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Application Information Sheet:
City of Los Angeles, Application for FY2026 EPA Brownfield Cleanup Grant,
94th and Broadway Project
9402 South Broadway

1. Applicant ID	City of Los Angeles	
2. Website URL	https://sanitation.lacity.gov/san	
3. Funding Requested	(a) <u>Grant Type</u> : Single Site Cleanup (b) <u>Federal Funds Requested</u> : \$2,380,379	
4. Location	(a) <u>City</u> : Los Angeles (b) <u>County</u> : Los Angeles (c) <u>State</u> : California	
5. Property Information	9402 South Broadway, Los Angeles California 90003	
6. Contacts	Project Director	Chief Executive
<i>Name and Title</i>	Nuna Tersibashian, Compliance and Sustainability Unit Manager, City of Los Angeles, Bureau of Sanitation (LASAN)	Traci Minamide, Interim Director and General Manager, LASAN
<i>Address</i>	1149 South Broadway, 5th Floor, (Mail Stop 944) Los Angeles, CA 90015	1149 South Broadway, 9th Floor, Los Angeles, CA 90015
<i>Phone Number</i>	(213) 485-3791	(213) 485-2210
<i>Email Address</i>	nuna.tersibashian@lacity.org	traci.minamide@lacity.org
7. Population	3,898,747 (City of Los Angeles; American Community Survey, 2020 Decennial Census)	

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8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Yes – Narrative page 2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Yes – Narrative pages 1, 2, 5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Yes – Narrative pages 2 and 5
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	n/a

9. Other Factors Checklist: Not applicable – the application does not contain confidential, privileged, or sensitive information.

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Overview of Brownfield Challenges and Description of Target Area: The City of Los Angeles (“LA” or “City”) became a major industrial hub in the late 1800s, boosted by railroads and the discovery of oil in 1892. By World War II, it was a center for aircraft production, oil refining, and auto manufacturing, and by 1958, LA was the second-largest manufacturing center in the United States (US). However, since the 1970s, the City’s industrial base has declined, with a 47% drop in manufacturing jobs since 1990. Many of these early industries operated prior to modern environmental regulations, leaving behind widespread soil and groundwater contamination and thousands of brownfield sites. These legacy conditions are evident throughout **Census Tract (CT) 2405**, the **Target Area** for this US Environmental Protection Agency (EPA) Brownfields Cleanup Grant application, where decades of industrial activity, disinvestment, and aging commercial and residential structures have resulted in widespread brownfield challenges. The neighborhood exhibits patterns typical of South Los Angeles communities where historical manufacturing, auto-related uses, dry-cleaning operations, and small industrial businesses operated prior to modern environmental regulations. As a result, CT 2405 contains numerous underutilized and potentially contaminated parcels that constrain redevelopment, limit access to community-serving amenities, and perpetuate blight. The persistence of these brownfield conditions has hindered private investment and contributed to longstanding socioeconomic and environmental burdens for residents. The **94th and Broadway project (“the Site”)** reflects these broader Target Area conditions and illustrates how unresolved contamination continues to impede safe reuse. Cleanup funding will help address these systemic challenges by removing a key barrier to revitalization and supporting reinvestment within the Target Area.

1.b. Description of the Proposed Brownfield Site(s): The 2.1-acre **Site**, located at South Broadway and West 94th Street in the Broadway-Manchester Neighborhood of South Los Angeles, was historically occupied by the Broadway Hospital and later residential structures. It has remained vacant and blighted since these structures were razed in 1993. In 2019, environmental assessments identified lead- and arsenic-impacted soil and elevated perchloroethylene (PCE) concentrations in soil vapor. An initial phase of cleanup conducted in 2023 removed 1,724 cubic yards (CY) of lead and arsenic-impacted soil. However, significant perchloroethylene (PCE) impacts remain in the soil vapor posing risks to future residents of 180 planned residential units. This application seeks funding to address this residual contamination by removing PCE contaminated soil and installing a vapor barrier and vapor intrusion mitigation system (VIMS) to prevent soil vapor intrusion, ensuring a safe environment for future residents and visitors.

1.c. Reuse Strategy and Alignment with Revitalization Plans: Aligned with the **South Los Angeles Community Plan (2012)**, the proposed redevelopment at 9402 South Broadway will transform a long-vacant, blighted property into a vibrant mixed-use development. After the City acquired the Site in 2013, the reuse strategy was shaped through more than a decade of community engagement, including project specific and general plan meetings, social media outreach, and collaboration with local organizations (see Section 2.e/f). In 2017, 94B, LLC was selected as the developer through a Request for Proposals (RFP) issued by the City’s Economic and Workforce Development Department (EWDD) that prioritized economically sustainable, community-focused plans. The project (referred to as the “94th and Broadway Project”) will provide 180 housing units (including 20 units dedicated for 55 years to Very Low Income (VLI) Households) and an 18,000-square foot (ft²) ALDI grocery store to help address neighborhood food insecurity. The public-private model will advance economic and public health goals through improved food access, job creation, and 18,791 ft² of new publicly accessible green space. The design incorporates climate-resilient features such as energy-efficient systems, electric vehicle (EV) charging stations, drought-tolerant landscaping, and parking for 338 bicycles, aligning with LA’s Green New Deal and Sustainable City pLAn. The site is **not located in a FEMA-designated floodplain** and groundwater occurs at 65–80 feet below ground surface (bgs), with no identified hydrological connection to major surface waters.

The redevelopment supports multiple City plans, including the South Los Angeles Community Plan, the 2021-2029 Housing Element Update, and the 2019 Sustainable City pLAn. Cleanup and reuse of the site mark the culmination of more than 10 years of coordinated effort among the City, community stakeholders, and project partners. Input from the Manchester Broadway neighborhood, the City Council, the Mayor’s Office, Community Health Councils, and The California Endowment ensure the project advances priorities for affordable housing and food access. Despite past attempts to secure a grocery store—including outreach to Smart & Final, Northgate Gonzalez, and SK Market—fresh food access remained a challenge until the current proposal, which secured a partnership with ALDI to address the neighborhood’s US Dept. of Agriculture (USDA) “food desert” designation. Construction and cleanup are anticipated to begin in June 2027 and be completed within 4 years.

1.d. Outcomes and Benefits of Reuse Strategy: The 94th and Broadway project will address critical area needs for housing (in particular, affordable housing), and improved food access. The revised project plans approved by the City in September 2025 will provide 180 new units of housing (including 20 dedicated to VLI households), 23,729 ft² of non-residential space (including 18,000 ft² for the ALDI food store), 180 parking spaces for residents

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in structured underground garage, 50 spaces for visitors in a tree-shaded interior parking lot, 18,791 ft² of public open space, and parking for 338 bikes. Although the final construction cost estimates have not been made public, based on costs for recent comparable mixed-use projects in LA, the cost will exceed \$100 million, which based on the US Bureau of Economic Analysis' RIMS II employment model for LA County, would result in an estimated **272 direct and 262 indirect and induced jobs over the anticipated 2-year construction period**. The project will likely result in 7-9 full-time equivalent (FTE) long-term jobs associated with operating and maintaining the building, and 10-15 FTE jobs staffing the ALDI store (which is known for paying employees relatively high wages for its industry, and for offering full-time benefits to many part time employees, as well as extremely competitive pricing for the food it sells). Based on average annual sales for ALDI's US stores of \$10-\$13 million, and this store's larger size and dense urban location, annual sales of \$15-\$18 million are anticipated. Based on average savings of 36% to customers (versus other stores ¹), this volume of sales will translate to **annual savings for neighborhood residents on food purchases of \$5.4 to \$6.5 million**. The project's design incorporates climate resilience and energy efficiency measures, such as drought tolerant landscaping, robust stormwater management, and infrastructure to support renewable energy and electric vehicles. These features will help the community adapt to extreme weather events and reduce long term environmental impacts.

1.e/f/g. Strategy for Leveraging Resources – Resources Needed for Site Characterization, Remediation, and Reuse:

The Site was thoroughly investigated through environmental assessments, which fully characterized the extent of contamination. A letter from the LA County Fire Department Health Hazardous Materials Division (HHMD) Site Mitigation Unit (SMU), which operates within LA County Department of Public Health (LACDPH), documenting the sufficiency of previous site characterization work is included as **Attachment B**. If for unforeseen reasons, further characterization work is required, the City will utilize funding from its FY2025 EPA Brownfields Community Wide Assessment (CWA) Grant which has nearly \$500,000 in funding available for use at this or other eligible brownfield sites (**Attachment A1**). As detailed in the Analysis of Brownfield Cleanup Alternatives (ABCA), the total estimated cleanup costs for the Site is \$7,433,636, which reflects EWDD's original estimate of \$7,353,636 plus \$80,000 of LASN personnel/fringe costs associated with cleanup oversight. Of this total, the City has \$3.3 million in secured funding, and an additional \$1,753,257 in existing City funds that will be allocated to the project in February 2026 – pending approval by the City Council. Approval of this funding is considered likely given the strong support for the project by the District 8 Councilperson, Marqueece Harris-Dawson, who is also the current President of the LA City Council. An EPA grant will fill a funding gap of \$2,380,379 for contractual and construction costs, as well as provide additional funding for grant management by City staff, community outreach, and for HHMD oversight fees and additional necessary contractual services such as preparation of an ABCA and QAPP. These leveraged resources are summarized below, with documentation included in **Attachments A2 and A3**. There is flexibility in how the City funds can be utilized – in terms of environmental mitigation versus other site improvements. Therefore, they are listed as resources for both site remediation and reuse – although first priority will be given to completing Site environmental cleanup activities.

Resource Name	Category	Amount	Status	Additional Details
EPA FY25 CWA Grant	Assessment	\$500,000	Secured	Narrative Attachment A1
CDGB Grant	Remediation/Reuse	\$3,300,000	Secured	Narrative Attachment A2
Economic Development Trust Fund (EDTF) (Fund 62L)	Remediation/Reuse	\$510,000	Secured – pending Council approval (anticipated February 2026)	Narrative Attachment A3
Economic and Workforce Development ARPA Interest (Fund 64N/22)	Remediation/Reuse	\$935,354		
CDBG Grant through EWDD (Fund 424/21)	Remediation/Reuse	\$307,903		

1.h. Use of Existing Infrastructure: The EPA Cleanup Grant will facilitate redevelopment in a long-established urban neighborhood where essential public infrastructure, including water, sewer, gas, and electricity, is already available and has sufficient capacity to support new uses. While the Site itself will require new on-site infrastructure to serve the proposed development, the surrounding area's existing utility networks and transportation connections provide a strong foundation for redevelopment. The developer will fund and construct all on-site infrastructure improvements, including connections to public water, sewer, and electricity systems. Where upgrades or extensions to public utilities are needed to accommodate increased demand, the developer will coordinate with the City's Public Works and Engineering departments to ensure all requirements are met. The Site's proximity to major transportation routes, including direct access to Metro bus and rail lines,

¹ [Report Confirms ALDI Offers the Lowest Prices of Any National Grocery Store, Saving Shoppers \\$8.3 Billion Per Year](#)

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offers exceptional transit connectivity, reducing the need for new off-site infrastructure and supporting a more sustainable redevelopment approach.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community's Need for Funding: Both the City and State are in the midst of on-going budget crises, with the City facing a nearly \$1 billion budget shortfall for FY2025-26. In June 2025, the City Council unanimously approved a resolution declaring a state of fiscal emergency authorizing the City to undertake certain actions to reduce the deficit, including laying off over 600 staff. The January 2025 Palisades fire, which destroyed or severely damaged nearly 8,000 structures within the City and caused an estimated \$25 billion in direct damages, contributed to the deficit with direct costs to City government of an estimated \$350 million, and an estimated additional \$30-35 million per year in lost general fund revenues until the destroyed structures are rebuilt.

As shown in **Table 1** below, residents within the Target Area (Census Tract [CT] 2405) face severe financial barriers, with a per capita income of \$20,867—less than half that of the City (\$43,527) and County (\$41,847)—and a median household income of \$54,361, significantly below the City average. Unemployment rates reach 7.2%, and family poverty is 30%, both approximately 1.5 times higher than national rates. The low income of the neighborhood increases the redevelopment financial challenges, making funding from the EPA Brownfield Cleanup Grant essential.

Table 1. Economic Distress Data (American Community Survey [ACS] 2022 5-Year Estimates)¹

Data Type	Target Area Census Tract (CT) 2405	City of Los Angeles	Los Angeles County	State of California	United States
Median Household Income ^A	\$54,361	\$76,244	\$83,411	\$91,905	\$75,149
Per capita income ^A	\$20,867	\$43,527	\$41,847	\$45,591	\$41,261
Unemployment rate ^B	7.2%	5.1%	4.5%	4.1%	3.4%
Poverty rate for families	30.0%	16.6%	13.7%	12.1%	12.5%
Households receiving CPA	10.3%	4.9%	4.3%	3.7%	2.7%
Households receiving Food Stamp/SNAP	31.8%	12.8%	11.5%	10.3%	11.5%
Cost burdened households*	64.6%	58.7%	57.3%	54.3%	49.9%

A) In 2022 inflation adjusted dollars. B) Civilian population in labor force ≥16 years. CPA = cash public assistance SSI = social security income * rent≥30% of household income

2.b. Health or Welfare of Sensitive Populations: **Table 2** below shows that the Target Area (CT 2405) includes several sensitive populations recognized under EPA guidance, including elevated proportions of young children (8.7% ≤ 5 years), women of childbearing age (23.9%) and adults with limited formal education (46.3% without a high school diploma). These characteristics indicate a community that may be disproportionately impacted by environmental hazards and face barriers to accessing health information and medical care.

Soil gas contamination from PCE is present on the Site, which, if not addressed, poses a potential risk of exposure to residents and site users. Nearly 14% of residents in the Target Area lack health insurance, and over 46% of adults lack a high school diploma, compounding challenges in accessing health information and care.

The Target Area also experiences significant socioeconomic stressors, including widespread financial strain: 64.6% of households are cost-burdened (spending 30% or more of their income on rent), and 31.8% rely on Food Stamp/SNAP benefits, underscoring the prevalence of food and economic insecurity. Housing insecurity is further exacerbated by the presence of older, pre-1950 buildings, which comprise 38.9% of the housing stock and increase the risk of exposure to contaminants such as lead and asbestos.

By transforming this blighted site, the grant will address these welfare concerns by converting it into a recreational space to promote physical health, mobility, and mental well-being—factors proven to reduce crime and foster community cohesion. The project will thus provide critical infrastructure for a community where 23.9% of residents are women of childbearing age, supporting long-term health, welfare, and resilience.

Table 2. Sensitive Populations in the Target Area (ACS 2022 5-Year Estimates)²

Data Type	Target Area CT 2405	City of Los Angeles	Los Angeles County	State of California	United States
Minority residents (% of total population) ^A	100%	71.9%	74.8%	64.8%	41.1%
Hispanic residents (% of total population)	77.9%	48.1%	48.7%	39.7%	18.7%
Children ≤ 5 years (% of total population)	8.7%	5.3%	5.4%	5.7%	5.7%

² Notes for Table 2. Data downloaded on 10/03/24 from the US Census Bureau website. A) Data for the Target Area CT is calculated by subtracting the reported census values for "white, not Hispanic" from 100%.

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Females 20-44 years (% of total population)	23.9%	19.9%	18.4%	17.6%	16.8%
Adults (≥25 yrs) w/out a high school degree	46.3%	21.3%	19.7%	15.6%	10.8%
% of Housing built before 1950	38.9%	28.6%	24.1%	14.5%	16.6%
% Residents w/out health insurance	13.8%	10.6%	9.0%	7.1%	8.7%

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Target Area faces multiple environmental stressors that may contribute to the health risks for residents. Soil gas contamination from PCE at the Site represents a potential exposure pathway through vapor intrusion into buildings, and PCE is associated in scientific literature with neurological, respiratory, and carcinogenic effects. These risks are particularly concerning given the Target Areas' already elevated rates of chronic health conditions compared to the City as a whole (**Table 3**), including asthma (11.9%) and chronic obstructive lung disease (7.3%). Such conditions increase community vulnerability to additional environmental hazards.

Housing characteristics further compound potential exposure risks. Approximately 38.9% of housing in the Target Area was built before 1950, increasing the likelihood of lead-based paint hazards. The 90003-zip code area, encompassing the Site, ranks 11th out of 100 Los Angeles zip codes for elevated blood lead levels in children, with 2.36% of children presenting levels above 3.5 micrograms per deciliter. This rate is likely linked to the prevalence of older housing stock containing lead-based paint and underscores the pressing need to mitigate contaminant exposure. The proposed cleanup aims to convert this blighted site into a community asset, fostering physical activity and mental well-being and reducing the chronic health disparities exacerbated by current environmental hazards.

Table 3. Health Measure Estimates for Target Area CT³ A

Health Measure <i>(see footnote 2 at bottom of this page for explanation of notes A-F)</i>	Target Area CT 2405	Average Prevalence in LA ^B	Health Measure	Target Area CT 2405	Average Prevalence in LA ^B
High Blood Pressure ^E	32.9%	28.2%	Stroke ^E	4.4%	3.1%
Depression	24.1%	20.2%	Limited Physical Activity Time ^E	36.6%	23.1%
Asthma ^E	11.9%	9.1%	Poor Mental Health ^F	23.6%	16%
Diagnosed Diabetes ^E	15.8%	12.3%	Obesity ^E	36.4%	26.2%
Chronic obstructive lung disease ^E	7.3%	5.8%	Poor Physical Health ^F	20%	13%

The 94th and Broadway project will transform a blighted property into a community asset featuring green spaces, walkways, and recreational amenities. This reuse strategy will help reduce exposure risks from hazardous substances, promote physical activity, and support healthier lifestyles addressing some of the environmental and social stressors that contribute to disproportionately high health burdens in the Target Area.

2.d Economically Impoverished/Disproportionately Impacted Population: The Site is in an economically impoverished census tract whose residents are at higher risk of exposure to cumulative pollution sources. According to Policy Map⁴, the Target Area ranks between the 91st and 99th percentiles nationally for low income, poverty, housing cost, lack of green space, diesel particulate exposure, particulate matter 2.5 (PM2.5), linguistic and traffic proximity – indicating that residents bear a disproportionate burden of exposure to multiple sources of contamination and are more vulnerable to related health risks. Further analysis using California's CalEnviroScreen website shows that the Target Area ranks at the 100th, 95th, and 100th percentiles among California census tracts for hazardous waste proximity, traffic, and diesel particulate matter exposure, respectively. These rankings reflect the community's significant environmental health risks.

One of the primary contaminants of concern is PCE in the soil and soil gas. Although past remediation efforts have addressed lead and arsenic contamination, PCE remains a significant health risk for residents in the area, particularly due to its potential for vapor intrusion into buildings. Prolonged exposure to PCE is associated with adverse health effects, including an increased risk of cancer, liver and kidney damage, and neurological impairments. Given the already high levels of respiratory and other chronic health conditions in the Target Area, addressing PCE contamination is critical to reducing cumulative health risks and improving overall community health outcomes. Remediating the Site will help mitigate these risks, protect sensitive populations, reduce

³ Notes for Table 3. A) Data accessed from the CDC website on 10/03/2024. B) Average of values for all 994 LA CTs. D) Ranking of the average value for the target area CTs of 994 LA CTs. A percentile value of 71.4% means that the prevalence in the target area CTs is higher (worse) than that in 71.4% of all LA CTs. E) Model-based estimate for crude prevalence among adults aged ≥ 18 yrs, 2016/2022. F) Crude prevalence of mental or physical health not good for ≥14 days among adults aged ≥18 yrs, 2022.

⁴ Policymap.com

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housing cost burden to the community, and contribute to the long-term revitalization of the area.

A core component of the reuse strategy is establishing housing options that reduce financial strain for families. This includes a planned development of 180 rental units, with a commitment to affordability for VLI households (defined as households having gross household incomes <50% of the Area Median Income [AMI] for LA County, but adjusted based on household size). The inclusion of a 18,000-ft² ALDI food store (50% larger than their average store) will improve food security, providing access to low-cost and healthy food within the neighborhood. To support economic vitality, our reuse strategy integrates retail spaces and job creation as avenues for local economic stimulation, thoughtfully designed to serve sensitive populations in the area. Environmental remediation efforts, particularly addressing PCE contamination, will reduce historical health risks, positioning the Site as a safer community asset. Green infrastructure, such as community gardens and drought-tolerant landscapes, are planned to provide sustainable cooling areas, mitigate the urban heat island effect, and enhance overall site resilience. A robust community engagement component is central to our strategy, ensuring that redevelopment aligns with residents' needs and actively prevents gentrification-driven displacement. In accordance with the City of Los Angeles' adopted green building codes and sustainability initiatives—including the California Green Building Standards Code (CALGreen, Title 24, Part 11), the City's Adaptive Reuse Ordinance, and the Cool Roof Ordinance—redevelopment of the Site will be required to comply with a comprehensive set of sustainability standards for buildings, public utilities, and land uses. Specifically, all new construction, major alterations, and adaptive reuse projects must meet or exceed CALGreen mandatory measures for energy efficiency, water conservation, material resource efficiency, and indoor environmental quality. This includes requirements for advanced water management (such as stormwater retention, high-efficiency plumbing fixtures, and weather-based irrigation controllers), energy-efficient insulation and building envelopes, cool roofing materials with high solar reflectance, and the use of drought-tolerant and climate-adapted landscaping as outlined in the Model Water Efficient Landscape Ordinance (MWELO) and local amendments. By embedding these code requirements into the reuse plan, the project will not only withstand environmental challenges but will also promote a healthier, more equitable, and sustainable community ensuring that climate resilience and social equity are achieved through enforceable, City-adopted standards.

2.e/f. Community Engagement – Project Involvement/Project Roles: Over 600 stakeholders have participated in the planning and reuse of the 94th & Broadway Site, including local schools, neighborhood councils, social service providers, and residents of adjacent senior housing. The stakeholder process for the cleanup is led by 94B, LLC, the designated developer, in partnership with the City of Los Angeles and a coalition of community-based organizations. The process is structured to ensure transparency, meaningful engagement, and clear roles for each partner throughout the cleanup and redevelopment phases. Partner organizations, their roles, and primary contacts are summarized below:

94B, LLC is a community-focused developer specializing in affordable infill redevelopment, with decades of public- and private-sector experience. Managing partners Christopher C. Pak (cpak@archeongroup.com) and J. Kevin Brunk (jbrunk@jkbdevelopment.com) have delivered more than 2,000 affordable housing units, commercial facilities, and urban infill projects through Archeon Group, DCX Development, and JKB Construction Management & Development. In partnership with the City, 94B, LLC will provide monthly community updates on cleanup progress, construction mitigation, and schedule changes and help drive the outcomes outlined in Sections 1.d and 3.g.

Southeast Neighborhood Council (SENC) – Promotes civic engagement and represents approximately 34,000 residents in Southeast LA. As one of the City's 96 neighborhood councils, SENC advocates for economic needs and community priorities. SENC will host neighborhood meetings, and compile public input for inclusion in cleanup planning. Contact: **Moises Rosales** (moises.rosales@southeastnc.org).

Watts Learning Center (WLC) – WLC provides high-quality education to 360 elementary students and strengthens community engagement for South LA families. Located across the street from the Site, WLC offers insight into neighborhood needs and daily site-adjacent concerns. WLC will raise awareness among parents and students and provide a parent representative to channel family input into cleanup planning. Contact: **Eugene Fisher** ()

Green Meadows Neighborhood Association (GMNA) – Unites community voices to improve neighborhood well-being and advance social change. GMNA will lead door-to-door outreach near the Site, provide timely project notifications and maintain a community concern log for dust, odors, and truck traffic. GMNA will distribute materials and help residents access cleanup-related information. Contact: **Elida Mendez** (greenmeadowsunited@gmail.com)

Judy Burton Tech High School (JBTHC) is a free charter high school with 600 students located 6 blocks south of the Site. JBTHC will support the cleanup by hosting workshops and facilitating community involvement throughout the cleanup process. The school will also help share project updates with families and promote understanding of cleanup activities. Contact: **Itzel Ronson** (ironson@laalliance.org)

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Los Angeles County Department of Public Health – Protects health, prevents disease, and promotes well-being for residents across the County. LACDPH will review cleanup risk-communication materials, provide fact sheets on dust, VOCs, and sensitive populations, and offer technical guidance on exposure concerns. Contact: **Richard Clark** (Richard.Clark@fire.lacounty.gov)

Revelation of Christ Bible Church – Strengthens community well-being through service and neighborhood outreach. The church will support the cleanup by sharing project updates and gathering resident input for the City. Its strong neighborhood ties make it an effective partner for communicating concerns and keeping residents informed throughout the cleanup. Contact: **Pastor Cordell Clark** (info@rocchurchla.org)

Community Coalition (CC) – Works to unite residents and advance social and economic change in South LA. Leveraging its long history of community organizing, the organization will engage local stakeholders, facilitate forums for resident input, and share project updates throughout the cleanup. CC will also help gather community concerns to ensure local voices shape cleanup decisions. Contact: **Oscar Alvarez** (oscar@cocosouthla.org)

Both SENC and GMNA have played active roles in cleanup and redevelopment decisions for the Site, informing the design team of local concerns and potential solutions. The Community Outreach consultant provides monthly project updates at neighborhood council meetings. Broader engagement efforts—including community meetings, updates to the General Plan Housing Element (2021–2029), and the Southeast LA Community Plan (2017) have confirmed strong support for the project and highlighted priorities such as affordable and market-rate housing and access to a food market. Ongoing outreach also includes social media updates and regular coordination with City officials and staff.

2.g. Incorporating Community Input: The LACDPH will support the cleanup by providing public health guidance and assisting with outreach on environmental health risks. The City will continue to use the Public Engagement Plan (PEP) launched in 2017, throughout the cleanup phase. Engagement will include public meetings, fact sheets, mailers, online surveys, door to door canvassing, and updates on the project website. All environmental data will remain publicly available through the State Water Resources Control Board’s GeoTracker system. The PEP’s two advisory committees, the Technical Advisory Stakeholder Committee (TASC) and the Community Leadership Committee (CLC), will continue meeting quarterly during cleanup and redevelopment phases, bringing together technical experts, agencies, and community organizations.

Past outreach efforts included a Southeast Neighborhood Council meeting held on October 25, 2022 and another outreach meeting for this grant application was held on January 13, 2026, at the LA Council District 8 Constituent Service Center at 8475 S. Vermont Avenue where copies of the draft ABCA and application narrative were made available online and in-person. A dedicated project email (9402southbroadwaycleanup@gmail.com) was established for comments, and 78 residents provided written responses – all supportive of the cleanup and redevelopment plans. These comments are included in **Attachment B4** to the Threshold Criteria.

Quarterly updates and opportunities for input will continue through community partner meetings and multiple outreach methods. All comments will be reviewed by project staff and advisory committees, with responses provided directly or through public updates. Cleanup-related notices and milestones will be posted on the City’s website and addressed by LASAN or Council District 8 staff to ensure transparency and accountability.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan: The proposed cleanup plan for the Site utilizes Alternative 3 in the ABCA, and targets mitigation of soil gas contamination from off-site PCE. Investigations in 2019 revealed increasing PCE concentrations in soil vapor, with groundwater present at depths of 65-80 feet bgs. The spatial distribution of PCE at depths between 25 to 30 feet bgs suggests that contamination may originate from off-site sources, possibly through subsurface migration pathways such as utility lines or shallow groundwater. PCE was detected in soil vapor above the screening level of 67 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in 40 out of 59 samples (using an attenuation factor of 0.03), with a maximum concentration of 160,000 $\mu\text{g}/\text{m}^3$. Additionally, 20 samples exceeded the higher screening level of 2,000 $\mu\text{g}/\text{m}^3$, calculated with an attenuation factor of 0.001.

The remediation strategy includes installing a vapor barrier and VIMS over an area of 81,006 square feet underlying the planned building’s basement and foundations to prevent PCE and other volatile organic compounds (VOCs) from migrating into indoor spaces, ensuring air quality protection for future occupants. Continuous air monitoring (to control VOC emissions) will be conducted during excavation to ensure compliance with South Coast Air Quality Management District (SCAQMD) Rules 1166 and 403⁵.

⁵ The estimated air monitoring costs in the ABCA are driven by a combination of regulatory compliance requirements and specialized field activities. These include pre-field planning and permitting, real-time air quality monitoring for particulate matter (PM10) and volatile organic compounds (VOCs), boundary monitoring, and corrective actions for dust and emissions control. Key personnel, such as Certified Industrial Hygienists and Professional Engineers, are involved in managing the process and ensuring regulatory adherence, while advanced monitoring

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Additional cleanup activities will consist of waste profiling and off-site disposal of approximately 3,792 tons of PCE-contaminated soil, with the need for disposal based on air sampling results. Soils exceeding 50 parts per million (ppm) PCE will require disposal at a Subtitle C landfill. Excavation will be supported by shoring to stabilize the area, and soil sampling will document post-excavation conditions to verify the removal of contaminants. The LA Sanitation & Environment (LASAN), in coordination with the HHMD SMU will prepare a Removal Action Completion Report summarizing the cleanup process and monitoring activities to ensure long-term site safety and compliance. The HHMD SMU was selected by the City for oversight over the Department of Toxic Substances Control (DTSC) due to its more cost-effective services and quicker turnaround times. HHMD is authorized to oversee environmental cleanup projects in LA County under state law (Assembly Bill No. 304).

3.b/c/d/e. Description of Tasks/Activities and Outputs – Project Implementation, Anticipated Schedule, Task/Activity Leads, and Outputs: Implementation of the EPA Grant and completion of the cleanup activities at the Site will be managed by LASAN with assistance from the EWDD, the Mayor’s Office, and City Council District 8, supported by project partners and one or more environmental contractors. The scope of work is organized into four tasks, for which the specific activities, deliverables, and roles are summarized below. No subgrants will be issued, and no funding for participant support costs is being requested for this project.

EPA Cleanup Grant Funded Summary of Tasks, Schedule, Leads, and Outputs

Task 1: Community Involvement/Grant Management
i. Task/Activity Description: Community involvement activities will include: 1) public meetings, 2) providing updates on the project website, 3) preparation of fact sheets and mailers. Grant management activities will include: 1) quarterly progress reporting, 2) Property Profile Form submission and updates in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), 3) preparation of a final report, and 4) expenses associated with attendance by LASAN staff at two regional or national brownfield conferences.
ii. Anticipated Schedule: Community outreach will continue throughout the project, with quarterly updates provided at neighborhood councils. Progress reports will be submitted to EPA by January 30 th , April 30 th , July 30 th , October 30 th of each year. Initial Site information will be entered into ACRES after execution of the cooperative agreement, and updated as remediation milestones, HHMD approvals, and mixed-use development benchmarks are completed.
iii. Task/Activity Lead(s): Los Angeles City Council District 8 staff (Del Valle) will lead the community involvement process and associated outreach during preparation of the final Soil Management Plan and/or Remedial Action Work Plan (SMP/RAWP) and initial cleanup activities funded by the EPA Grant. LASAN staff (Colette Monell and Nuna Tersibashian) will participate in meetings and are primarily responsible for required reporting and other programmatic activities under the EPA Grant. Both are qualified environmental professionals (QEPs).
iv. Outputs: 1) Up to sixteen outreach meetings at neighborhood councils (~4 meetings/year) with notices, agendas, presentations, sign-in sheets, and meeting notes. 2) Outreach materials (fact sheets; results summary sheets; website updates prepared in both Spanish and English). 3) Up to 16 quarterly progress reports, one final closeout report, and ACRES updates (as needed). 4) Davis-Bacon and Related Acts (DBRA) record keeping and reporting.
Task 2 – Cleanup Planning
i. Task/Activity Description: LASAN staff will hire a QEP through a qualifications-based procurement process compliant with 2 CFR 200.317-327. After execution of the cooperative agreement and HHMD approval of the final SMP/RAWP, the QEP will prepare a final ABCA, as well as bid specifications for remedial actions. A quality assurance project plan (QAPP) will outline field and laboratory procedures for air monitoring and any verification sampling conducted during cleanup. In addition, LASAN staff (or contractors) will submit the previously completed threatened or Endangered Species Act (ESA §7(a)(2)) and National Historic Preservation Act (NHPA §106) review activities and update as appropriate.
ii. Anticipated Schedule: LASAN will complete solicitation of proposals and contracting with a QEP firm by 11/30/2026. The final ABCA, SMP/RAWP, QAPP, and ESA/NHPA documentation will be completed by 3/1/2027.
iii. Task/Activity Lead(s): LASAN staff with support from the QEP.
iv. Outputs: 1) Final ABCA. 2) Final SMP/RAWP. 3) QAPP 4) ESA/NHPA Screening Documentation. 5) Haul & Transportation Plan. 6) Remediation Bid Specifications and Bid Package.
Task 3 – Site Cleanup
i. Task/Activity Description: Task 3 activities will include: 1) LASAN will work with HHMD to provide at least 30 days advance notice of remedial work to project stakeholders and nearby residents. 2) LASAN will retain a

equipment is employed to collect real-time data. Additionally, comprehensive daily reporting and final project documentation are required to meet regulatory standards, contributing to the overall cost.

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qualified cleanup contractor through a competitive request for proposal (RFP) process based on the SMP/RAWP and Task 2 specifications. The contractor will: a) Complete all permitting and pre-work submittals including the health and safety plan. b) Mobilize to the Site, install site-security and stormwater controls, and survey/stake excavation boundaries. c) Install a vapor barrier and VIMS over approximately 81,006 square feet. 3) Perform waste characterization through direct-push drilling to profile soils for disposal at the Simi Valley Landfill. 4) Conduct shoring (to support the excavation), excavation, loading and transport of an estimated 3,792 tons of PCE contaminated soil based on air sampling results (≥ 50 ppm) at a Subtitle C landfill. 5) The QEP will observe/document the cleanup activities, and complete: a) Air monitoring during excavation per SCAQMD Rules 1166 and 403. b) Confirmation soil sampling of excavation base and sidewalls. c) Assist LASAN in completing a Removal Action Completion Report (RACR).

ii. Anticipated Schedule: Complete bidding and contractor selection by 4/30/2027. Complete contracting and permitting by 6/30/2027. Complete installation of shoring, soil excavation, and disposal by 12/31/2027. Complete installation of the subslab vapor collection system and vapor barrier in conjunction with basement construction by 3/31/2028. Air monitoring will be performed concurrently with construction activities through completion of the basement. Installation of the above grade VIMS components will be completed in conjunction with building construction during April 2028 through March 2029. Commissioning and testing of the completed VIMS system will occur January through June 2029, concurrently with finishing of the building interior areas. The Removal Action Completion Report will be completed by 9/30/2029.

iii. Task/Activity Lead(s): LASAN staff (Nuna and Colette) will direct cleanup activities at the Site, which will be completed/overseen by environmental contractors retained in accordance with 2 CFR 200.317-327.

iv. Outputs: 1) Contractor RFPs and bid results, 2) Contractor pre-work submittals and permits, 3) Laboratory testing reports, 4) RACR, 5) Air monitoring data and reports, 6) Installed vapor barrier and VIMS, 7) Excavation and disposal of PCE contaminated soil and associated records.

Task 4 – Los Angeles County Fire Department HHMD SMU Oversight

i. Task/Activity Description and Roles: LASAN staff (Nuna and Colette) will coordinate with HHMD SMU staff, who will assist with outreach activities, participate in public meetings, provide review and approval of work plans and technical reports associated with Tasks 1-3. HHMD charges LASAN for staff time required for oversight.

ii. Anticipated Schedule: HHMD involvement will be on-going throughout grant implementation, as meetings are held, and plans and reports are submitted for review/comment/approval.

iii. Task/Activity Lead(s): HHMD staff will perform the oversight activities funded as part of Task 3. LASAN staff (with assistance from EWDD staff) will coordinate involvement by HHMD staff in the project.

iv. Outputs: 1) Outreach materials prepared by HHMD. 2) HHMD comment and approval letters.

3.f. Cost Estimates: The City is requesting \$2,380,379 in **hazardous** funding as summarized below.

Budget Categories*	Task 1	Task 2	Task 3	Task 4	Administrative Costs	Totals	
	Grant Mgmt., Outreach, and Reporting	Cleanup Planning	Site Cleanup	HHMD Coordination and Oversight			
Direct Costs	Personnel (LASAN)	\$80,400	\$40,200	\$53,600	\$13,400	\$13,065	\$200,665
	Fringe (LASAN)	\$39,600	\$19,800	\$26,400	\$6,600	\$6,435	\$98,835
	Travel	\$10,770	\$0	\$0	\$0	\$0	\$10,770
	Supplies	\$3,000	\$0	\$0	\$0	\$0	\$3,000
	Contractual	\$0	\$49,500	\$617,672	\$0	\$0	\$667,172
	Construction	\$0	\$0	\$1,277,437	\$0	\$0	\$1,277,437
	Other (HHMD fees)	\$0	\$0	\$0	\$25,000	\$0	\$25,000
Total Direct Costs	\$133,770	\$109,500	\$1,975,109	\$45,000	\$19,500	\$2,282,879	
Indirect Costs					\$97,500	\$97,500	
Total Federal Funding	\$133,770	\$109,500	\$1,975,109	\$45,000	\$117,000	\$2,380,379	

Direct project costs are detailed for four primary tasks: Community Involvement/Grant Management, Cleanup Planning, Site Cleanup, and HHMD SMU Oversight. Both direct and indirect administrative costs are also detailed.

Development and Application of Cost Estimates

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<p>Task 1 – Community Involvement/Grant Management (EPA Grant Budget = \$133,770)</p> <p>Personnel costs of \$80,400 are for grant reporting, community engagement, and grant management activities by LASAN staff assuming ~8 hours (hrs)/week over 3 years (i.e., 1,200 hrs @ \$67/hr). Fringe costs of \$39,600 are based on the estimated personnel costs multiplied by the 49.25% average fringe rate (= \$33/hr). Travel costs of \$10,770 are for 3 LASAN staff to each attend 2 regional or national brownfield conferences at average cost of \$1,795 (and assume average costs per person per conference of \$600 for airfare, \$570 for lodging [3 nights @ \$190/night], \$400 for conference registration fees, and \$225 for incidentals [\$75/day]). Supply costs of \$3,000 include \$1,250 and \$1,750 respectively, for printing and mailing expenses.</p>
<p>Task 2 – Cleanup Planning (EPA Grant Budget = \$109,500)</p> <p>Personnel costs of \$40,200 are for cleanup planning activities by LASAN staff (600 hrs @ \$67/hr). Fringe costs of \$19,800 are based on the estimated personnel costs and the fringe rate of 49.25%. Contractual costs of \$49,500 are based on an estimated 275 hrs of work by QEP staff (at an average billing rate of \$180/hr) preparing the final ABCA (40 hrs), SMP/RAWP (120 hrs), QAPP (40 hrs), and ESA/NHPA documentation (75 hrs).</p>
<p>Task 3 – Site Cleanup (Total Cost = \$7,433,636 including \$1,975,109 in EPA Funds and \$5,053,257 in City Funds)</p> <p>Personnel costs of \$53,600 are included for coordination of cleanup activities by LASAN staff (800 hrs @ \$67/hr). Fringe costs of \$26,400 are based on the personnel costs multiplied by a fringe rate of 49.25%. Contractual costs of \$617,672 include: 1) \$28,710 for pre-field activities by the QEP; 2) \$260,154 for remedial oversight by the QEP; 3) \$256,808 for air monitoring; and 4) \$72,000 for reporting by the QEP. As detailed in the draft ABCA, total remedial construction costs are estimated at \$6,735,964. This is an updated estimate completed in December 2025 by a consultant for the EWDD that was also reviewed by a consultant for the developer, and includes: 1) \$1,896,734 in shoring to stabilize the excavation (which will extend to the lot lines); 2) \$747,560 for soil excavation (43,115 CY); 3) \$1,127,000 for disposal of PCE-impacted soil; 4) \$1,536,796 for disposal of other soils; 5) \$1,227,874 for installation of the VIMS (including a vapor barrier, subslab venting system, and other equipment); 6) \$120,000 for purchase and installation of VIMS blowers; and 7) \$80,000 for purchase and installation of a carbon vessel to treat VIMS exhaust. All contractor costs assume payment of prevailing wages under the DBRA. EPA Cleanup Grant funding will be utilized to pay for up to \$1,277,437 of the total estimated remedial construction costs, including 50% of the costs for four of the items listed above, including \$563,500 of the costs for disposal of PCE-impacted soil, \$613,937 of the costs for installation of the VIMS, and \$60,000 and \$40,000, respectively, of the cost for the VIMS blower and carbon vessel.</p>
<p>Task 4 – HHMD SMU Agreement Oversight (EPA Grant Budget = \$45,000)</p> <p>Personnel costs of \$13,400 are budgeted for LASAN staff time (200 hrs @ \$67/hr) to coordinate oversight activities specific to Site cleanup with the HHMD SMU. Fringe costs of \$6,600 are based on the estimated personnel costs and the fringe rate of 49.25%. Other costs of \$25,000 for Los Angeles County Fire Department HHMD fees, based on recent cleanup projects of similar complexity and scope.</p>
<p>Administrative Costs (EPA Grant Budget = \$117,000)</p> <p>Direct Administrative Costs: Personnel costs of \$13,065 are budgeted for an estimated 195 hours of work on direct administrative activities by LASAN staff (@\$67/hr). The hours estimate assumes an average of ~1.25 hrs per week is spent on administrative activities for the grant over 3 years. Fringe costs of \$6,435 are budgeted based on personnel costs and an average fringe rate of 49.25%. Indirect Administrative Costs of \$97,500 are budgeted⁶. The total administrative costs of \$117,000 are equal to 4.9% of the total grant request, and are therefore within the EPA limit for brownfield grants of 5%.</p>

3.g. Plan to Measure and Evaluate Environmental Progress and Results: Upon notice of award, the cleanup project schedule will be updated to reflect the ABCA-preferred remedial alternative, including tasks, subtasks, milestones, and EPA grant-specific reporting requirements. Installation of the vapor barrier and VIMS will be tracked through LASAN’s proprietary project management software, which serves as the central system for managing budgets, schedules, and progress. Monthly schedule reviews will help identify deviations early, allowing timely corrective action. Quarterly progress reports will be submitted to EPA and posted on the project website for transparency. **Environmental Cleanup Outputs:** Documented short-term outcomes will include: (1) land area made safe for public access after installation of the vapor barrier and VIMS, and (2) reduction in PCE concentrations demonstrated through post-installation monitoring. These outputs will be reported in ACRES. **Redevelopment Outcomes:** Long-term redevelopment outcomes—tracked and reported in ACRES during and after the 4-year grant period and in the Project Closeout Report—will include: (1) acres of mixed-use

⁶ In order to determine allowable indirect costs, the Modified Total Direct Costs (MTDC) were calculated using the combined total of estimated personnel, fringe, travel, and contractual costs (= \$977,442) and then multiplied by the de minimis indirect cost rate of 15%. This equaled \$146,616 in potential allowable indirect administrative costs. However, based on the EPA 5% limit on administrative costs for Brownfield Grants, the lower amount of \$97,500 was included in the budget.

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redevelopment, (2) acres deemed environmentally safe for community use, (3) linear feet of new public walkways and square feet of green space created, (4) local jobs created, (5) new neighborhood amenities, and (6) public and private funding leveraged. Redevelopment is expected to be completed by January 2030.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a/b. Programmatic Capability – Organizational Capacity, Structure and Description of Key Staff:

Organizational Capacity and Structure: The grant will be administered by the LASAN Citywide Brownfields Program, which has three dedicated full-time staff and extensive experience managing 13 previous EPA Brownfields Grants. LASAN oversees all technical, administration, and reporting requirements, supported by the Financial Management Division and Office of Accounting. The project will also involve coordination with the EWDD Real Estate Group, the Mayor's Office, Council District 8, and multiple project partners.

Key Staff – LASAN: Colette Monell (Environmental Supervisor I) will manage daily activities for all project tasks. She is an Envision Sustainability Professional (ENV SP) and a QEP with 16 years of professional experience and holds an MS in Environmental Science, a BS in Biology, and a BA in Environmental Studies. She has seven years' experience administering grants and managing assessment and cleanup projects. **Nuna Tersibashian** (Compliance & Sustainability Unit Manager) will manage administrative and programmatic requirements. A QEP with over 20 years of experience, she holds an MS in Environmental Geology and a BS in Geology. She has managed the Citywide Brownfields Program for 17 years, overseeing several EPA Brownfields Grants, grant applications and administration, stakeholder outreach and grant-supported activities. **Key Staff – LA EWDD: Blair Miller** (Principal Project Coordinator, EWDD Real Estate Group) will serve as lead project manager. She has over eight years of experience managing affordable housing and economic development projects on City-owned land and previously worked as an affordable housing developer. Her background with similar projects will support timely completion of the cleanup. **Key Staff – LA Council District 8: Albizael Del Valle** (Capital Projects Director, Office of Council President Marqueece Harris-Dawson) will lead community engagement. With eight years of experience in Council Office, he has advised on land use, housing, and major infrastructure projects; supported the development of nearly 850 affordable housing units; and implemented economic development programs. He collaborates closely with LASAN and maintains daily contact with residents in the Target Area, making him well equipped to manage outreach.

4.c. Acquiring Additional Resources: The City, LASAN and EWDD regularly procure millions of dollars in professional engineering and environmental services, and LASAN can secure additional expertise or resources as needed for successful project implementation. LASAN staff will hire a QEP through a qualifications-based procurement process or an RFP that complies with 2 CFR 200.317-327 requirements.

Past Performance and Accomplishments (Currently Has or Previously Received an EPA Brownfields Grant)

4.d(1) Accomplishments: Information on the City's most recent EPA Brownfields Grants is provided below.

FY2019 \$500,000 Cleanup Grant - River Park Site (BF-99T95101): The City completed hotspot removal of asbestos-contaminated soil across a 12.5-acre area of a former rail yard slated for an open space/park redevelopment along the Los Angeles River. All funds were expended, and the final closeout report was submitted to EPA on 1/27/2025. **FY2020 \$500,000 Cleanup Grant – Paseo de Rio Site (BF-98T06601):** The City completed an approved cleanup plan, selected a contractor, and began cleanup in October 2023, continuing through October 2026. The Site will become a mixed-use area with community access to the LA River in a predominantly distressed neighborhood. Extensive community outreach has been conducted through neighborhood councils and a Community Advisory Committee.

4.d(2) Compliance with Grant Requirements: Since 1995, the City has received 13 EPA Brownfields grants and has consistently completed all required quarterly performance reports, technical reporting and ACRES reporting on time. LASAN has complied with all grant terms and conditions and all outputs and outcomes have been fully reported in ACRES, with open grants progressing toward completion within their project performance periods.

MOST RECENT OPEN ASSISTANCE AGREEMENTS: **FY2025 \$500,000 Community Wide Assessment Grant (BF-97T40701; 10/1/2025-9/30/2029):** The City has identified several potential project sites and is in the process of determining site eligibility to begin assessment activities. **FY2023 \$2,000,000 Cleanup Grant – Taylor Yard G2-Central Site (BF-98T72701; 10/1/2023-9/30/2027):** The City is preparing a Human Health Risk Assessment and a Response Plan and advancing the cleanup plan for eventual redevelopment into a 13-acre open space/park. Funds are being expended, with reimbursement requests planned for 2026. **FY2021 \$500,000 Cleanup Grant – 5879-5887 and 5888-5910 S. Crocker St. Site (BF-98T22701; 10/1/2021-10/31/2026):** This site is designated for 100% affordable housing. The City is working with DTSC on additional comments and updating the cleanup plan. About \$475,000 remains for cleanup scheduled for 2026. **FY2020 \$500,000 Cleanup Grant – Paseo de Rio Site (BF-98T06601; 10/1/2020-10/31/2026):** Cleanup activities began in October 2023, and remaining funds will be fully expended over the next 4-6 months.

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1. APPLICANT ELIGIBILITY:

The City of Los Angeles is a “general purpose unit of local government” as that term is defined in 2 CFR § 200.64 and is therefore eligible to apply for and be awarded a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant. If awarded funding by EPA, the Citywide Brownfields Program within the City of Los Angeles Department of Public Works, LA Sanitation and Environment (LASAN) will administer the grant.

2. PREVIOUSLY AWARDED CLEANUP GRANTS:

The Site has not received funding from a previously awarded USEPA Brownfields Cleanup Grant.

3. EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS:

The City does not have an open USEPA Brownfields Multipurpose Grant.

4. SITE OWNERSHIP:

The City of Los Angeles has been the owner since May 24, 2013, when it was transferred to the City of Los Angeles from the former Community Redevelopment Agency of City of Los Angeles (CRA/LA).

5. BASIC SITE INFORMATION:

Name of Site: 94th and Broadway

Site Address: 9402 South Broadway, Los Angeles, CA 90003

Current Owner: City of Los Angeles

6. STATUS AND HISTORY OF CONTAMINATION AT THE SITE:

Type of Contamination: The Site is contaminated by hazardous substances, with the primary constituent of concern being tetrachloroethene (PCE) in soil vapor. Areas of arsenic and lead impacts in shallow soil were previously remediated in 2023.

Operational History and Current Use(s) of Site: Historically, the Site contained eleven distinct parcels with addresses of 9402-9842 S. Broadway and 214 to 220 W. 94th Street. The southern section of the Site was primarily home to the Broadway Community Hospital (9500 S. Broadway) from 1960 to 1986. In contrast, the northeast portion of the Site (214-220 W. 94th Street) hosted residential buildings from 1937 to 1971. By 1981, one of those structures (216 W. 94th Street) had been repurposed as an office for the Broadway Home Health Agency. By 1993, all of the Site structures were razed, and the Site has remained vacant and a source of blight for the neighborhood since that time. The Site was acquired by the CRA/LA in 1992-1993. Contamination is associated with uses that occurred prior to acquisition by the CRA/LA and one or more off-site sources. In May 2013, the City acquired the Site (involuntarily) through its Housing and Community Investment Department (now the Los Angeles Housing Department) as part of a State-sanctioned Housing Asset transfer from CRA/LA. All disposal of hazardous substances at the Site occurred prior to acquisition by the City in 2013. The City did not cause or contribute to any releases of hazardous substances at the Site. Furthermore, the City has not at any time arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site. In October 2016, the City Council authorized the transfer of the Site to the Economic and Workforce Development Department (EWDD) for potential economic development. In August of 2017, EWDD issued a Request for Proposals seeking community-focused, economically sustainable developments. After evaluating responses, 94B, LLC was

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selected as the developer, with City Council approval in April 2018 and Mayoral concurrence in May 2018.

Environmental Concerns Summary: A Phase I environmental site assessment (ESA) was conducted in August 2018. The Phase I ESA identified a historical drum fire and chemical leak from 1990 near the southern border of the Site, involving 25 drums of corrosive soaps and waste oils. It was unclear if the incident occurred on the Site or on an adjacent property. Various dry cleaning operations and historical cleaners were located within 400 to 1,000 feet of the Site, which, along with the drum fire, were identified in the Phase I ESA report as recognized environmental conditions (RECs). In 2019 a Phase II ESA was completed at the Site which included twelve soil borings drilled to 15 feet below ground surface (bgs) and converted into dual-completion soil gas probes. Additionally, fifteen step-out borings were sampled around three of these locations. Detected concentrations of total petroleum hydrocarbons (TPHs), volatile organic compounds (VOCs), and metals were below California Department of Toxic Substances Control (DTSC) and USEPA Region 9 screening levels, except for arsenic and lead concentrations which exceeded DTSC Acceptable Threshold Criteria. Chloroform and PCE soil vapor concentrations increased with depth in samples from the southern portion of the Site. Following the discovery of increasing PCE concentrations with depth, additional site investigations completed in 2022 and 2023 to evaluate soil, soil gas, and groundwater conditions at depths below 15 feet bgs. This investigation identified elevated PCE concentrations in soil gas in the northwestern portion of the Site to depths of 60 feet bgs. The findings suggested that the PCE impacts were unlikely due to on-site activities but were more likely from off-site sources migrating along underground sanitary sewer and storm drain lines. Based on the results of these investigations, the following recommendations were proposed: 1) completion of a remedial excavation to mitigate the lead and arsenic impacts within three areas at the Site and 2) to mitigate elevated PCE concentrations in soil gas beneath the proposed building through installation of a vapor barrier and installation of a vapor intrusion mitigation system (VIMS) during the construction of the planned subterranean garage.

Beginning in 2022, the developer (94b, LLC) retained an environmental consultant to implement the Final Removal Action Workplan approved by the Los Angeles County Fire Department Health Hazardous Materials Division (HHMD), Site Mitigation Unit (SMU). In June 2023, a total of 1,723.5 cubic yards (2,585.3 tons) of lead- and arsenic-contaminated soil were excavated and disposed of off-site. Confirmation soil samples showed that lead and arsenic levels were below the site-specific cleanup goals of 80 milligrams per kilogram (mg/kg) for lead and 12 mg/kg for arsenic. All areas were backfilled with clean imported material.

The last step before redeveloping this Site is to address PCE-impacted soil vapor by installing a vapor barrier, implementing a vapor intrusion mitigation system and removing residual PCE-impacted soil. These steps are essential to eliminate potential health risks from soil vapor and ensure the building is safe for future occupants. This cleanup grant application seeks funding to carry out these critical activities, paving the way for the Site's transformation into a vibrant mixed-use commercial and residential space for the community.

7. BROWNFIELDS SITE DEFINITION:

The Site is real property, for which reuse is significantly complicated by the presence of hazardous constituents associated with previous uses and activities. Per CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and "Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k)," the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

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8. ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS:

The Site has undergone comprehensive environmental investigations as part of the past environmental due diligence activities. Previous environmental assessment activities focused on the vapor intrusion concerns that will be the focus for USEPA funded cleanup activities are summarized below.

1. **2019 Phase II ESA (November 26, 2019):** Initial findings indicated elevated PCE concentrations in soil vapor, with greater concentrations present at depths around 15 feet bgs, in particular, in borings SB-8, SB-11, and SB-12. Recognizing a potential off-site source, this phase of assessment confirmed the need for further evaluation of PCE sources and migration pathways.
2. **2022 Additional Investigation (September - December 2022):** A Final Site Investigation Workplan (dated September 12, 2022) detailed the scope of work for an in-depth soil and soil vapor study targeting areas with observed elevated PCE concentrations. Subsequent fieldwork from September to December 2022 included drilling of additional soil borings, and installation and sampling of offsite soil gas probes used to evaluate the likelihood of PCE migration from nearby industrial sites. Elevated PCE concentrations in soil vapor samples were documented from samples collected at depths up to 60 feet bgs in the northwestern portion of the Site, which was attributed to migration within subsurface utilities from one or more as yet unidentified off-site sources.
3. **2023 Supplemental Investigation (January - August 2023):** Follow-up assessments completed in August 2023 included offsite sampling and identified PCE concentrations in soil vapor samples up to 160,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). These data further supported the recommendation for installation of a vapor intrusion mitigation system and vapor barrier in the proposed building to protect future occupants from exposure to PCE in soil vapor.

The completion of these assessments ensures that all necessary environmental reviews and approvals are in place, and the data collected serves as the foundation for the proposed cleanup and reuse of the Site.

9. SITE CHARACTERIZATION:

The Site is enrolled in a voluntary cleanup program and as a result, responses are provided to Section b of the guidelines for this threshold criterion.

A letter from the Los Angeles County Fire Department's HHMD SMU affirming that the Site is entered into their Voluntary Cleanup Program and has been sufficiently characterized for remediation work to begin is provided as **Attachment B**.

10. ENFORCEMENT OR OTHER ACTIONS:

There are no ongoing or anticipated enforcement actions or other actions at the Site. Cleanup of the Site is being conducted under Voluntary Remedial Action Agreement executed between the City and the Los Angeles Fire County Department on September 1, 2022.

11. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION:

The City affirms that the Site does not need a property-specific determination.

12. THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY:

As described in the response to Criterion No. 6, contamination at the Site is associated primarily with hazardous substances, and proposed cleanup activities are solely linked to hazardous

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substances (i.e., PCE in soil vapor). Therefore, only the eligibility criteria linked to hazardous substance releases are addressed below.

12.a. Property Ownership Eligibility – Hazardous Substance Sites

The City asserts that it is exempt from CERCLA liability as a result of having acquired the Property through an involuntary acquisition, as detailed below.

12.a.i. Exemptions to CERCLA Liability

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

a) Circumstances Under Which the Property was Acquired:

The Site was acquired by the CRA/LA in 1992-1993. In May 2013, the City acquired the Site (involuntarily) through its Housing and Community Investment Department (now the Los Angeles Housing Department) as part of a State-sanctioned Housing Asset transfer from CRA/LA.

b) Acquisition Date:

May 24, 2013.

c, d, and e) Timing and/or Contribution toward Hazardous Substances Disposal:

We affirm that: a) all disposal of hazardous substances at the Site occurred prior to acquisition by the City, b) the City has not caused or contributed to any releases of hazardous substances at the Site, and c) the City has not at any time arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

13. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE:

a) Cleanup Oversight:

Cleanup of the Site is being conducted under a Voluntary Remedial Action Agreement between the City and the Los Angeles County Fire Department HHMD SMU, executed on September 1, 2022. Los Angeles County Fire Department HHMD SMU has state-delegated authority to provide regulatory oversight. All investigation, remedial planning, and cleanup activities are subject to plans submitted for review/approval by the Los Angeles County Fire Department's HHMD SMU. LASAN have staff assigned to the project with technical expertise in environmental assessment and cleanup with support from EWDD. Although no need for further assessment has been identified, if additional assessment or other technical expertise is required, the City will utilize outside consultants who have been procured by the City through competitive procurement processes compliant with the provisions of 2 CFR §§ 200.317 through 200.326. Funding from the City's recently awarded FY2025 USEPA Brownfield Community-Wide Assessment is available to fund this type of work if needed, with the procurement process for that grant having been completed by the City earlier this year (2025).

b) Access to Neighboring Properties (if required):

Not applicable. No proposed cleanup activities will require access to neighboring properties.

14. COMMUNITY NOTIFICATION:

a) Draft Analysis of Brownfield Cleanup Alternatives

The draft Analysis of Brownfield Cleanup Alternatives (ABCA) and application narrative were made available for public review on the City's website on January 8, 2026. Additionally, the City participated in a public event (*Community Workshop*) hosted by Council District 8, from 10 a.m. to 12 p.m. on Tuesday, January 13, 2026, at Los Angeles Council District 8 Constituent Service Center, Community Room 107 (8475 S. Vermont Ave, Los Angeles, CA 90044). A copy of the draft

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ABCA was available at the event for community review. A copy of the draft ABCA is provided as **Attachment C1**.

b) Community Notification Ad

A community notification ad and flyer were posted on the Council District 8's social media (Facebook and Instagram) on January 7, 2026 advertising the *Community Workshop* and the City's intent to apply for the EPA Cleanup Grant. On January 8, 2026, a flyer advertising *Community Workshop* and a meeting to review the grant application and ABCA was shared with on the City's Brownfields Program website. The draft documents were also posted on the website of the Los Angeles Citywide Brownfield Program, where they could be downloaded or viewed online, with the opportunity to provide comments to a dedicated email address established for this purpose (9402southbroadwaycleanup@gmail.com). Documentation of these notifications is provided in **Attachment C2**.

c) Public Meeting

A public meeting was held from 10 a.m. to 12 p.m. on January 13, 2026, at Los Angeles Council District 8 Constituent Service Center, Community Room 107 (8475 S. Vermont Ave, Los Angeles, CA 90044) which was attended by twelve people. A meeting summary is provided as **Attachment C3**. Scanned copies of written comments received after the meeting from 78 area residents are included as **Attachment C4**. The comments were uniformly supportive of the project; with the exception of one resident whose support was contingent upon the project including sufficient off-site parking. As noted in the meeting summary, the current plans for the project approved by the City on 9/4/2025 include 180 parking spaces for cars for tenants in an underground garage, 50 surface parking spaces for the Aldi grocery store, and 313 private and 25 public parking spaces for bicycles. No additional questions or comments regarding the grant and/or draft narrative or ABCA were received after the meeting via email. Meeting sign-in sheets are included in **Attachment C5**.

The meeting was also attended by reporters from LA CityView 35, which is the City of Los Angeles' government access television media station accessible through cable services in the City of Los Angeles, online and through various social media platforms (<https://lacityview.org/about>), which broadcast an in depth story on the meeting, the project, and the plans to pursue USEPA Brownfields Cleanup Grant funding. The story can be viewed on YouTube at the following link: <https://youtu.be/Fldjr86pDeo?si=00udtkBF26pwDfK0>.

d) Submission of Community Notification Documents

The following required community notification documents are provided as attachments:

Attachment	Description
C1	Copy of the draft ABCA
C2	Documentation of the Community Ad notifications, including screen shots of website notifications and flyers.
C3	A meeting summary, including public comments regarding the application and ABCA
C4	Scanned copies of public comments
C5	Scanned copies of the meeting sign-in sheets

15. CONTRACTORS AND SUBRECIPIENTS:

At the time of this application, the City has not retained a contractor for work to be paid for by the grant if awarded.

There are no subrecipients named in the grant application.