

BROWNFIELDS TECHNICAL ASSISTANCE

9331 SOUTH VERMONT AVE, LOS ANGELES, CA

May 2016



PROJECT SUMMARY

Community

The Iglesia de Dios (Israelita) Church is located adjacent to the property at 9331 South Vermont Avenue in South Los Angeles. This densely populated community is also home to a large number of industrial and commercial businesses. A long history of industrial activity in the area has resulted in a disproportionate level of environmental burdens on the predominantly minority community. These burdens include the proximity of several major freeways, airports and manufacturing facilities.

Property Information

Address 9331 South Vermont Ave.
Los Angeles, CA 90044

County Los Angeles

Size ~7,700 square feet

Property Information

There is a 2,900-square-foot, single-story building on the property that is used as an automotive paint store. The property was formerly used as an automotive repair facility, and some equipment used in the storage and dispersal of gasoline still remains on the property.

Technical Assistance Recipient

Iglesia de Dios Israelita, Inc.

Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. EPA contractors conducted the removal of two 1,000-gallon underground storage tanks, associated product lines, and tank vent lines, as well as overseeing removal of the hydraulic hoist. Soil samples were also collected to characterize potential releases during past business operations at the property. Analysis of soil samples indicate the presence of elevated levels of petroleum hydrocarbons. **Recommendation:** Soil with petroleum hydrocarbons should be further defined through additional sampling and then remediated.

Contacts

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Future Use

After cleanup, the current owner plans to redevelop the property as a children's day care center or after-school care facility.

EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfields sites:

www.epa.gov/brownfields

