Los Angeles River Brownfields Assessment Grant

Funds provided by United States Environmental Protection Agency (USEPA) allowed the City of Los Angeles Brownfields Program (BF) to complete an inventory of a community-wide screening assessment for 80+ sites along the Los Angeles River, and to perform Environmental Site Assessments (ESAs) on selected sites as a part of the Los Angeles River Revitalization Master Plan.

The following sites were prioritized, with input from the local Council Offices and other City Departments, in order to conduct Phase I and Phase II ESAs under the LA River USEPA Assessment Grant.

Humboldt

In April 2012, a Phase II ESA was conducted for the property located at 216 N Avenue 18, in an older industrial area.

Augers being removed after drilling at Humboldt Site

After the railroad spur (located down the center of the area) was abandoned, the site was used for storage of railroad equipment and supplies belonging to the Union Pacific Railroad (UPRR). Previous geotechnical investigations detected the presence of railroad ballast, and possibly railroad tracks and ties at the site.

Based on sampling performed during a geotechnical investigation in 2003 and the Phase II ESA conducted in 2012 at the property, this site did not appear to be a serious environmental hazard. The LA County Fire Department (FD), the oversight agency for this project, issued a closure letter in November 2012 declaring the site ready for a new use.

Humboldt Concept Plan

Construction of the Humboldt River Greenway Project started in late 2012, using funds provided by the Bureau of Sanitation. A redevelopment project was established to take runoff from a 135-acre sub watershed through a storm drain beneath Humboldt Street, and allow stormwater to run through landscape features that will clean it of oils, bacteria, trash and other pollutants before flowing out to the Los Angeles River. The stormwater elements will be complemented by native vegetation, trees, and an irrigation system. Recreational features such as solar lights, pedestrian bridges, drinking fountains, and a bike stop will also be added. The project is scheduled to be completed by the end of 2013.

Van Nuys

The Phase I Environmental Site Assessment (ESA) was conducted in May 2013 at the site located at 14094 Van Nuys Blvd. The property is currently unoccupied, vacant land covered with vegetation, situated in a methane zone.

According to property records, the site was possibly leased for oil and gas activity in 1975. However, there are no records indicating that oil or gas exploration occurred on the site. From at least 1962 through 1985, the site is listed as residential property .

Van Nuys Site

As there was no evidence or records of use, storage and disposal of aboveground or underground storage tanks, hazardous waste, substances and petroleum products at the site, or any indications of releases, such as odors, stressed vegetation, leaks, pools of liquids, or spills, further investigation was not recommended for the site.

In accordance with City of LA requirements, an evaluation of the potential hazards from methane should be included in the future development of the site.

Pasadena

In May 2013, a Phase I ESA was conducted for the site located at 1831 Pasadena Avenue. During the site reconnaissance, activities with suspected uses and possible releases of hazardous substances, such as a lumber yard and automotive wrecking, were identified on the property. In addition, there were several 5-gallon buckets of paint, pallets of thermal plastic and propane tanks, and twelve 55-gallon drums of used paint sludge on the site.

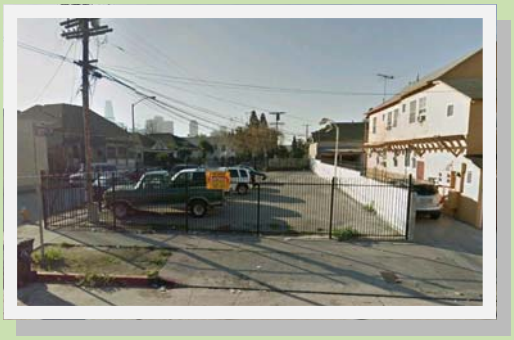
At the time of soil investigation (1992), there was no leaking reported and only one soils sample containing petroleum hydrocarbons, likely due to “weathered gasoline” resulting from an older spill or release that has remained in the ground for a period of years.

In 1999, the 8,000 and 10,000-gallon gasoline USTs were removed from the site and soil samples were collected for volatile organic compounds and lead analysis. The results did not detect concentrations of these compounds above the LA County FD action levels.

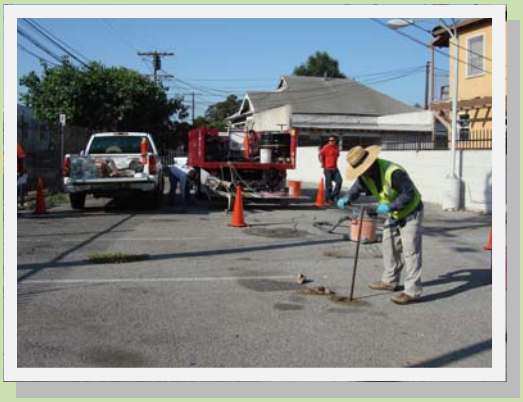
Hazardous waste (paint sludge) storage area in the central portion of the site

Before future redevelopment of the site, further investigations will be needed in the lumber yard, in the automotive wrecking, in the storage building containing several 5-gallon buckets of paint, and in the storage area containing pallets of thermal plastic and propane tanks. The site is part of the Los Angeles River Revitalization Master Plan.

Temple



Temple Site



Phase II (2013)

In September 2013, a Phase II ESA was conducted for the site located at 1500-1513 W Temple Street, in order to evaluate the extent of petroleum impact and the presence and condition of Underground Storage Tanks (USTs).

Based on information obtained for the Phase II ESA, the USTs have been removed and the sources of any potential impacts at the site have been eliminated. The hydrocarbon concentrations are limited and contained at the site. Nevertheless, LA County FD has issued a letter advising remediation actions for a new development on the site, such as removal and disposal at an approved facility of the contaminated soil with hydrocarbon lead, as well an evaluation and mitigation measures regarding the naphthalene vapors in the subsurface soil.

6th Street Bridge Project

As part of the new design of the Sixth Street Viaduct Replacement Project and the Los Angeles River Revitalization Master Plan, possible contamination from adjacent properties needs to be investigated, due to the fact that the area has been used for industrial purposes since before World War II.

In October 2013, a Phase I ESA was conducted on 2 sites next to the 6th Street Bridge. Site 1 is located west of the LA River, and Site 2 is located east of the LA River. Both properties are situated in a methane zone.

Railroads tracks beneath the Bridge at Site 1

Eastern portion of Site 2

According to the Phase I ESA, both sites require further investigation due to the suspected presence of railroad related chemicals in shallow site soils, and to operation of the adjacent railroad tracks, as well as the suspected manipulation of hazardous substances on properties adjacent to Site 1 West.

In accordance with City of LA requirements, an evaluation of the potential hazards from methane should be included in the future development of both sites.