

DEPARTMENT OF PUBLIC WORKS
BUREAU OF SANITATION
BOARD REPORT NO. 1
APRIL 27, 2022

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California
AND REFERRED TO THE MAYOR
APR 27 2022
AND REFERRED TO THE CITY COUNCIL
Chang
Executive Officer
Board of Public Works

CD: ALL

AUTHORITY TO NEGOTIATE, ACCEPT, AND EXECUTE A GRANT AGREEMENT FROM THE CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY DEPARTMENT OF TOXIC SUBSTANCES CONTROL EQUITABLE COMMUNITY REVITALIZATION GRANT FOR THE LA SANITATION AND ENVIRONMENT CITYWIDE BROWNFIELDS PROGRAM

RECOMMENDATION

1. Approve and forward this report, with its transmittals, to the City Council and Mayor with the recommendation that the City Council, subject to concurrence of the Mayor, authorize the Director and General Manager of LA Sanitation and Environment (LASAN), or designee, to negotiate, accept, execute, and submit all documents, including, but not limited to, applications, agreements, amendments, and payment requests etc., subject to the approval of the City Attorney as to form, which may be necessary to secure grant funds for the Citywide Brownfields Program from the California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC) - Equitable Community Revitalization Grant (ECRG).
2. Request that the City Council, subject to the concurrence of the Mayor, adopt the accompanying Resolution (Transmittal 1) for authorizing the acceptance of the CalEPA DTSC ECRG (Transmittal No. 2).

TRANSMITTALS

1. Copy of Proposed Authorizing Resolution for Brownfields CalEPA DTSC ECRG
2. CalEPA DTSC ECRG Guidelines DTSC-ECRG-Guidelines, EQUITABLE COMMUNITY REVITALIZATION GRANT

DISCUSSION

Background

In 2021, Governor Gavin Newsom signed the Cleanup In Vulnerable Communities Initiative, allocating \$500 million to expedite cleanup and beneficial reuse of contaminated properties, with priority given to properties in historically vulnerable and disadvantaged communities. The DTSC ECRG will provide more than \$250 million in brownfield grants over three years to eligible applicants to accelerate cleanup and reuse of underutilized sites throughout California by

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providing funding for a variety of environmental assessments, investigations and cleanup activities. The funding is available to help local governments, qualified nonprofits and Tribes. At this time, there is no limit to the number of applications an applicant can submit, and there are three types of applications, including Community-Wide Assessment, Site-specific Environmental Investigation and Site-specific Environmental Cleanup. Grant amounts range from \$80,000 to \$7 million.

Brownfields are properties whose redevelopment or reuse is complicated by the presence or the potential presence of hazardous substances or other contaminants. LASAN Solid Resources Citywide Recycling Division (SRCRD) Citywide Brownfields Program provides financial and technical assistance for the investigation, remediation, and redevelopment of brownfield sites. Over the past 15 years, the Brownfields Program has obtained over \$60 million in brownfield funding and leveraged over \$500 million in public and private development funds. Brownfield grants are available for all real property, regardless of land use designation, that has been contaminated by hazardous waste, controlled substances, petroleum or petroleum products.

The SRCRD Citywide Brownfields Program is working with the Mayor's Office, City Administrative Officer (CAO), Council Offices and City departments to provide assistance for several brownfield projects. The Citywide Brownfields Program is planning to submit a Community-Wide Assessment application and two Site-specific Environmental Cleanup applications for the following projects:

Community-wide Assessment

The Community-wide Assessment would be used to conduct Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and area-wide inventory and cleanup planning. Given that this grant is community-wide, it was not tied to any particular project location and allows the Brownfields Program to be flexible and assist many areas within environmental justice communities. The total estimated cost is approximately \$300,000, which is the maximum grant amount.

Slauson Wall Site-specific Environmental Cleanup

The Slauson Wall project is an approximately seven-acre vacant lot located at 5867 South Los Angeles Street in Council District 9 and located within an environmental justice community. The site was occupied by several manufacturing and industrial tenants, including various auto body repair businesses. Previous environmental assessments identified volatile organic compounds, petroleum hydrocarbons and heavy metals. Once cleanup is complete, the site will be redeveloped into mixed-use including affordable housing, commercial uses, and open space and park. The Citywide Brownfields Program is overseeing and managing cleanup of the site. The total estimated cost of this site is approximately \$6.3 million. The maximum grant amount is \$7 million.

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Former Bethune Library Site-specific Environmental Cleanup

The former Bethune Library is an approximately one-acre vacant lot located at 3685 South Vermont Avenue in Council District 8 and located within an environmental justice community. The site was previously used as a library from 1973 until 2009. Prior to 1973, the site was used as a gas station and auto repair facility. Previous environmental assessments identified heavy metals in the subsurface due to former uses. Cleanup is necessary to proceed with redevelopment. Once cleanup is complete, the site will be redeveloped for economic benefits including mixed-use development. The City Brownfields Program is overseeing and managing cleanup of the site. The total cleanup cost estimate is approximately \$1.6 million. The maximum grant amount is \$7 million.

LASAN applied to the CalEPA DTSC ECRG in the amount of \$8,189,125, which is 100% of the combined projects costs. The total amount may change pending the availability of funding and changes to the project costs. The Notice of Funding Opportunity was released less than 61 days before the application due date. Therefore, based on the exemption identified in the Los Angeles Administrative Code, Division 14, Grants Program, Section 14.6(b), the application was submitted without requesting Council and Mayor approval.

PROJECT REVIEW BY DIRECTOR (PRD) APPROVAL

The Brownfields Program–ECRG received emergency PRD (SR203) approval on March 4, 2022 in the amount of \$8,189,125

STATUS OF FINANCING

No funding is required at this time. The exact front-funding source is not yet identified as it may change based on available cash balances at the time of the grant award. Therefore, front-funding will be determined by the Director and General Manager of LASAN or designee upon grant award. Reimbursements from the CalEPA DTSC will be deposited into the designated front-funding source.

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Respectfully submitted,



BARBARA ROMERO
Director and General Manager
Bureau of Sanitation

REVIEWED AND APPROVED BY:



LISA B. MOWERY, P.E., Chief Financial Officer
Bureau of Sanitation
Date: 4/8/22

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