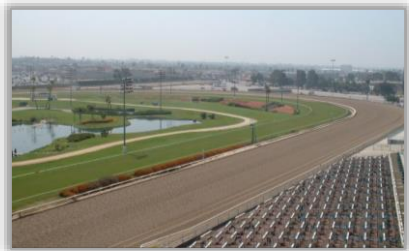


## Due Diligence and Redevelopment of Horse Racetrack



EKI is assisting a developer with environmental planning, investigations, and remediation during ongoing redevelopment of a prominent horse racing facility and casino in Southern California. The property is part of a former oil production field and was used for horse racing for nearly 70 years. EKI provided environmental due diligence services as part of property acquisition and provided technical support to the client's California Environmental Quality Act (CEQA) and entitlements process for the planned redevelopment with mixed commercial, retail, and residential uses. Identified environmental issues include: tetrachloroethene in the subsurface from former dry-cleaning operations; petroleum and solvents in the subsurface at current and former maintenance facilities and at former oil well sites and oil field wastewater impoundment area; arsenic in shallow soil above background levels; and former oil field operations and methane gas.

EKI performed the following activities:

- Evaluated potential environmental concerns, performed soil, soil gas, and groundwater investigations;
- Prepared technical documents for negotiations with seller, including engineering cost estimates for projected response actions;
- Prepared a technical application for regulatory oversight of the property environmental issues and planned redevelopment;
- Prepared technical work plans and remediation designs, and managed permitting and operation of a soil vapor extraction system in the former dry cleaning area;
- Obtained Water Board approval of a Soil Management Plan (SMP) for environmental risk management during redevelopment;
- Identified and coordinated investigation of former oil wells on the property with California Division of Oil, Gas, and Geothermal Resources;
- Prepared technical elements regarding environmental conditions in soil and groundwater for the CEQA process and project entitlements;
- Assisted with planning and preparation for environmental aspects of facility closure and Soil Management Plan implementation;
- Assisting client in managing environmental issues and implementing the SMP requirements during ongoing demolition and grading.