/2022/02/Voluntary_Agreement_Model-July-30-2020-update-SVA.pdf

98 8/9/2024 12:02PM Email to Odencrantz and Angelica angelica.castaneda@waterboards.ca.gov
Dear Ms. Castaneda,

I am in receipt of your latest email.
I am very surprised at your statement that:

"This response satisfies the request of the Los Angeles Water Board Letter dated July 22, 2024 to work under the oversight of a regulatory agency."

Are you aware that the purchase of the 2325 Crenshaw Blvd. property is a part of the total 2600 Crenshaw land purchase by the Watt Corporation in the 1980s.

Although subdivided into different uses, the total property is connected as one parcel.

This land purchased in total includes the Madrona Marsh Preserve parcel today, an extremely sensitive marshland, donated to Torrance after much negotiation. The water drainage and other related issues, and potential hazards of digging underground by Rose Equities to build the 2-story garage may have a very negative effect on the Marsh and abutting wetlands. This preserve continues to be a valuable habitat as one of the last Urban wetlands.

South Bay Cities are required by the RWQCB of Los Angeles to prevent or treat stormwater with bacteria being discharged to the Santa Monica Bay. The Madrona Marsh is a part of the Torrance system and must be overseen to protect the integrity of the system. Due to this consideration, I believe that the Regional Water Board should abide by the 2005 MOA with the DTSC and work together on the project at 2325 Crenshaw as oversights agencies.

This 2005 MOA (attached) "has been developed to ensure effective and expeditious investigation and cleanup of brownfield sites in a manner that is protective of public health and safety and the environment."

"And Provide procedures to ensure brownfield site cleanups address the standards and requirements of both agencies."

- In addition, I ask that you please provide the signed/dated request for oversight by Rose Equities.

And as stated in all RWQCB of Los Angeles and DTSC oversight procedures, please include public participation component that has been very much lacking in the development by Rose Equities at the 2325 Crenshaw Blvd. project.

Much consideration should be acknowledged by the Water Board and DTSC of the diligent work of Dr. Odencrantz on this project and on behalf of the surrounding communities. There was no mention of a grace period in your Agency's July 22 NOI letter and pointing out the time past your deadline reflects poorly on your Agency. Please recall his efforts are set forth in the July 16, 2024 CEQA Petition against the City of Torrance&Rose Equities at items 52 and 53 (shown below):

52. Licensed civil and environmental engineer Dr. Joseph Odencrantz, Ph.D. of Tri-S Environmental, Inc. ("Tri-S") submitted comments highlighting the substantial evidence establishing a fair argument that the Project may have potentially significant hazards impacts.

53. Specifically, Tri-S concluded that the contaminated soil at the Project site may pose risks of vapor intrusion. Vapor intrusion is a situation where hazardous chemicals in soil vaporize and enter the building living area. Dr. Odencrantz points out that the Project site is located in an area surrounded by former waste ponds, oil wells, and above-ground storage tanks, which are recognized environmental conditions. Items 78 and 79 from State Superior Court, County of Los Angeles-Central District Case Number 24STCP02263 (Judge Maurice A. Leiter) are shown below.

78. The IS/MND is inadequate as an informational document because it fails to adequately describe the environmental setting of the Project with respect to soil contamination.

79. The IS/MND is inadequate because it improperly defers development of mitigation measures related to soil contamination and other issues until after Project approval of the Project, in violation of CEQA.

I look forward to your response to my comments.

CLIENT"
Yours truly,

99 8/15/2024 2:31PM Two graphics are included in the body of the email.
Email to Alcott and Windisch copied to Odencrantz
"hi - you have no idea how much has happened and how much time and effort Joe and I have put into this project.

Basically you should talk to Joe about the good place we're at - everyone is now at alert status.

Thanks
Client "

100 8/16/2024 12:21PM Email to Odencrantz and Water Board Staff (Carlos Landaverde and Angelica Castaneda)
"Dear All,

It is strange and surprising that DTSC says that they need data to create an order.

The intent of the DTSC letter to Torrance of February 23, 2024 states that the need for soil testing is critical due to the past petroleum production and wastes as well as a waste ponds known on the site.

Due to the known oil production in the surrounding area it would be incumbent upon the DTSC to protect

human health and welfare and particularly of the known sensitive receptors immediately adjacent to the 2325 Crenshaw site in question.

The waste ponds were most likely used by a wide area of oil production sites.

The DTSC is well aware of the toxic substances underground at 2325 Crenshaw having read the Geo Con Report referenced in the DTSC letter attached.

The CA Water Boards are also very informed.

To obtain data the DTSC and Water Boards must order testing to know exactly what

human health risks are underground before any shovel or drilling exposes humans to the carcinogens below ground. And before any releases reach the wetlands and marsh/wildlife nextdoor.

February 23, 2024 DTSC Letter to Torrance (attached): "

"DTSC'S mission: "DTSC's Mission is to protect California's people, communities, and environment from toxic substances".

I am anticipating that DTSC will step in to enforce their mission and oversight upon Rose Equities et al

in an immediate notification to the city of Torrance and Rose Equities.

In addition the Madrona Marsh and wetlands nextdoor, should have the full attention of the CA Water Boards as a highly sensitive ecological site.

Per the MOA of 2005 I am asking for the involvement of both CA Agencies, (DTSC and Water Boards)

to protection wetlands, wildlife, and the lives of the densely populated neighborhood in which Rose Equities has chosen to build.

Thank you

CLIENT "