

# Environmental Due Diligence, Investigations & Remediation

Real Estate Investment Trust – Multiple Sites, California



*dry-cleaner remediation*  
*petroleum spill remediation*  
*phase I and II investigations*  
*long-term liability evaluation*  
*soil vapor extraction*  
*ozone sparge systems*  
*CEQA analysis and documentation*  
*regulatory support*  
*CLRRRA participation and documentation*

Terraphase provides comprehensive environmental consulting services to a top real estate investment trust (REIT) on site divestiture and development for all issues regarding legacy contamination at sites in California. Since 2010, we have worked on 15 sites for this REIT.

Our work has included:

- Phase I and II Environmental Site Assessments
- Soil-gas and vapor-intrusion investigations
- Dry-cleaner decommissioning
- Soil and groundwater remediation
  - Dry-cleaning solvents
  - Fueling stations
- Conceptual site model development
- California Land Revitalization and Reuse Act participation and documentation
- California Environmental Quality Act analysis and documentation
- Long-term liability cost estimating for environmental reserves
- Geotechnical due diligence



Terraphase has worked on sites in the San Francisco Bay Area, the Sacramento Area, and the San Diego Area. We have worked directly with the San Diego and San Francisco Regional Water Quality Control Boards, as well as the Alameda County Environmental Health and San Diego County Department of Environmental Health on the client's behalf.

We have designed and implemented remediation using several technologies, including soil vapor extraction, ozone sparging, and source soil removal.