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Brownfields Pilot Project  
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*Redevelopment is a Plus for the City!*

**WE'RE ON THE WEB!**  
[WWW.CI.GARDENA.CA.US/ECONDEV](http://WWW.CI.GARDENA.CA.US/ECONDEV)

City of Gardena  
1700 W. 162nd Street  
Gardena, CA 90247

## BROWNFIELDS PILOT PROJECT

### MISSION STATEMENT

*To identify and assess potentially contaminated, idled or underused industrial properties with the greatest potential for revitalization and redevelopment*



VOLUME 1

## CITY OF GARDENA BROWNFIELDS PILOT PROJECT

JULY 2001

### Brownfields Pilot Project News

*Providing Community Outreach and Education on Brownfields*

The City of Gardena invites all project news readers to keep in touch on the latest developments of the City's Brownfields Pilot Project!

The Pilot newsletter is designed to keep the community informed on the assessment, cleanup and redevelopment of any of the 46 sites within the City identified as potential brownfield sites, and to help the community learn more about brownfields redevelopment.

In October 2000, Gardena received notice that it was one of eleven cities selected to receive a brownfields pilot grant. The project was formally implemented after receiving \$200,000 from the United States Environmental Protection Agency (EPA) in a formal check-signing ceremony on December 5, 2000.

Following the check signing ceremony, the City held a stakeholders' meeting at the Ken Nakaoka Community Center, where members of the banking community, environmentalists, developers, other public agencies and a host of partners attended. Since then, the project has been moving forward steadily. The City has hired an environmental consultant to conduct Phase I Environmental Assessments, as well as community organizer to assist in community outreach. To answer further questions about the project, call (310) 217-9508.

#### What are Brownfields?

The EPA defines brownfields as abandoned, idled, or underused industrial and commercial facilities or properties where expansion or redevelopment is complicated by real or perceived contamination.

There are different types of brownfields and each presents its own history and unique project, call (310) 217-9508.

#### What are Brownfields?

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#### GARDENA BROWNFIELDS

##### LEGEND

- Underutilized
- Nursery land
- Empty buildings
- Vacant property
- Other

some are found in empty lots; others in deteriorated and unused warehouses and/or buildings.

Since the clean-up of brownfields where contaminants have actually been identified is very expensive, the responsible party(ies), in many cases, is the owner of the property.

- Other

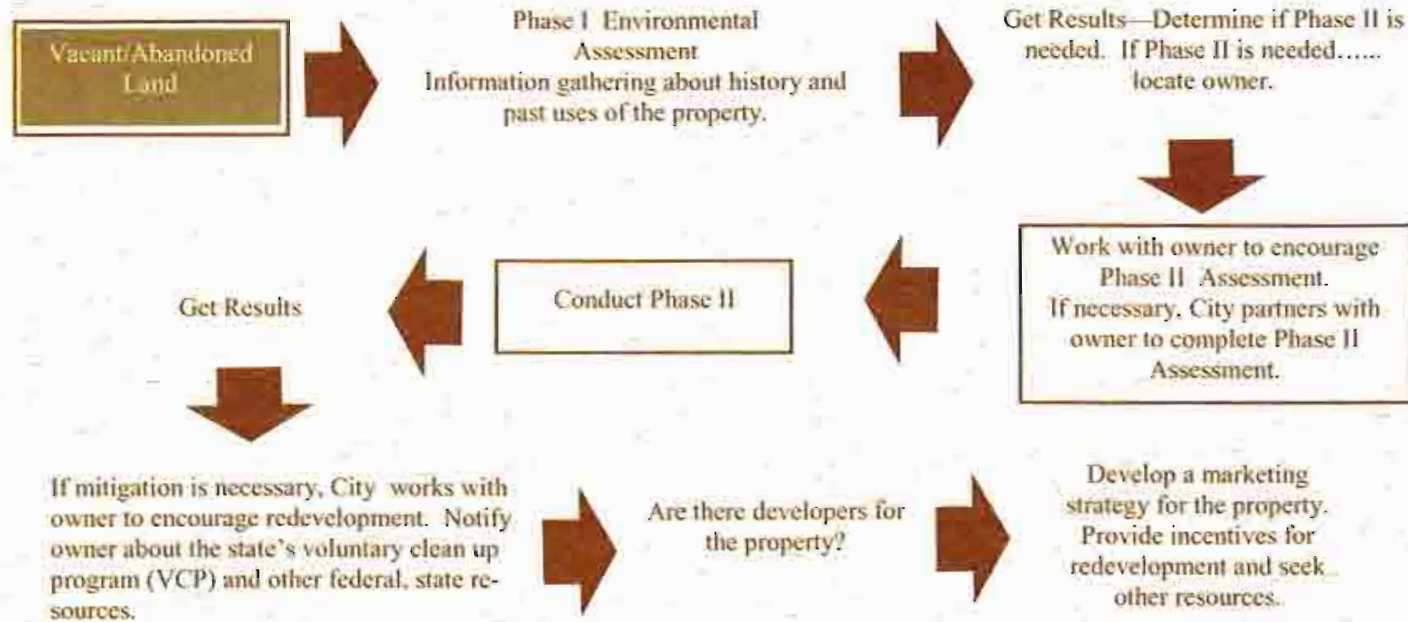


Kansas City, Missouri

#### Inside this issue:

The Brownfields Process	2
Brownfields Redevelopment A Plus	2
The Brownfields Glossary	3
Environmental Justice (EJ)	3
Mission Statement	4
The Brownfields Glossary	3
Environmental Justice (EJ)	3
Mission Statement	4

### The Brownfields Process



### Brownfields Redevelopment is a Plus for the City

*“Contaminated brownfields pose a risk to the community in which they are located, its ecosystems, and its watersheds.”*

The benefits of recycling land are both environmental and economic. Reusing brownfields not only protects human health and the environment but it :

- Increases the tax base in the City
- Creates jobs; promotes social equity
- Encourages private investment
- Restores or replaces dilapidated buildings and facilities; or recreates green space

An extremely important consideration in dealing with brownfields is the factor of possi-

ble exposure to those who reside in a brownfields area. Contaminated brownfields pose a risk to the community in which they are located, its ecosystems and its watersheds. That's why community involvement is an important part of the redevelopment process. Generally speaking, those who reside in the community, business owners, financial institutions, landowners, community associations, neighborhood groups and specific state and local government agencies are considered "stakeholders" and as such must be a part of brownfields redevelopment.



### The Brownfields Glossary

**Brownfields**—A vacant/abandoned or underutilized site, or portion thereof, that has actual or perceived contamination, and has an active potential for reuse or redevelopment.

**Abandonment/Orphaned**—A cessation of the use of a property by the owner with the intent of neither transferring rights to the property to another owner, nor resuming use of the property.

**Environmental Site Assessment**—The process by which a person or entity seeks to determine if a property is contaminated.

**Phase I Environmental Site Assessment**—A records search to determine history and use of property. There is no testing. This is consid-

ered a first stage environmental audit.

**Phase II Environmental Assessment**—Site tests that confirm the location and identify hazards or contaminants. This phase includes a report that makes recommendations for site cleanup/mitigation. This is considered a second-stage environmental audit.

**United States Environmental Protection Agency (EPA)**—The agency responsible for enforcing federal regulation pertaining to hazardous materials.

**The Department of Toxic Substances and Control (DTSC)**—Regulates storage, treatment, disposal, and cleanup of hazardous wastes and substances.



Gardena Sump

### Environmental Justice - Making Amends for the Damage—Part I

Brownfields did not materialize overnight. The issues of blight and contamination are part of the history of the making of America. Land use, zoning decisions, and discriminatory real estate practices are all factors that have contributed to the conditions that have created brownfields.

Many of these decisions have had the greatest impact among urban, minority, rural and/or disenfranchised communities. Far too often the types of communities are interchangeable; e.g., rural and minority; urban and disenfranchised.

According to the ICMA, the first most publicized case for environmental justice occurred in 1982 in rural Warren County, N.C., a predominantly African/American community selected as the site for a Polychlorinated Biphenyl (PCB) landfill. Protests occurred but the landfill was created, nevertheless. The pro-

tests resulted in national attention to the issue of environmental justice (EJ).

Since that time, the results of several studies have been released concerning toxic wastes in minority and low-income communities.

One study found that three out of five African Americans and Hispanic Americans were living in communities with uncontrolled toxic waste sites.

Many grassroots and civic organizations have become involved in environmental issues. These groups have formed formal and informal networks around the country and are involved in advocacy and environmental education to communities relative to environmental justice issues and policies.

EJ must be included as a part of any Brownfields program. Gardena has developed its own EJ program to ensure that the community is kept informed.

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Part II in the next issue will deal with the components of EJ. These groups have become involved in environmental issues. These groups have formed formal and informal networks around the country and are involved in advocacy and environmental education to communities relative to environmental justice issues and policies.

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