



**FOLLOW-UP AND RESPONSES TO COMMENTS**  
**Avenue 34 Redevelopment Project**  
**Offsite Environmental Investigation**  
**Town Hall held on December 11, 2024**

**A. OVERVIEW**

**Purpose of Town Hall Meeting.** The Avenue 34 redevelopment project Town Hall meeting was held on December 11, 2024 via zoom to summarize past work by LASAN in this matter, and to present the results of the offsite investigation results to the community.

**Council Motion.** At the direction of Council District 1, the Los Angeles Sanitation and Environment (LASAN) was directed to lead offsite testing of wastewater, storm water, and soil and to work in collaboration with other relevant City Departments to support these testing efforts.

**Site Location.** The Site is located in the Lincoln Heights neighborhood between the 110 freeway and Pasadena Avenue. Addresses for the Site include 135 - 153 W Avenue 34 and 3401 and 3433 Pasadena Avenue in Los Angeles.

**Site History.** From the 1920s to 1977, the site was used as single-family residences, a bakery, a sand and gravel company, a metal working shop, a machine shop, and an electronics manufacturing company. The current owners of the site are R Cap Avenue 34, LLC and R Cap Avenue Two, LLC. The Site is currently unoccupied, but the owners demolished the unoccupied buildings on the Site to construct a 400+ unit apartment complex with underground parking and ground-floor retail developments.

**B. LIST OF TOWN HALL MEETING PUBLIC COMMENTERS**

- Lawrence Browne
- Mayra Duque
- Darren Gold
- Michael Hayden
- Wendy Legacki
- Vincent Montalvo
- Seth Polen
- Natalie Seaman
- Dr. Tom Williams
- Jane Williams

## C. TOPICAL COMMENT and RESPONSES

1. **LASAN's Role in Avenue 34 redevelopment project.** *Commenters expressed an interest in understanding why LASAN is involved and conducting the investigation instead of the DTSC or the project proponents.*

The California Department of Toxic Substances Control (DTSC) is a state agency within the California Environmental Protection Agency. The DTSC is the regulatory agency engaged on the Avenue 34 project to address the existing property parcel contamination. The developer entered into a Voluntary Cleanup Agreement with the DTSC to assess contamination caused by previous site operations. A Removal Action Workplan (RAW) submitted by the developer was approved by DTSC to clean up the site.

The City Council office is responding to the community requests to intervene on the project to seek additional information on the contamination related to the Avenue 34 parcel. City Council District 1 (CD-1) proposed a motion (21-0024) passed by the City of Los Angeles directing LASAN to engage with stakeholders and other City Departments to lead offsite testing of wastewater, storm water, and soil. At the time of this City Motion, the DTSC stated they have no plans for the project proponent to perform offsite testing.

A City sampling work plan was prepared to determine if the chemicals of concern identified on the Avenue 34 parcel site had moved offsite. In discussion with DTSC on the preparation of the City offsite testing workplan, the DTSC indicated that the developer would now conduct its own offsite testing. In consultation with the Lincoln Heights community group representatives, and as a result of reviewing the developer sampling workplan, LASAN updated its offsite workplan to focus on the data gaps and take samples from beneath the middle of the public right of way on Avenue 34 and Pasadena Avenue. LASAN has conducted that work and is providing the results of its offsite work to the DTSC and interested parties.

Related but not included in the contracted environmental soils investigation, LASAN also tested the wastewater (sewer), stormwater runoff, and inspected the sewer conveyance system.

LASAN is a stakeholder just as Council District 1 and the Community groups and concerned citizens are stakeholders. LASAN is supporting CD-1 in an advisory role. LASAN has no regulatory authority on this project and no oversight responsibilities. LASAN is a group of scientists and engineers that reviewed the project data and visited the project site to understand the contamination associated with the Avenue 34 parcel and the removal action workplan. To further illustrate LASAN's role, a figure has been prepared and is available at [www.lacitysan.org/avenue34](http://www.lacitysan.org/avenue34).

2. **DTSC Engagement.** *Attendees asked if the results would be shared with DTSC.*

Yes. All LASAN's results are intended to inform DTSC and the public. The 2024 Offsite Investigation Report is posted at LASAN's Avenue 34 webpage at [www.lacitysan.org/avenue34](http://www.lacitysan.org/avenue34) and shared with the DTSC Avenue 34 Project Team to be placed in [EnviroStor](#). EnviroStor is DTSC's database of site investigation and remediation information on specific sites, including Avenue 34.

3. **Council Motion & Expenses.** *There were questions on why the developer did not conduct and shoulder the cost of the investigation.*

Community concern led to a City Council motion to charge LASAN to review the Avenue 34 Project environmental documentation and to conduct offsite sampling. The developer was not initially required by DTSC to conduct offsite sampling. Communications from LASAN, in correspondence and in consultation with the DTSC, advocated for the need for additional information which led to the

developer conducting offsite sampling. The City still went forward with its independent investigation into whether chemicals of concern were limited to the parcel or may be found offsite. LASAN updated its workplan to fill data gaps we identified in the developer work by sampling in the public right of way in the middle of Avenue 34 and Pasadena Ave.

The workplan had specified the type of data needed to compare against any other readily available data sets. The type of equipment needed was not readily available by City forces to complete the work plan. Council District 1 provided funding for the offsite sampling and analysis as this is not a programmed function for LASAN personnel. The Council District was drawing on the environmental expertise of LASAN personnel to advocate for the community in reviewing environmental documentation and in consultations with the DTSC regulatory staff. The environmental investigation was contracted out to TRC Solutions and Catalyst Environmental with oversight by LASAN scientists and environmental specialists.

**4. Data, Reports & Monitoring.** *There were questions on how to view data and reports.*

TRC Solution's offsite investigation report, on behalf of the City, will be posted on the LASAN's Avenue 34 website at [www.lacitysan.org/avenue34](http://www.lacitysan.org/avenue34). For all other reports, visit [DTSC's Avenue 34 EnviroStor page](#) or copy & paste this link

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003112](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003112)

The TRC report is an independent third party investigation that was managed by LASAN. This study was developed using information provided by the Lincoln Heights community who expressed concern that the chemicals identified on the Avenue 34 parcel had moved offsite. This study does not include any communication or input from the developer. In discussion with the DTSC, they provided information on the types of protocols to be used. The sample borings and data collection and analysis were conducted in October and November 2024. In an attempt to bring the report findings to the Community in a timely manner a Town Hall was scheduled for December 11, 2024. The data indicates that the chemicals of concern are present in the offsite sample locations listed in the report.

**5. Human Health Risk Assessment.** *There were questions and comments on the chemical properties of the pollutants detected and safety of the community members.*

The developer, following state protocol, characterized the type and concentration of chemical pollutants on and beneath the Avenue 34 Project site. This environmental documentation was used to develop site-specific cleanup goals presented in the Removal Action Workplan. As part of the state regulations, the safety of humans is included in remediation requirements. Additional requirements will be presented in the Human Health Risk Assessment (HHRA).

For questions about exposure to toxic and hazardous substances, oversight of site cleanups safety, and waste removal, please contact the State regulatory agency staff of the DTSC at [dtsc.ca.gov](http://dtsc.ca.gov) or to review information specific to the [Avenue 34 project at EnviroStor](#), or copy and paste the following link: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003112](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003112)

EnviroStor is DTSC's online data management system for tracking cleanup, permitting enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues.

6. **Welch's Uniform Facility.** *The former Welch's Uniform Facility located at Pasadena Avenue and Avenue 35 was also referred to as Avenue 35. There were questions regarding clean-up plans, schedules and goals.*

The City Council directed LASAN to review work at the Avenue 34 site. The Avenue 35 site is a different parcel with different use and occupancy plans. For information on the Welch's Uniform Facility located on Pasadena Ave and Avenue 35, please visit EnviroStor Welch's Uniform Facility link below [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60000636](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000636)

7. **Discussion at the Town Hall Meeting.**

There were discussions after the presentation that included questions and comments from participants who were addressed at that time in the forum provided by LASAN at the December 11, 2024 Town Hall meeting. This virtual Town Hall meeting was recorded and is available for viewing at [www.lacitysan.org/avenue34](http://www.lacitysan.org/avenue34)