



MEMORANDUM

TO: Marisa Perales, Chair, and Environmental Commission Members

FROM: Oscar Garza, Watershed Protection Department

DATE: June 15, 2016

SUBJECT: La Loma/Red Bluff Illegal Dumping Cleanup Plan and Schedule

Site Description

Site consists of approximately 10 acres of undeveloped land at the end of Harold Court going west from Hwy 183 just beyond the City Service Center located at 6301 Harold Court. There is no current activity or use of the property.

Site History

The property was purchased by the City of Austin in 1993 and is currently under Austin Water Utility's (AWU) stewardship. A 2007 City memo indicates that at the time it was purchased AWU was interested in constructing a service center on the tract. The memo also indicates that significant environmental features affected the site and about 20% is within the 100-year floodplain. According to the memo, the service center development plan was stopped because of "objections from Watershed Management", mainly due to the Fort Branch drainage way and the many large live oak trees on the property. There is no documentation available to clarify what those objections may have been. AWU was later approached about releasing the property for development of affordable housing but that project was also abandoned. Since then AWU has had no further plans for the property.

Environmental Description

There is approximately 50 cubic yards of waste material that is scattered out on the surface, mostly along the east lot line. The waste material appears to be the result of illegal dumping. A review of historical Google maps indicate much of the waste material has been there for at least 10 years with no new dumping apparent within that time frame.

The type of waste present is mostly construction/demolition debris, household waste, furniture, clothing, and some tires. The City obtained an environmental company to conduct asbestos sampling of the construction/demolition waste material. Results of the sampling have confirmed that some of the debris is asbestos-containing waste material.

There is also a pile of 1-5 gallon plastic containers with petroleum product waste, most likely used motor oil. Some of the containers have rotted out and created soil contamination around them.

There was no evidence found within the waste piles to provide enough information to identify any responsible party.

Cleanup and disposal plan

- A qualified asbestos abatement contractor will remove all of the asbestos-containing waste materials. It is a possibility and a concern that asbestos-containing waste material may be underneath or mixed in with the debris that was initially found not to contain asbestos. It may be decided to remove all of the debris as asbestos-containing waste.
- The liquid waste petroleum product containers will be collected and properly disposed by the City's Austin Resource Recovery (ARR).
- ARR will remove the remaining waste material.
- ARR and the Public Works Department will provide access to the area by removing part of the earthen berm that was constructed many years ago to stop any further illegal dumping on the property.
- During the waste removal process plastic water barriers will be installed to prevent unauthorized entry to the area and to prevent any further illegal dumping.
- A permanent barrier will be reinstalled after project completion.

Schedule

- May 23rd - 18 bulk samples were collected for asbestos analysis. Sample results indicate the presence of asbestos. Sampling was conducted through ARR Brownfields Office.
- June 7th – On-site meeting with City staff and an asbestos abatement contractor was held to estimate the waste quantity and evaluate removal logistics.
- Week of Jun 20th – Asbestos abatement contractors will submit bids for removal of asbestos waste. Two scenarios are being bid, one for confirmed asbestos waste and another for removal of all waste as asbestos.
- Week of July 18th – Contractor will be scheduled to remove asbestos waste under one of the two scenarios.
- Week of July 25th – ARR will collect the liquid petroleum waste material and dispose of properly.
- Week of Aug 1st – After removal of all waste material is completed; ARR will obtain an environmental company to conduct soil sampling. The Brownfields Office is aiming to have a contractor in place once removal is finished.

Post cleanup

- ARR will address soil contamination on the site if sampling confirms
- ARR's Brownfields Office will work to find a sponsor to submit an application for an environmental site assessment through a State grant program.
- The East Austin Environmental Initiative (EAEI) will keep the neighborhood association updated.
- The EAEI will work with Code Compliance to identify and implement strategies to prevent any further illegal dumping.