

# Redeveloping Contaminated & Blighted Properties *in California*

JANUARY 25, 2019

DOUBLE TREE BY  
HILTON HOTEL

Los Angeles, CA

Available Via:



Live  
Webcast

**ACCREDITATION**

**CA CLE** 6.75 General Credits

**APA** 6.75 CM Credits

**Contractors & Engineers** May Qualify

## Seminar Overview

How enticing do brownfields projects continue to be in California? Is the real estate market bullish enough to withstand environmental regulatory changes occurring now? Obtain regulatory updates, brownfields finance tools, and new brownfields case studies from regulators, consultants, investors, and the legal community.

Environmental and real estate attorneys, consultants, and regulators will provide contaminated property legislative and policy updates, including those impacting CalEPA vapor intrusion (VI) policies. Agency officials and consultants will discuss how CalEPA may model a dry cleaner policy after the LUST Low-Threat Closure Policy. State Water Resources Control Board Managers will provide an update on their Site Cleanup and UST Programs. Regulators, investors, and NGOs will describe how grants, insurers, and public/private partnerships are used to fund remediation activities. Finally, our investors and developers will discuss some recent brownfields projects, both small and large.

### **Who Should Attend:**

- Attorneys
- Contractors
- Engineers
- Land Planners
- Municipal Employees
- Conservationists
- Government Employees

**Redeveloping Contaminated & Blighted Properties**  
**Friday, January 25, 2019**

**8:15 Registration & Check-In**

**8:30 Introduction and Overview**

**PST**

**Perry S. Hughes**, Program Co-Chair  
*Cox Castle & Nicholson LLP*

**Matt Winefield, PE**, Program Co-Chair  
Founder  
*Winefield & Associates, Inc.*

**8:40 Contaminated Property Legislative and Policy Updates**

- Impacts of the November elections
- Emerging chemicals of concern
- *DTSC v Westside Delivery*
- Have CA municipalities successfully replaced RDAs?

**Steve Figgins**  
*EKI Environment & Water, Inc.*  
**Suzanne R. Varco**  
*Environmental Law Group LLP*

**9:45 New Vapor Intrusion Policies**

Overview of the new vapor intrusion criteria and how these criteria will impact the amount of sites that will pass or fail future health risk assessments.

**Steve Luis**, Principal Consultant  
*Ramboll Environ*

**10:30 Break**

**10:45 Where are the Rest of the Dry Cleaner Sites?**

- Modeling a dry cleaning policy after the petroleum LUST Low-Threat Closure Policy
- Agency efforts to develop a dry cleaner Conceptual Site Model
- Dry cleaner policy roll-out schedule

**Ravi Arulanantham, PhD**, Sr. Principal  
*Geosyntec Consultants*  
**Peter A. Garcia**, Division Chief  
*Brownfields and Environmental Restoration Program*  
*CA Department of Toxic Substances Control*

**11:45 Update on SWRCB UST & Site Cleanup Programs**

Overview of California's Underground Storage Tank Cleanup Program. What have we accomplished and where do we go from here?

**Matthew Cohen**, Program Lead  
*Underground Storage Tank Cleanup and GeoTracker Unit*  
*Division of Water Quality, State Water Resources Control Board*  
**Steven McMasters, PG**, Supervisor  
*Site Cleanup & Department of Defense Program,*  
*Division of Water Quality, State Water Resources Control Board*

**12:45 Midday Break**

**2:00 Financial Tools to Assist with Environmental Defense and Remediation – Insurance & Grants**

- Update on State and Federal grants
- Recent case law on older (pre-1986) CGL policies
- Tax and other development incentives
- Pollution Legal Liability insurance
- Indemnity agreements
- Escrow hold-backs

**Onamia Chun**, Geologist  
*Orion Environmental, Inc.*

**Perry S. Hughes**  
*Cox Castle & Nicholson LLP*

**Charity O'Sullivan**, SVP/Client Executive  
*JLT Specialty USA*

**3:30 Break**

**3:45 Case Studies: Strategies for Successfully Redeveloping Contaminated Property**

This panel will discuss recent experiences at high value contaminated and urban infill sites and the interplay of legal, regulatory and financial considerations in formulating strategies for successful redevelopment. The discussion will address effective strategies for due diligence, coordinating project timelines in relation to regulatory oversight, evaluating and managing risk, and financing mechanisms and challenges, with an eye for “how to get the deal done.”

- Site closure case study
- Redevelopment case study

**Reid H. Breitman**, Sr. Manager  
*Hyperion Fund LP*

**Preston W. Brooks**  
*Cox Castle & Nicholson LLP*

**5:00 Adjourn & Reception**



# Faculty - Redeveloping Contaminated & Blighted Properties



**Perry S. Hughes, Program Co-Chair**, is a partner at Cox Castle & Nicholson LLP. As an environmental attorney, his diverse practice includes both transaction and litigation matters. His transactional practice centers on advising clients looking to acquire, develop or finance properties impaired with environmental contamination.



**Steve Figgins** is a Principal with EKI Environment & Water, Inc. He has over 38 years of experience as a Geophysicist with a focus on site characterization, remediation, and litigation support.



**Matt Winefield, PE, Program Co-Chair**, is the founder of Winefield & Associates, Inc. He is an engineer and businessman who has been supporting the redevelopment of contaminated properties since 1989. After redeveloping oil fields, refineries, and service stations for the California oil industry, he formed his first engineering consultancy in 1997.

**Peter A. Garcia** is Division Chief of the Brownfields and Environmental Restoration Program at the California Department of Toxic Substances Control. He is a member of the Association of State and Territorial Solid Waste Management Officials, promoting policies for waste and materials management, environmentally sustainable practices, and environmental restoration.



**Ravi Arulanantham, PhD**, is a Sr. Principal Consultant working with Geosyntec Consultants. He has more than 20 years of experience focused on risk assessment and remediation management. He is recognized as a leader in applying risk-based decision-making to the development of remediation strategies for environmentally impacted sites.



**Steve Luis** is a Principal Consultant for Ramboll Environ. He has more than 20 years of experience providing environmental consulting and engineering services to clients in the legal, real estate and industrial sectors with a focus on site investigation and remediation, human health risk assessment and chemical fate and transport analysis.



**Reid H. Breitman** is a senior manager at Hyperion Fund LP with over twenty years of real estate and finance experience. He is an expert at real estate foreclosure investing with a portfolio of approximately 100 single family residential properties, and has created an organization to efficiently acquire, rehab and manage rental properties.

**Steven McMasters, PG**, is a Senior Engineering Geologist managing the Site Cleanup & Department of Defense Program under the State Water Resources Control Board's Division of Water Quality. He helps lead the State in vapor intrusion guidance, impacted supply well and source investigation studies, and strategies for funding cleanup sites.



**Preston W. Brooks** is a partner at Cox Castle & Nicholson LLP and chairs the firm's Environmental Team. He focuses on identifying legal risk associated with contaminated properties, and in finding solutions. He also represents purchasers of contaminated properties, known as brownfields, to help minimize his clients' environmental liabilities.



**Charity O'Sullivan** is a Senior Vice President and Client Executive with JLT Specialty USA. She has over 20 years of experience in the insurance industry encompassing various roles: Loss Control, Underwriting, and Commercial Brokerage. Today, she advises clients in addressing complex risk issues in the Environmental and Real Estate industry.



**Onamia Chun** is a geologist for Orion Environmental, Inc. She has over 10 years of experience in the environmental industry including extensive experience working with state and federal environmental grant and loan programs. She currently manages an Orphan Site Cleanup Fund site and a vapor intrusion study in a residential neighborhood.



**Suzanne R. Varco** is the managing partner of Environmental Law Group LLP. She has extensive experience in hazardous waste compliance and cleanup, CEQA compliance and litigation, transactional due diligence involving permitting and compliance, underground storage tank issues, and environmental cost recovery and grant funding.

**Matthew Cohen** is the Program Lead for the Underground Storage Tank Cleanup and GeoTracker Unit in the Division of Water Quality at the State Water Resources Control Board. He manages the development of statewide policies and procedures, review of closure petitions, and the maintenance and development of the GeoTracker database.

# Redeveloping Contaminated & Blighted Properties

## Credits

### **CA CLE**

The Seminar Group is a State Bar of California approved MCLE provider; therefore, this course is approved for 6.75 general CLE credits (Live Credits for In Person Attendance & Webcast).

### **APA**

This course has been approved by the American Planning Association for 6.75 CM credits (Live Credits for In Person Attendance & Webcast). Credits for recorded courses not available.

### **Contractors & Engineers**

Contractors and engineers may qualify for continuing education hours through the American Institute of Constructors or the Construction Management Association of America.

## Location

### **DoubleTree by Hilton LA Downtown**

120 S. Los Angeles Street  
Los Angeles, CA 90012

Phone: (213) 629-1200

The seminar is located in the California Ballroom. Please call the venue for directions/questions.

#### **PARKING**

On-site parking is available. Please contact the venue for the current rate.

## Fees

### **Live Seminar:**

Attorney	\$549.00
Government / Tribal / Non-Profit	\$449.00
Other Professionals	\$449.00
Student / Professor	\$349.00

### **Live Webcast:**

Attorney	\$549.00
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Other Professionals	\$449.00
Student / Professor	\$349.00

### **Pre Order On Demand:**

All Sessions	\$549.00
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All Sessions	\$549.00
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All Sessions	\$599.00
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All Sessions	\$169.00
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