CITY OF LOS ANGELES
HAZARDOUS SUBSTANCES CLEANUP GRANT
SOUTH L.A. WETLANDS PARK

THRESHOLD CRITERIA

1. Applicant Eligibility

   a. Eligible Entity - The applicant is the City of Los Angeles. The City of Los Angeles Environmental Affairs Department will manage the grant.

   b. Site Ownership - The City is in negotiations to purchase the site and expects to be in escrow by December 31, 2008. The property will be owned by the City by June 30, 2009

2. Letter from the State or Tribal Environmental Authority: See attached letter from the California Department of Toxic Substances Control.

3. Site Eligibility and Property Ownership Eligibility
   Site Eligibility

   a. Basic Site Information
   a.) Name of the site: South L.A. Wetlands Park
   b.) Address: 5413 Avalon Blvd. Los Angeles 90011
   c.) Current Owner: Los Angeles County Metropolitan Transit Authority (MTA)
   d.) Date of ownership: Before June 30, 2009

   b. Status and History of Contamination
   a.) Contamination: Hazardous materials consisting of shallow soil and soil gas impacted by VOCs.
   b.) Operational History and current uses: The site occupies approximately nine acres. It was used for railcar or vehicle maintenance facility since 1908. It is currently being used for maintenance of service and support vehicles and storage of parts and equipment.
   c.) Environmental Concerns: A Preliminary Endangerment Assessment (PEA) was completed at the site in November 2004 and Supplemental Site Assessments conducted in May, 2005 and September 10, 2008. Of most concern in those studies are the presence of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) in soil, primarily adjacent to a group of clarifiers.
   d.) Cause and Nature of Contamination: An PEA conducted by the City of Los Angeles in November 2004 identified eight areas of potential concern (AOPC). Although low concentrations of VOCs were detected in soil-gas within four AOPCs (#71, #72, #83, & #158), no organic compounds were detected in soil samples collected from the same borings. Acetone was detected in one sample at 260 mg/kg and low concentrations of PAHs were detected at a depth of 0.5 feet within the Former Mill Area (AOPC #79), most likely related to the use of tar products. These findings suggest that isolated soil impacts of limited extent may occur within these AOPCs near the areas sampled, and

were likely caused by incidental spills. Cis-1,2-DCE, TCE and PCE were detected at concentrations in soil-gas above the acceptable risk range of 1 x 10^{-6} to 1 x 10^{-4}, and above the cumulative hazard index threshold of 1 in the vicinity of clarifiers C2 to C4 (AOPC #84, #96, & #103). A Supplemental Site Assessment (SSA) conducted in May, 2005 recommended that the clarifier be abandoned by removal and soil samples be taken at the bottom of clarifiers to assess the vertical extent of the impacted soils. If VOC impacted soils are discovered at depth, additional mitigation and/or groundwater monitoring may be warranted. An additional SSA was conducted in September, 2008 to delineate contamination plumes and fill in several data gaps. As a result of this investigation, three new AOCs were identified: An abandoned clarifier adjacent to the south west corner of the new warehouse, an unknown metallic anomaly detected in the area of the former Oil House, and an area of shallow metal debris located near the Avalon entrance. Based on the results of the laboratory analyses performed on soil samples collected from the borings completed to date, VOCs exceeding the current PRG thresholds, primarily PCE and TCE, exist in soil beneath clarifier 3 located to the east of the maintenance building and extend to a maximum depth of 20 feet bgs. Concentrations of arsenic were detected in 122 of 157 samples analyzed during this investigation at concentrations ranging form 0.65 mg/kg to 5.3 mg/kg. Arsenic concentrations reported during this investigation appear to be consistent with, or below the regional background levels. It is recommended that a reasonable arsenic cleanup value be developed for the Site. A SAR and Remediation Action Plan (RAP) will be finalized after all investigatory work has been completed.

c. Sites Ineligible for Funding

a.) This site is not listed or proposed for listing on the National Priorities List.
b) This site 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.
c) This site is not subject to the jurisdiction, custody, or control of the United States government.

d. Sites Requiring a Property-Specific Determination

This site does not fall into any of the categories that require a property-specific determination from EPA to be eligible for funding.

e. Environmental Assessment Required for Cleanup Proposals

A Phase I assessment conducted to the ASTM E1527-00 standard was completed September 26, 2002 by Earth Tech, Inc. under the supervision of a licensed professional engineer with the City's Community Redevelopment Agency (CRA). A PEA was conducted by UltraSystems Environmental Inc. in September, 2004. Because this PEA was funded by a State Targeted Site Investigation, it was conducted according to the DTSC PEA Guidance Manual. Two SSAs were conducted by Ninyo & Moore in June, 2005 and by Leighton Consulting in September, 2008 under the supervision of Geotechnical Engineering Group, Bureau of Engineering.

Property Ownership Eligibility

f. Not Liable Under CERCLA

The City of Los Angeles never accepted, dispensed or disposed of hazardous materials, petroleum or petroleum product at this site or from this site. Nor did they exacerbate existing contamination at the site. The City has not owned the site or had control over activities at the site. Since the contamination was discovered, the City has worked to acquire the site so it could be remediated and redeveloped.

g. Enforcement Actions

There are no ongoing or anticipated environmental enforcement actions relating to this site. The project is enrolled in the Los Angeles County Fire Department's Site Mitigation Unit (SMU) voluntary oversight program.

h. Information on Liability and Defenses/Protections

i) Information on Property Acquisition: The City is currently negotiating to purchase the site from the current owner, The Los Angeles County Metropolitan Transit Authority (MTA). Council District 9 and MTA have agreed for the City to acquire the site before June 30, 2009. The City has lined up a variety of federal and state funds to purchase the site. The City will be the sole owner in fee simple title. MTA is a regional governmental entity overseen by a Board of Directors composed local government elected officials. The Mayor and three City Council members from the City of Los Angeles sit on the governing board of the MTA but do not have a controlling vote. The City has no other familial, contractual, corporate or financial relationships or affiliations with prior owners or operators of the property.

ii) Timing and/or Contribution Toward Hazardous Substances Disposal: Contamination at the site was caused by MTA's or predecessor agencies that have used the site as vehicle maintenance facility which they have owned and operated since 1908. The City is not responsible for any of the contamination on the site. The City has not arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site other than waste from investigations which is being disposed of appropriately.

iii) Pre-Purchase Inquiry: The City has done detailed pre-purchase inquiry to prepare to purchase the site. The following assessments were conducted for the City of Los Angeles Brownfields Program: A Phase I assessment conducted to ASTM E1527 was completed September 26, 2002 by Earth Tech, Inc. The PEA was completed at the Site in November 2004 by UltraSystems Environmental Inc. using Targeted Site Investigation Cal EPA funds under the supervision of the City's Brownfields Program. Supplemental Site Assessments were completed by Ninyo and Moore in June, 2005 and by Leighton Consulting in September, 2008. All consultants were directed by licensed professional engineers either at the City's Redevelopment Agency or with the City's Bureau of Engineering who are experienced in environmental assessment and remediation. The consultants are fully qualified in all aspects of environmental assessment and remediation. The City has now determined the extent of the

contamination of the property and has scoped out the necessary cleanup activities. The Phase I will be updated to take advantage of the bona fide prospective purchaser provision.

iv) Post-Acquisition Uses: The site is not yet purchased. However, the City is excited to be planning a park and constructed wetlands to serve an area in dire need of open space.

v) Continuing Obligations: The City affirms that it will stop any continuing releases; prevent any threatened future release; prevent or limit exposure to any previously released hazardous substances. The City further confirms its commitment to comply with all land use restrictions and institutional controls; assist and cooperate with those performing the cleanup to provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide al legally required notices. The site is currently fenced and the City will strictly control access until remediation is completed.

I. Petroleum Sites (This is not a petroleum site.)

4. Cleanup Authority and Oversight Structure

a. Remediation work will be performed by an environmental engineering firm under contract with the City's Department of Pubic Works, Bureau of Engineering. These firms are fully qualified in all aspects of environmental assessment and remediation. One of these firms will be issued a work order for the cleanup based on their workload and their qualifications as compared to the type of work to be performed. Their work will be overseen by one of the Bureau's California-licensed Professional Engineers who have overseen many similar cleanup projects. The remediation will be performed under the oversight of the Los Angeles County Fire Department Site Mitigation Unit (SMU) under their voluntary oversight program.

b. Access to neighboring properties will not be required to complete the proposed cleanup.

5. Cost Share

The 20% ($40,000) cost share will be provided through City of Los Angeles in the form of in-kind labor, materials, program management and contractual oversight. Only US EPA eligible and allowable expenses will be included. This will be paid for by the City.

6. Community Notification

In anticipation of applying for the grant, the City's Brownfields Program worked with City Council District 9 and the Targeted Neighborhood Initiatives Program who in turn worked directly with community constituents and non-profit organizations to identify and prioritize grant projects. The Brownfields Program took the following steps to notify the community:

- Briefed and obtained input from the City's fifteen Council offices and the Mayor's Housing and Business Team, which in turn worked directly with businesses, developers, community constituents and non-profits to identify and prioritize sites.
- Worked directly with Council District 9, which covers the area around the site, to ensure that community participated in identifying the end use.
- A public hearing was held before the Los Angeles City Council Housing, Community and Economic Development Committee on October 15, 2008
- The public notice was posted on the City's website on October 9, 2008 informing the public of the City's intention to apply for this grant, inviting community members to attend the committee meeting, or to email or call an EAD staff member with questions and comments. This notice was published over 30 days before the grant application was submitted.
- The comments received were logged and responded to individually. Details are attached.

RANKING CRITERIA

1. Community Need
   a. Health, Welfare and Environment

i) Impacts of Brownfields - Council District Nine has a higher than average portion of the brownfields in Los Angeles. On the Brownfields Program's list of former gas stations and other potentially contaminated small sites, of 97 sites Citywide, 19 (22%) were located in this Council District. This council district (CD 9) and the adjacent district (CD 8) have 42% of these sites indicating that this area of the City is overly impacted by Brownfields sites. Additional evidence of this may be found in the Brownfields Program survey of vacant sites throughout portions of Los Angeles targeted for redevelopment. Thirty-three percent (33%) of the sites were in this Council District, 56% for Council Districts 8 and 9 together. However, the City has worked hard to prevent resident's health from being impacted by neighborhood sources. Although abandoned sites are required to be fenced, fences are often torn down by homeless persons seeking refuge. In some cases, unfortunately, neighborhood children can gain access to these sites.

Brownfields also affect the welfare of local residents by causing neighborhood blight. This neighborhood was first developed in the early part of the 20th Century when small family businesses (including many gas stations) were located on main streets crisscrossing the neighborhood. When most commercial activity changed to chain stores in malls, these streets were left with many vacant lots and empty buildings. Gas stations were especially hard hit in the 1980s and 1990s because they were owned by small family businesses that could not afford to upgrade underground tanks to new standards. Fear of contamination and potential remediation costs that could exceed the value of the land have kept many of these sites either vacant or rented to auto-related businesses who do not maintain the properties very well.

The neighborhood faces the additional problem that it has pockets of industrial zoned land located close to residences. Some of these sites are vacant. Others are occupied by

businesses (in this case a pubic agency) who will not or cannot afford to beautify their exteriors.

ii) Health and Welfare of Sensitive Populations - Brownfields are just one of many burdens effecting the health and welfare of this community. Before World War II, this was a vibrant African American community. The civil unrest of 1965 marked a community that was by that time suffering from racial prejudice and economic difficulty. The area has continued to struggle although many new redevelopment projects have been underway in the last decade.

The statistics in the table below taken from the 2002 Census Bureau American FactFinder Fact Sheet, Demographic Profile Highlights and further statistics below shows a community with a large proportion of minority families, a high proportion of children that are suffering from challenges caused by minority ethnic status, unemployment, low income, and poor education.

	In Census Tract	In ZIP Code	In U.S. 2000
Population	3,274	101,214	
White	23%	27.9%	75.1%
African American	18.4%	13.5	12.3%
Hispanic	80.3%	85.3	12.5%
Av. Household Size	4.26	4.65	2.59
Med. household income*	$25,719	$23,851	41,994
per capita income*	$8,062	$8,071	$21,587
Indiv. below poverty level	33.1%	39.1%	$12.4%
Indiv under 18 yrs of age	41.1%	38.8%	25.7%
Indiv. with disability	22.3%	23.1%	19.3%

* In 1999 dollars

It is estimated that for the prior 12 months only 22.9% of householders had a full time job year round, 68.5% of families received supplemental security income or public assistance income and 40% of householders had not graduated high school. [1]

A primary environmental assault to this population is air pollution. The South Coast Air Quality Management District Multiple Air Toxics Exposure Study estimated cancer risk in this neighborhood to be 1124 per million (112.4 per 100,000) which is a greater than acceptable level of risk. Dr. John Froines, of UCLA Pollution Prevention Education and Research has stated that. “The current body of scientific evidence also shows that air pollution exacerbates or causes asthma and other respiratory illnesses, slow lung growth in children, birth defects, atherosclerosis (a disease affecting arterial blood vessels that basically hardens the arteries), several other heart ailments and various kinds of cancer. More than 16 million people run the risk of having to cope with these problems in the

[1] The U.S. Census Bureau 2007 PUMA Fact Sheet

[LA] basin, where they are forced to inhale the nation's worst-rated air…"[2] Breathe LA (an outgrowth of the American Lung Association) has said there is an epidemic of asthma in Los Angeles.

b. Financial Need

i) Economic Impact of Brownfields

This project will remove an industrial facility that is inappropriate near residences and schools and replace it with a badly needed park. The surrounding community that will benefit from this project has suffered significant economic impact from brownfields and other environmental insults that make redevelopment difficult. South Los Angeles has a large number of brownfields and the highest concentration of derelict former gas station in the City of Los Angeles. Many were never remediated properly, are difficult to redevelop, are now vacant or rented out as auto repair, tire sales and similar uses. Such rented commercial properties often present an unkempt poor appearance.

The large number of current and former industrial properties, many dating back before hazardous waste disposal regulations were in place, have left a legacy of polluted sites. Redevelopment of these sites is difficult due to the need for extensive investigation before purchase and redevelopment.

Many of these former industrial and gas station sites are vacant and are occupied by homeless persons thus making development of adjacent properties difficult. A by-product of all of these difficulties is a lack of neighborhood grocery stores. Since many residents do not have cars, they must take the bus to distant markets and are limited in how much they can carry home, thus increasing the number of trips that must be made and increasing the cost of living for residents who are already struggling to make ends meet. Several redevelopment projects in this area are targeting construction of grocery stores but many more are needed. This project will occupy an entire block and as such will beautify a significant portion of the community thus raising property values and encouraging additional adjacent redevelopment.

ii) Factors That Limit Ability to Draw on Other Resources - Although the City of Los Angeles is large, its need is even larger. Of the 3.8 million people living in the City 566,000 are living below the federal poverty level. A language other than English is spoken at home by 60.4% of individuals as compared to 19.7% nationwide[3]. A large immigrant population poses many challenges that strain the City's ability to provide assistance. This community has a large numbers of brownfields while also being short of park space. A1998 study found that South Los Angeles with a density of 13,000 persons per square mile had only 34 sq. ft of park space person. This is far less than the 130 sq. ft of park person in LA as a whole but also far less than other cities (300 sq. ft. per person in New York City, for example). [4] This leaves our lowest income persons living in the

[2] Mundy, Mathew "Breathing (and dying) in LA, lacitybeat.com, Sept 9, 2007.
[3] U.S. Census Bureau 2006 American Community Survey, Data Profile Highlights
[4] Loomis, Alan, "Exposition Park, South LA Case Study. See laforum.org

densest neighborhoods which often means many people crowded together in a household while having the least available relief through public park space. The State of California is providing most of the funding for this park. This grant would cover the incremental costs to remediate the land to a park standard and thus allow the City to provide a bigger park that would otherwise be possible and remediate a brownfield.

The City has received other EPA Brownfields grants but those funds have been used primarily in other portions of the City such as assessments in Wilmington and near Downtown Los Angeles, areas that are several miles from this site. An area-wide assessment covered the neighborhood where this site is located and will assist bringing additional development to this community.

2. Project Description and Feasibility of Success

a. Project Description

i. This site encompasses two city blocks on a commercial corridor surrounded by residences on two sides. Across the street is a full block occupied by a high school and other vacant properties. When the City's Brownfields Program asked this community which brownfields were of particular concern, these properties were proposed for a park. Over the last five years, this community's City Councilperson, Jan Perry, has worked hard to make this dream a reality. The nine acre park will include a natural wetland area where local youth can learn about the natural environment. The wetland is being designed to collect storm drain runoff and clean it. This will reduce contamination flowing to the ocean and provide water for on-site irrigation. The need for a nature park is critical for this neighborhood where families lack transportation to visit natural areas outside the City. This park will help build understanding and appreciation of the natural environment and serve as a laboratory for science education especially for students at the adjacent high school and middle school two blocks away.

The City is close to having a finalized RAP. Engineers with the City's Bureau of Engineering have been working with the regulatory agency (County SMU) and contractors to conduct extensive investigations for some months now. The results of this work is described in detail under Threshold Criteria, Part 3 b. Recently, the SMU asked for additional testing which the City is arranging to conduct soon. hen this additional testing is completed, it is expected that a RAP will be finalized shortly thereafter.

ii. Cleanup Plan - The Cleanup will be conducted under the supervision of the SMU voluntary oversight program. Oil contamination will be excavated and disposed of at an EPA approved landfill. Grant funds will be used to assist in covering the cost of excavation, disposal, post-excavation sampling, site restoration and submittal of a closure report to state.

For the portion of the cleanup that will be funded by this grant, soil removal is expected to cost approximately $155,000. Items which may be included in the cleanup include, clarifier removal, removal of acetone hot spots, installation of a protective liner, and

demolition of structures above contaminated soil. The cost for this task will be $15,000. The placing of a deed restriction on the property will also be considered.

b. Budget

1. Remedial Action Plan - A Remedial Action Plan (RAP) that has been approved by the SMU will be submitted to US EPA. Grants funds will be used to assist in covering the cost of a contractor working with SMU and US EPA to finalize the RAP. It will also cover some of the costs of City personnel working with the SMU and the contractor to develop the final plan. Grant expenses to develop a RAP will be $20,000.

2. Site Cleanup – Based on the expected recommendations of the RAP, soil contamination will be excavated and disposed of at an EPA approved landfill. Grant funds will be used to pay for costs of excavation, disposal, post-excavation sampling, site restoration and submittal of a closure report to the SMU. Items which may be included in the cleanup include, clarifier removal, removal of acetone hot spots, installation of a protective liner, and demolition of structures above contaminated soil. Grant cost of the site cleanup will be $155,000.

3. Community Involvement - The City of Los Angeles will provide public outreach by working with the City Council District 9 Office staff and the Targeted Neighborhood Initiative groups. Activities will include the development of brochures, maps, development schematics, fact sheets/newsletters, news releases, meetings, etc. Additionally, grant funds will be used to travel to National and Regional Brownfields Conferences to share lessons learned and successes. Grant cost of community involvement will be $10,000.

4. Voluntary Oversight Cleanup Program – The SMU charges applicants to cover staff fees for review, oversight and approval of all plans, designs and results. It is estimated that the fees are 10% of the actual cleanup costs, $15,000.

Cost Share – The City will provide all Program Management costs as in-kind. The City environmental engineers charge approximately $90/hour for first-line staff and $130/ hour for an engineering supervisor. The City Attorney's Office charges approximately $250 / hour for attorney consultation and court appearances. City management analyst staff ($40/hour) will work with local community groups to conduct the public outreach. The cost share will be $40,000.

BUDGET

Budget Categories	**Project Tasks**				
	Task 1	Task 2	Task 3	Task 4	***TOTAL***

	Community Involvement	Remedial Action Plan	Site Cleanup	VCP Oversight	
Personnel	$5,000				$5,000
Travel	$3,000				$3,000
Supplies	$2,000				$2,000
Contractual		$20,000	$155,000	$15,000	$190,000
Total	$10,000	$20,000	$155,000	$15,000	**$200,000**
COST SHARE					
Personnel	$10,000	$5,000	$20,000	$5,000	**$40,000**

ii. Leveraging Additional Resources - A California Environmental Protection Agency (Cal EPA) Targeted Site Investigation (TSI) Grant was dedicated to conduct a PEA at this site. These and US EPA Brownfields grant funds are being leveraged with over $17 million dollars in state funding to purchase the property and build the park including $956,000 in State Proposition 12 (Park) funds and over $15 million from several other sources, including Supplemental Environmental Projects and California Propositions K, O, 40 and 50 funds. The majority of cleanup costs will be paid for either by the previous owner through a reduced price for the purchase. The Cleanup Grant will provide sufficient funds to remediate the site to the higher standard required for a park.

Because this site is a priority with Councilmember Jan Perry, substantial City resources have also been authorized. The Environmental Affairs Department and City's Brownfields Program has been working to obtain grant funds and coordinate efforts as needed. The Bureau of Engineering contracted and supervised the PEA and SSA, will work with EPA on finalizing the RAP, and will supervise contractors to perform site remediation. The City's Department of Recreation and Parks will manage the site after it is constructed. These resources are also being leveraged with services from community organizations that will provide assistance with site development, as described in the "Partnerships" section below.

c. Programmatic Capability

i) Other EPA Grants - In 2004, the City's Brownfields Program received a Job Training Grant and a Petroleum Assessment Grant. The brownfields training was completed on schedule with 85% of the graduates placed into full-time employment. The Petroleum Assessment Grant met its goals by completing two Phase II assessments and an area-wide assessment of 204 small potentially contaminated sites in the target area. All funds have been spent from these grants. In 2006, the City received an EPA Assessment Grant for the Washington Blvd. Corridor.
In 2006, a $200,000 Cleanup Grant was received for Rockwood Park. Of that $170,000 is remaining. The oversight agency asked for additional testing. A RAP has now been

finalized and cleanup work will follow. In 2008, the City received a $200,000 for an area-wide petroleum assessment in the Los Angeles River area. The first phase of this work, the database search will begin soon. No funds have been expended yet from this grant.

The City has consistently submitted quarterly reports, all other reports as required and managed the funds effectively. We believe that the results described in this section show that we have satisfactorily completed or are making satisfactory progress on all grants that we have received.

In addition, since the inception of the City's Brownfields Program, over 100 sites have been identified and evaluated for development potential. Numerous Phase I and Phase II assessments have been completed on parcels throughout the 400+ square miles in Los Angeles. Three large area-wide Phase I and Economic Adjustment Strategies have been developed with support from EPA and the Economic Development Administration. The program has been awarded nine HUD Brownfields Economic Development Initiative grants totaling over $70 million in Section 108 loan guarantees and $10.5 million in grants. These funds are supporting several redevelopment projects that are in progress. Additionally, the City provided Community Development Block Grant funds to complete remediation at three sites that have created pathways of open space along Venice Beach, affordable housing, and over a million square feet of commercial and retail space just outside of downtown. Lastly, the City has conducted brownfields training for City staff and continues to work tirelessly to resolve brownfields barriers on various other City and private sector investments. These accomplishments show that the City has done well at achieving the goals of the agreements we have had with the US EPA Brownfields Program.

Qualifications: This grant will be administered by City of Los Angeles Environmental Affairs Department (EAD). The EAD's administrative staff has successfully administered several other US EPA Brownfields Grants. Additionally EAD's grant management procedures are audited by the City's Controller's office on a regular basis. EAD has professional staff knowledgeable about brownfields remediation. The City's Bureau of Engineering has licensed professional engineers who will select the contractor and oversee the actual remediation work. These engineers oversee many such projects each year.

Audit Findings: The City has a good record of managing federal funds. No departments that would be managing these grant funds has had adverse audit findings from a government agency or has been required to comply with high risk terms and conditions.

3. Community Engagement and Partnerships

a. Community Involvement - The decision to develop a wetland park at this site was arrived at through a consultative process between the local City Councilmember Jan Perry and community organizations and neighbors. Early on, the Brownfields Program briefed and obtained input from the City's fifteen Council offices and the Mayor's

Housing and Business Team, which in turn worked directly with businesses, developers, community constituents and non-profits to identify and prioritize sites. This specific project was identified by the City's Brownfields Program working with City Council District 9 and the Targeted Neighborhood Initiatives Program who in turn worked directly with community constituents and non-profits to identify and prioritize grant projects for their neighborhood

Community consultation is an on going part of this project whether or not this grant is received. City Council staff, the Brownfields Program and the Department of Recreation and Parks staff host community meetings to discuss progress at the site and invite input from community members and groups. Progress will be shared and input invited from the elected Neighborhood Council and the Community Redevelopment Area Community Advisory Council. Communications are carried out in the languages of the community, in this case English, Spanish and possibly Chinese.

If the grant is received, the following will also be done:

- A fact sheet/newsletter will be prepared about the grant and cleanup for distribution by the Council offices and neighborhood councils (city sponsored advisory groups).
- An article will be prepared for the City Council District newsletter that is sent to community churches, a community newspaper, involved residents and other community organizations.
- Additionally, information about the grants will be posted on the City's Brownfields and Environmental Affairs websites. (www.lacity.org/ead/evironmentla/).

b. Partnerships with Agencies - Los Angeles County SMU will oversee remediation. The City's Bureau of Engineering and Department of Recreation and Parks will collaborate with the EAD to work cooperatively with regulators to achieve site remediation that is cost-effective and protective of the community and the environment. Site remediation will be specifically designed to protect public health given the expected end use. Funding for the program was secured through collaboration between the City's Department of Recreation and Parks (which has secured funding to purchase and develop the site), California State Parks (that provided funds to purchase the site and construct a park, Cal EPA (that provided funds to conduct PEA), and LA County Fire Department SMU that will oversee the remediation under their voluntary oversight program. The City's Brownfields Team advised the Council Office, obtained funding for site investigation and is now seeking this grant to assist with costs of site remediation.

c. Community Partnerships - Two community based organizations are helping to make this project a success. The Los Angeles Conservations Corps (LACC) is a local nonprofit organization that helps at-risk youth learn job skills, complete high school and participate in conservation projects. They will provide labor to construct the park. The Coalition for Responsible Community Development is a youth-centered nonprofit community development corporation in South Los Angeles. They will work to secure resources to maintain the cleanness of the Wetlands Nature Park and adjacent neighborhoods.

4. Project Benefits

a. Welfare and Public Health - This project will remove and cleanup a contaminated industrial site thus preventing any possible health threats that could resulted from poor management of the site in the future. The City will work with the EPA Regional Office and the LA County Fire Department SMU staff to ensure the remediation is efficient, in compliance and is conducted in a manner that is protective of the surrounding community. The site is fenced and access will be controlled when the remediation is in process. It is expected that cleanup levels will be higher than if the land were to be used for industrial purposes.

The site will be redeveloped into a nine-acre park that will have tremendous social and environmental benefits to the community. This community has a great need for parks because it has the second lowest park acreage per capita in the entire City. The park will provide opportunities for solitude and recreation in a neighborhood where residents often live in crowded conditions with several families sharing units. Creating open space area near this school, will establish a greater sense of a community by providing opportunities for the adjacent school and neighborhood youth to participate in recreational activities together.

The opportunity for recreational activities can help reduce childhood obesity, a growing problem in all neighborhoods. Additional green area will also help mitigate the City's heat island effect.

This park will also be very unusual in that it will include construction of a multipurpose wetland. A portion of flows from a local storm drain will be routed to the park and treated prior to discharge to the wetlands. The wetland itself will provide supplemental polishing treatment of the water so it can be used for irrigation and other suitable water re-use within the project area, or discharged back to the storm drain. This will be a demonstration project of one way to improve non-point source pollution resulting from the poor quality of storm drain water now flowing to the ocean. Additionally the wetland will attract wildlife and provide an environmental educational laboratory for neighborhood students, especially students at the Dorothy Johnson Opportunity High School which is directly across the street from the park and the New Jefferson Middle School a few blocks away.

b. Economic Benefits - Providing a wetlands park by restoring this property to an ecological open space sanctuary will enhance nearby property values thus making it easier for nearby property owners to obtain loans to maintain or upgrade their property. The park will also encourage more residents to purchase property and settle permanently in this neighborhood. Remediation of the site will reduce fears of nearby residents associated with the contamination on the subject property. Furthermore, the park will enhance the appearance of the community. That, along with improved property values, will encourage small minority-owned retail businesses to open and expand in the surrounding area.

c. Environmental Benefits, Infrastructure Reuse/Sustainable Reuse - This project carries forth the City's commitment to urban infill. Improving the livability of the neighborhood by providing this park will accomplish the primary purpose of the Brownfields Program, to direct redevelopment to the City rather than new undeveloped greenfield suburbs which would create a myriad of well-known negative effects associated with urban sprawl. All too often, as families improve their economic position, they leave this neighborhood for the suburbs. By improving the neighborhood, we provide an incentive to stay, purchase homes and improve them, thus further improving the appearance and livability of the community.

This community already has many of the characteristics of the new urbanism. It is a vibrant and active community made walk-able by dense residential development and good public transportation. It is well served by utilities, libraries, churches, and other institutions. The Wetlands Park is a part of a wider project to improve the livability of the neighborhood. Other project elements include four streetscape improvement projects in the neighborhood along Crenshaw, Slauson, Florence and Manchester Boulevards which will improve approximately four miles of sidewalk infrastructure, create street lighting enhancement, landscaped medians and additional parkway trees, all of which will promote pedestrian activity. This project will provide what the community lacks, access to open-space, nature and recreational amenities sufficient to accommodate the dense population.

Development of the Wetland Park will incorporate many of the strategies that go into a green building project, namely storm water retention, water conservation and infill development. But it will also provide the highly unusual benefit of a wetlands sanctuary and will nurture wildlife by providing habitat for birds, reptiles and amphibians thus providing a valuable educational resource for the whole community.

The City has an ordinance requiring new City buildings to achieve the LEED Certified rating. A member of the Brownfields Team is LEED accredited by the US Green Building Council. The accreditation has enabled the Brownfields Program to assist brownfields redevelopment sites in becoming high-performance sustainable projects. This leadership role within our Brownfields Program will not only assist in ensuring sustainable designs are considered, but save thousands of dollars in outside consulting fees and enhance the community's understanding of sustainable community and economic development strategies. A nearby City Constituents Services Center is being built to the LEED (Leadership in Energy and Environmental Design) Silver standard and will feature a rooftop garden and cistern for storm-water which will offer educational synergies with the wetlands projects.