

Brownfields & Redevelopment



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Brownfields are defined as real properties whose reuse or redevelopment may be complicated by the presence or potential presence of hazardous substances. Cleaning up and reinvesting in these Brownfields prevents suburban sprawl and the decay of the inner city. Currently, many “in-fill” development opportunities in urban areas are considered Brownfield projects and require, at a minimum, environmental assessment prior to reuse.

If assessment activities identify areas of environmental concern, remediation activities, risk assessment, or in-situ management engineering may be required. Since 1989, **The Reynolds Group (TRG)** has helped Brownfield stakeholders, including property owners, their advisors, attorneys, and community redevelopment agencies, bring Brownfields back to productive use.

Beginning with the Real Estate Due Diligence and Transaction Support process, TRG staff are experts at identifying potential environmental liabilities that impact property redevelopment. With extensive experience in the assessment and remediation of thousands of properties, TRG advises clients on the cost, schedule, and regulatory implications, as well as potential funding sources for environmentally impaired real estate. Working hand in hand with legal counsel, as appropriate, our firm advances projects independently or in conjunction with the formal regulatory process. TRG’s background and knowledge in the areas of development and business principles allow us to craft solutions that create “win-win” situations for buyers, sellers, financiers, and developers, while restoring asset value.

TRG is respected by the regulatory community and our project managers successfully work with the appropriate regulating agencies to expedite redevelopment. Local regulatory knowledge is vital when assessing options for property use and for forecasting realistic development timelines. More than 100 No Further Action Letters have been obtained by TRG from regulatory agencies throughout the Western United States and Mexico.

REPRESENTATIVE CLIENT LIST (All Services)

Banks/Insurance Co.

Stancorp Financial Group
World Trade Bank
Union Bank of California

Industrial

Unilever
McMullen Oil Company
Brea Cañon Oil Company

Law Firms

Allen, Matkins, Leck, Gamble, Mallory, Natsis
Manatt, Phelps & Phillips
Weston, Benshoof, Rochefort, Rubalcava

Property Owners

Primestor Development, Inc.
Seventh Street Development, Inc.
CB Commercial Real Estate
Metlife Real Estate
Morgan Stanley Real Estate

School Districts

Los Angeles
Long Beach
Santa Ana
San Bernardino

Government

California Water Quality Control Board
County of Riverside Real Estate Services
County of Orange General Services
County of San Bernardino Engineering Services
City of San Diego
Los Angeles County Dept. of Public Works
Orange County Water District
County of Los Angeles Sanitation District

SUCCESS STORIES

Former Glass Manufacturing Facility – Los Angeles, CA

The Reynolds Group (TRG) was an integral team member in the redevelopment of a 16-acre Former Glass Manufacturer to a major regional retail center on a property in Los Angeles, CA. TRG provided forensic services during demolition of the property to identify historic uses with environmental concerns and to locate specific areas requiring assessment. TRG separated the property into discrete development units and prioritized cleanup and closure activities for the property according to future use (occupied areas versus parking areas). During the course of work, TRG identified and remediated arsenic and chromium-impacted kiln brick, volatile organic compounds, numerous underground storage tanks and clarifiers, pesticides, and PCB's. TRG provided expeditious turnkey assessment and remediation services as the problems were encountered. For these issues, cleanup levels were based upon an assessment of potential health risk in future occupied areas, with lesser standards applied to parking areas. Because of the size of the site and its complex industrial past, TRG employed the use of the Global Positioning System (GPS) to collect data and a Geographic Information System (GIS) to manage all of the information on the case. From this GIS database, detailed maps were created and used to coordinate remediation and construction activities and for future land use restriction planning. On this particular project, TRG provided immediate response services and high level interaction with the local regulatory agency to avoid costly delays in the construction of the retail center.



100-Acre Oilfield Redevelopment – Carson, CA

TRG performed excavation and bioremediation of oil field and refinery-related soils, asbestos abatement, and disposal of mercury-containing soils. During this work, TRG immediately responded to many unexpected issues, such as the assessment and removal of radioactive piping. Potential health exposure risks to volatile organic compounds were assessed with soil vapor surveys. All of this work was performed at the same time as the decommissioning of the active oil field and required intense schedule coordination. The work of TRG's staff resulted in 75 acres being developed for residential use and the balance for commercial and industrial uses. More than 5 discrete closure letters were issued by the LARWQCB for the site to allow uninterrupted construction activities.



Brownfield Spill Response & Closure – Pomona, CA

Following the release of a significant quantity of oil containing PCB from a former electrical switching building, TRG assisted the Brownfield property developer with spill cleanup, documentation, and closure activities. TRG followed protocols (specified in TSCA 40CFR 761) to decontaminate and wipe test the building from which the PCBs were released. In addition, TRG directed the excavation and disposal of PCB impacted soils and solid wastes.

Timing was critical at this Brownfield site because the release occurred at an abandoned building slated for immediate demolition. Without an agency release from spill response obligations, the grading and building at the site would have stopped, causing costly delays in the redevelopment. To expedite cleanup and closure, TRG informed the oversight agency (Los Angeles County Fire Department Hazardous Materials Division) of the on-going cleanup progress and confirmation testing results. Once the area was decontaminated to TSCA standards, TRG negotiated with the LACFD to obtain an expeditious release of the building so that it could be demolished. Closure was granted by the county of Los Angeles within a week of TRG's report submittal.



U.S.E.P.A. Brownfield Grant Implementation – Los Angeles, CA

The land acquired by a non-profit dance studio in South Central Los Angeles was found to be impacted by gasoline from a former Underground Storage Tank (UST) system. Concerns about property value and health risks led the property owner to obtain a Brownfield Grant. TRG was selected in a competitive bid process to advance the work under the oversight of the United States Environmental Protection Agency (USEPA), the City of Los Angeles Community Redevelopment Agency, and the City of Los Angeles Fire Department. TRG successfully executed a remediation pilot study from which a full-sized remediation system was designed, installed, and operated. Currently, the remediation system is operating on schedule and within agency closure budget expectations.

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