

**CITY OF LOS ANGELES
HAZARDOUS SUBSTANCES CLEANUP GRANT APPLICATION
EAST WILMINGTON 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. Ownership- The City already owns a parcel of land north of the subject property and the Recreation and Parks Department has constructed a recreational facility on the site. The City's Proposition K Steering Committee has given its approval and provided funding to acquire the southern 2.43 acre parcel which is the subject of this application. The City will acquire the property in fee simple title before 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 site: East Wilmington Park
- b) Addresses: One parcel of land identified by these addresses 827, 831, 837, 839, 843 and 845 Sanford Ave. and also 828 and 832 Dominguez Avenue, Los Angeles, CA
- c) Current owner: Union Pacific Railroad Company (UP) formerly Southern Pacific Transportation Company
- d) The City expects to acquire the site before June 30, 2009

b. **Status and History of Contamination at the Site**

- (a) Type of Contamination: The site is contaminated with hazardous materials (hydrocarbons, PCBs, and metals).
- (b) History: From approximately 1921 until 1961, the northern portion of property was a railway right of way. The southern portion had an electrical substation, above ground tanks, and an oil well. The site was vacant until approximately from 1961 until 1992 when the southeastern portion began being used as an automobile parking lot. The northern portion of the site is vacant.
- (c) Environmental concerns: A Phase II Environmental Site Assessment has identified soil impacted by volatile organic compounds (VOCs), metals, and PCBs.
- d) How site became contaminated: An Environmental Site Assessment conducted by the City of Los Angeles in June, 2006 and a Supplemental Phase II conducted in October 2007 identified that the southwest portions of the property is contaminated in the upper 2.5 feet with heavy petroleum hydrocarbons, probably crude or lubricating oils. The source is probably the former above-ground oil storage tanks and possibly leaking

junked cars parked on the site. The metals lead and arsenic are more widespread and were found above action levels in the southern part of the property and along both railroad lines. One possible source is the past use of lead-based lubricants on trains and the arsenic as a component of herbicides and rodenticides. PCBs at concentrations slightly above the Region IX EPA residential PRG were found along the southern railroad line and in the central portion of the site in one-foot samples. PCBs are generally associated with leaky electrical transformers which used PCBs in the past.

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

d. 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. No LUST trust funds are being used at the site.

e. Environmental Assessments: A Phase I assessment conducted to ASTM E1527-05 standard was completed December 2, 2003 by Ninyo & Moore under the supervision of an engineer with the City's Community Redevelopment Agency. A Phase II assessment was conducted by Kleinfelder Inc. in June, 2006 under the supervision of a registered professional engineer with the City's Bureau of Engineering. Because this Phase II was funded by a Brownfields Assessment Grant, it was conducted according to sampling and quality assurance plans approved by the US EPA. The Supplemental Phase II ESA was conducted in October, 2007, to further assess the nature and extent of contamination. A conceptual Remedial Action Plan (RAP) will be finalized and submitted to the California Department of Toxic Substances Control (DTSC) as soon as the property goes into escrow. The current owner has demanded that this submission not be done until that time.

Property Ownership Eligibility:

f. CERCLA Liability: The City of Los Angeles is not liable for the contamination of this site under CERCLA S107. The City never accepted, dispensed or disposed of hazardous materials, petroleum or petroleum product at this site or from this site, nor did the City exacerbate existing contamination at the site. This is because the City never owned this site or conducted any activities at this site. Since the contamination was discovered, the City has committed substantial resources to investigating the contamination in hopes of being able to acquire the site, perform a remediation and construct a park.

g. Enforcement Actions: There are no ongoing or anticipated environmental enforcement actions relating to this site. There are no inquiries or orders from federal, state or local government entities that we are aware of regarding the responsibility of any party, including the applicant, for the contamination or hazardous substances at the site.

h. Information on Liability and Defenses/Protections

i) Information on property acquisition: The City is currently negotiating with the current owner (Union Pacific Railroad Company also known as UP) to acquire the site and expects to complete the purchase by June 30, 2009. The property will be owned in fee simple. The City of Los Angeles has no familial, contractual, corporate or financial relationship or affiliations with UP or any prior owners or operators or other responsible parties for this property.

ii) Timing and/or Contribution Toward Hazardous Substances Disposal: All disposal of hazardous substances (if any) at the site occurred before it will be acquired. The City of Los Angeles did not cause or contribute to the release of any hazardous substances at the site and did not, at any time, arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site. The City is not responsible for any of the contamination on the site. The City has taken reasonable steps with regard to the contamination. The City fenced the contaminated portion of the site so that it cannot be entered. The City has conducted Phase I and Phase II site investigations and is working with the owners and the community to seek funds to remove contaminated soil as recommended by that investigation.

iii) Pre-purchase Inquiry: The City's Brownfields Program (a collaboration between several City departments) contracted for a Phase I which was completed by Ninyo & Moore in December 2, 2003 under the supervision of an engineer with the City's Community Redevelopment Agency. The Phase I assessment was in conformance with the scope and limitations of ASTM Practice E 1527-00. The City contracted for a Phase II, which was completed in June, 2007 by Kleinfelder, Inc., and met ASTM standards. 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 City affirms that it will update the Phase I in order to take advantage of the bona fide prospective purchaser provision.

iv) Post-Acquisition Uses: Since the City has not yet acquired the site. ; There have been no post acquisition uses. The City intends to use the site for a public park.

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 site is currently fenced and will remain so during remediation activities. 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 all legally required notices.

i. Petroleum Sites - (Not Applicable because this is not a petroleum site.)

4. Cleanup Authority and Oversight Structure

a. Remediation Oversight: Remediation work will be performed by one of five environmental engineering firms under contract with the City's Department of Public Works, Bureau of Engineering and selected through a publicly notified competitive bidding process consistent with the guidelines of the California Government Code. 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. The work performed by these firms is overseen by the Bureau's staff of professional engineers, which includes California-licensed Professional Engineers. The remediation will be performed under the oversight of DTSC under their Voluntary Cleanup Program.

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

5. Cost Share

The 20% cost share will be provided through City of Los Angeles in-kind costs and services for program management, contractual oversight support, and City funded cleanup costs.

6. Community Notification

In anticipation of applying for the grant, City Council District 15 was consulted and they worked directly with community constituents and non-profit organizations to identify and prioritize grant projects. The following steps were taken 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 15, which covers the area around the site, to ensure that the 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 notice about the meeting was posted on the City's website inviting community members attend the community meeting and/or send in questions or comments via e-mail or by mail. The notice also notified the public where the draft grant application could be viewed on the City's website.
- A draft of the grant application was posted on the City's website on October 8, 2008
- The comments received were logged and responded to individually. Details are attached.

RANKING CRITERIA

1. Community Need

a. Health, Welfare and Environment

- i. Effect of Brownfields - The Wilmington Park community, that will benefit from this project, have suffered significantly from brownfields and other environmental insults. This neighborhood is across a main street from a large industrial park which has many

brownfields, former oil drilling sites and derelict properties. The wider area around the site contains many more properties formerly and currently used for oil extraction and current and former industrial uses.

ii. Health and Welfare of Population - This area has a high proportion of families with young children and women of childbearing years. The following figures are from the 2000 Census. Where national comparison figures are available, they appear in parenthesis. In this census tract 35.2% (25.7%) of individuals are under the age of 18; 39.9 % of women are of childbearing age as compared to 36.6% statewide. In this ZIP code 35.6% of the population is under 18 years of age and 40.5% of women are of childbearing age. Additionally 79.2% of families have children under the age of 18 and 45.4 % (25.7) of households have four or more persons.

For the census tract where the project is located, average persons per household is 3.8 (2.59); 20.9% (19.3%) have a disability status. Corresponding data for residents of the wider ZIP code area are very similar. These factors indicate many large families living in crowded conditions who will benefit greatly from a park in their community. Lack of park space may be partly to blame for the high level of obesity in persons between the ages of 18 and 29 at 16.3% as compared to 10.8% in Los Angeles County.

Yet, this part of the City of Los Angeles has only X_square feet per person of park space (to be filled in). 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).¹

According to the 200 census, 84.5% of the population classified themselves as Hispanic/Latino, compared to 12.5% nationally. This minority community is disproportionately affected by environmental problems because of its proximity to the Port of Los Angeles (1.5 miles to the south) and the Port of Long Beach (1.5 miles to the southwest). The ports cause a very high level of air pollution due to emissions from vessels and the many diesel powered trucks that transport freight to and from the ports. Residents have long claimed adverse health effects due to these factors and from particles blowing off of outside storage of bulk materials (such as sulfur).

This community is subject to some of the highest health effects from air pollution in the South Coast Air Basin. A 2008 study² of air pollution health effects in the South Coast Air Basin found that this neighborhood is subject to 1,434 excess cancer cases per million persons over a lifetime of average air pollution exposure rates. This score rates in the highest category of the study which is from 1201 - 3692 cases per million.

b. Financial Need

¹ Loomis, Alan, "Exposition Park, South LA Case Study. See laforum.org

² South Coast Air Quality Management District (AQMD) Multiple Air Toxics Exposure Study III. Available on AQMD.gov

i. Economic Impact of Brownfields - The industrial park in this neighborhood was used for oil extraction in the past, and although currently undergoing redevelopment, it still has s many unsightly junk yards and contaminated sites. The park site is located in a neighborhood characterized by highly industrial uses interspersed with residential areas. This is one factor contributing to low property values and blight throughout the neighborhood.

The low economic status of the community is shown by the following figures from the 2000 Census. National comparison figures are in parenthesis. In this census tract 23.9% (9.2%) of families are classified as below the poverty level; 27.2% (12.4%) of individuals are below the poverty level; per capita income was \$11,600 (\$21,587); 59.9% (19.6%) of residents do not have a high school diploma; 44.2% (11.1%) are foreign born which often indicates reduced fluency in English. In fact, 49.4% of residents responded to the census that they did not speak English very well, another factor most likely a contributing factor to low incomes.

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% nationwide³. A large immigrant population poses many challenges that strain the City's ability to provide assistance. Additionally, the City is spread over a vast geographic area with some areas, being quite far from the rest of the City. This site is, for example, approximately 18 miles from Los Angeles civic center.

The City has received other EPA Brownfields grants but for far distant areas of the City such as South Los Angeles and Downtown Los Angeles, the closest of which is over 19 miles from Wilmington where this site is located. In 2004, the City received a Brownfields Assessment grant which funded the assessment at this site.

2. Project Description and Feasibility of Success

i. Project Description - This project will cleanup a 1.6 acre site that is part of a new 2.43 acre park that is being developed across the street from an existing City community center. The new park will have a baseball diamond, soccer field, children's play area, restrooms and a small parking area. The new park is part of a larger community center and park project of which the community center has already been built. It contains a large gym/multipurpose room offices and restrooms. The park is adjacent to a planned linear park being developed along an old railroad line that will eventually link several neighborhoods with parks and job centers. Next to the community center, another large parcel of land has been targeted for eventual purchase to have more outdoor recreation areas. The park is being developed in phases because of the difficulties posed by consolidating several properties owned by different entities and developing the park on contaminated property.

³ U.S. Census Bureau 2006 American Community Survey, Data Profile Highlights

Through this park project a contaminated property that has long been vacant and blighted will become a valuable community amenity. Because of the difficulties posed by the contamination at this site, it would be unlikely to have been developed if the City had not purchased it. The City has already cleaned up and fenced the site which has improved the appearance of the neighborhood.

The City of Los Angeles has been working to characterize this site since 2004 when we received a EPA Brownfields Assessment Grant. A Phase II Environmental Site Assessment has been carried out to determine what steps will be required to remediate the site and how much this will cost, important considerations to determine the fair market value for the site. The City has been in negotiations with Southern Pacific Railroad since 2007 and expects that a Purchase and Sale Agreement (which will contain escrow instructions) will be finalized soon. Once this is done, the City will enter into escrow shortly thereafter.

Both a Phase I and Phase II Environmental site Assessments have been performed. The City Engineer in charge of the project has approached the agency who will oversee the cleanup (DTSC) with a remedial approach and they have agreed to the conceptual approach.

The funds to pay for the remediation are coming out of funds that would have been spent to purchase the site. The site is being donated to the City by UP. The estimated cost of remediation is \$2.5 million. The total cost to cleanup and develop the site is estimated to be \$4.372 million. These funds have been secured from the following sources: \$3.3 million in State Proposition 40 park bond funds, \$1 million in State Proposition K competitive State Park Bond funds and \$72,168 in HUD Economic Development Initiative funds.

The City has a strong commitment to this project as evidenced by the large amount of money already spent on developing the community center, performing site assessments and negotiating with the current owner to purchase the site.

ii. Cleanup Plan, Institutional Controls, Potential End Use of the Site - The plan is to cleanup the parcel to the level that it can be used as a park where contact with the ground will take place. There is no higher standard. Therefore, no institutional controls will be needed. The cleanup plan is detailed below in the budget section.

3. The proposed cleanup plan for the site is as follows:

- a) A Remedial Action Plan (RAP) will be submitted to and developed with the DTSC. The contractor will revise the plan to include both DTSC and US EPA input and then develop the final plan for execution. The RAP is estimated to cost \$20,000.
- b) Soil contamination will be excavated and disposed of at an EPA approved landfill. Grant funds will be used to cover the cost of excavation, disposal, post-excavation sampling, site restoration and submittal of a closure report to state. The soil removal is expected to cost approximately \$160,000.

- c) The cleanup will be conducted under the supervision of the DTSC. The cost for this task will be \$16,000.

b. Budget

i) Budget and Tasks:

Task 1: Community Involvement: The City of Los Angeles will provide public outreach by working with the Council District staff, the Wilmington Industrial Area Community Advisory Committee, the LA Harbor EDC, the Greater Wilmington Chamber of Commerce and the Jaycees. Activities will include the development of brochures, schematics, fact sheets, news releases, newsletters and meetings. Grant funds will be used to travel to National and Regional Brownfields Conferences to share lessons learned and successes. The grant cost of community involvement will be \$5,000.

Task 2: Remedial Action Plan: A Remedial Action Plan (RAP) will be submitted to the DTSC. Grants funds will be used to cover the cost of a contractor to develop and distribute the draft plan, revise the plan to include both DTSC and EPA recommendations and then develop the final plan for execution. It will also cover the cost of City personnel working with the DTSC and the contractor to develop the final plan. The grant cost to finalize a RAP will be \$19,000.

Task 3: Site Cleanup: Soil contamination will be excavated and disposed of at a US EPA approved landfill. Grant funds will be used to cover the cost of excavation, disposal, post-excavation sampling, site restoration and submittal of a closure report to DTSC. A portion of the remediation costs are expected to be covered by the current owner but this will only cover the cost to remediate the site to industrial standards as per the current zoning. The grant will cover additional costs to bring the property up to standards appropriate for a public park. The cost of soil removal funded by this grant will be \$160,000. All engineering/remediation work will be performed by one of five environmental engineering firms under contract with the City's Bureau of Engineering and selected through a publicly notified competitive bidding process consistent with the guidelines of the California Government Code.

Task 4: Voluntary Cleanup Program Oversight: DTSC 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 or \$16,000.

Cost Share: The City will provide all Program Management costs as in-kind. The cost for City environmental engineers is \$90/hour for first-line staff and \$130/hour for an engineering supervisor. The cost for City Attorney's Office attorney consultation is approximately \$250/hour. City management analyst staff, at \$40/hour, will work with local community groups to conduct the public outreach. The City also expects cleanup costs to exceed funds available through the grant and will count City funded cleanup costs toward the cost share. The cost share will be \$40,000.

BUDGET

Budget Categories	Project Tasks				
	Task 1 Community Involvement	Task 2 Remedial Action Plan	Task 3 Site Cleanup	Task 4 VCP Oversight	<u>TOTAL</u>
Personnel	\$3,000				\$3,000
Travel	\$1,500				\$1,500
Supplies	\$500				\$500
Contractual		\$19,000	\$160,000	\$16,000	\$195,000
Total	\$5,000	\$19,000	\$160,000	\$16,000	\$200,000
COST SHARE					
Personnel	\$5,000	\$5,000	\$25,000	\$5,000	\$40,000

ii) Leveraging

Funds from an US EPA Cleanup Grant will be leveraged with funds from past US EPA grants, other federal funds, funds from the State of California and City staff support. The City initiated support for this purchase by paying for the Phase I from the City's Brownfields Program. A portion of an EPA Assessment Grant that paid for a Phase II which was contracted and supervised by the City's Bureau of Engineering.

The City has directed a substantial portion of its allocation of State Park Bond funds to this site. The cost to purchase and develop the site is estimated to be \$4.372 million. These funds have been secured from the following sources: \$3.3 million in State Proposition 40 park bond funds, \$1 million in State Proposition K competitive State Park Bond funds and \$72,168 in HUD Economic Development Initiative funds. If the City receives a US EPA Brownfields Cleanup Grant, it will cover the costs of preparing a Remedial Action Plan, a portion of the costs for soil removal and disposal, and agency oversight.

The Environmental Affairs Department will continued to help coordinate efforts as needed and the City's Department of Recreation and Parks will manage the site after it is constructed.

c. Programmatic Capability

i) Other EPA Grants - In 2004, the City 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, and all other reports as required and has 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 guarantee 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. Involving the Community

The decision to develop a park at this site was arrived at through a consultative process between the local City Council representative, community organizations and neighbors. Before the Community Center was constructed, a community advisory committee staffed by the Recreation and Parks Department was formed that met regularly to review plans for the community center.

At this time the staff at the Community Center and the Council Office have created a committee called the Wilmington Community Task Force. They meet every two weeks to discuss various community issues including the park development. They have been informed about the grant application and invited to ask questions and provide comments.

If the grant is received, the Environmental Affairs Department, the City Council Office staff and the Department of Recreation and Parks will, together, keep the community informed. For each new park that is built by the City, the Department of Recreation and Parks forms an advisory committee that is consulted before design, at the middle of the design process and at the end of design. This committee will be consulted regarding the site cleanup.

If the grant is received, progress on the site will be shared and input invited from the project partners, the elected Neighborhood Council, project partners and other interested groups. The following specific public involvement and notifications will be undertaken:

- A fact sheet/newsletter will be prepared that discusses the grant and it will be distributed to the Council offices, the Redevelopment Area advisory committee and local Neighborhood Council (a City sponsored advisory group).
- An article will be prepared for the Council District office to notify community members and organizations.
- Additionally, information about the grants will be posted on the City's Brownfields and Environmental Affairs websites. (www.lacity.org/ead/evirontmentla/).
- Reports will be kept at the local public library for easy reference by the community.
- Communications will be carried out in English and Spanish if needed.

b. Partnerships with Agencies - The California Department of Toxic Substances (DTSC) will oversee remediation. The City's Bureau of Engineering and Department of Recreation and Parks will collaborate with the Environmental Affairs Department 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, and DTSC that will oversee the remediation under their Voluntary Cleanup 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 Based Organizations - Below are the community organizations that are participating in this project and what each is contributing.

Wilmington Task Force - This is an informal group of nearby residents brought together by the Council Office to address problems in the East Wilmington Area. They meet twice a month at the community center across the street from the proposed park and provide comments to the Department of Recreation on how the park will be constructed. They are strong supporters of the park and will be following the progress of the cleanup and providing comments on park construction.

Harbour/Watts Economic Development Corporation - A local non-profit organization focused on sustainable public benefit projects in neighborhoods from Watts to Wilmington and San Pedro in the City of Los Angeles. This group will be assisting in obtaining funds for the park and assist with community outreach.

The Greater Wilmington Chamber of Commerce - This group serves the Wilmington area business community by strengthening the business environment, advocating positions on those business-related issues most beneficial to their members and the community and participating in initiatives that positively affect the quality of life in the community. They are strong supporters of the new park and will help with outreach to the business community.

Wilmington Neighborhood Council - This is a council of representatives elected from the local community and supported by City staff in order to empower local communities and provide access to the City decision making process. They have been involved in planning the new park and will be following progress with the cleanup.

Wilmington Jaycee Foundation - A community based non-profit 501 C-3 organization that operates a Senior Citizen Multipurpose Center and Youth Athletic Complex in Wilmington and promotes community pride and supports senior citizens and youth. They have been a strong advocate for more organized sports opportunities for youth in this neighbourhood, are a strong supporter of the park and have been involved in planning the new park.

2. Project Benefits

a. **Welfare and Public Health Benefits** - Surrounding park-poor communities will benefit greatly from this park development. Residents in the area often live in crowded conditions (several families share units) and are especially in need of open space for recreation and solitude. The East Wilmington Park is slated to include open space, play fields for softball, soccer, and a children's play area. The park will also be available to employees from the adjacent Wilmington Industrial Park. The City faces huge challenges in attempting to provide adequate recreational space for low income crowded communities. Since these neighborhoods are already developed, the park must displace some prior use. Sites that are vacant because of past contamination are a good choice because their use does not require displacement of a current household or business. However, the additional costs to remediate contamination can be difficult to cover. These are therefore ideal sites to receive assistance from the US EPA Brownfields grant program.

Providing this community with a park will help to offset the disproportionate negative health effects suffered by this minority community due to excessive air pollution (described under Health Effects above) in two ways. The park will add trees and other plants to the community, which in itself will reduce air pollution and heat island effect. It will also provide opportunities for recreation, a known contributor towards good health. We know residents in this community need more exercise because they are below average in meeting criteria for healthy physical activity levels. The following figures provide the percent of persons in each age group meeting physical activity criterion with the corresponding figure for all of LA County in parenthesis: Ages 18-29 - 60.9% (61.8%), ages 30-49 44.6% (45.9%) ages 50 - 61 31.5% (44.1%).⁴ This park will help improve resident's health by providing opportunity to play baseball and soccer.

Currently, only a portion of the site is fenced. Community residents and children are sometimes on the site. It is not believed there is any direct threat to health at this time. However, cleaning up the contamination and removing contaminated soil will assure that any unknown threats are removed.

b. Economic Benefits

Developing this vacant site, which is in an industrial area, should increase property values of surrounding businesses and encourage those businesses to improve their exterior appearance. Increased livability of the area will encourage other vacant lots to be developed which will bring more jobs to this area. The City stepping in to acquire and remediate sites such as this one, is one of the most effective ways to interrupt the cycle of decay that affects these properties and the communities around them.

Providing attractive green space and recreational opportunities will enhance property values of nearby residential areas thus making it easier for property owners to obtain loans to maintain or upgrade their property. Increased property values will also encourage more properties to be purchased by their occupants. According to the 2000 Census, 72.9% of housing units in the ZIP code and 60% in this census tract are renter occupied as compared to 32.7% nationally. Remediation of the site will reduce fears of nearby residents relating to the contamination on the subject property.

c. Environmental Sustainability

This project carries forth the City's strong commitment to urban infill strategies, affordable housing, and the creation of open space to create a more sustainable community. When the 1.6 acres of this site is remediated, it will enable completion of a new 2.43 acre park across the street from an existing community center and a linear park being developed along an old rail line route. Further stages of the project will connect the park and trail with the California Pacific Coast

⁴ Statistics are for Health Planning Area South Bay 8 from the Healthy City Project, healthycity.org (a sssss etc).

Trail and waterfront areas. This will enable residents to walk or bike to work, an important benefit to low income persons who often do not have cars.

The trail will make it easier for residents to access good public transportation services that exist in this community. Local residents that might have driven to other parks will avoid fuel use and generation of vehicle emissions by having a park close to home. Additional green area will help mitigate air pollution and the City's heat island effect.

Sustainability features that will be incorporated into the outdoor recreation area include the following features. The parking lot will have a system to collect storm water and filter it before releasing it to the ocean. Water will be conserved by planting drought tolerant plants wherever possible and the installation of a smart irrigation system on sensors and timers to make sure irrigating is matched to weather conditions and soil moisture levels. The bike trail will have a permeable surface. The community center across the street also has several sustainability features. The parking lot has a filter system to clean storm water before it is released to the ocean. A permeable surface was installed along the side of the building rather than paving it. Glass bricks were used to allow light inside and conserve the need for indoor lighting and the front landscaping used drought tolerant plants.

Sustainability aspects will receive support from an Environmental Affairs Department staff member who is LEED accredited by the US Green Building Council. The accreditation has enabled the City to assist brownfields redevelopment sites in becoming high-performance sustainable projects. This support 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.

This project will create a new community park in an area lacking community recreational and open amenities. Enhancing this inner city neighborhood is one way of discouraging residents from moving to the suburbs and developing greenfields which we know creates a myriad of well-known negative effects associated with urban sprawl.

d. Tracking and Measuring Progress - Progress towards achieving the goals of this project will be tracked by identifying a series of deliverables, measurable criteria and tasks including those items identified in the budget (RAP finalization, cleanup steps) and under community participation. Progress will be tracked by creating a project milestone timeline against which progress can be measured.