

COASTAL CONSERVANCY

Staff Recommendation
September 28, 2017

DEL AMO NEIGHBORHOOD PARK

17-017-01
Project Manager: Julia Elkin

RECOMMENDED ACTION: Authorization to disburse up to \$1,000,000 to the Los Angeles Neighborhood Land Trust for construction of the Del Amo Neighborhood Park urban greening project, located in the unincorporated neighborhood of West Carson in south Los Angeles County.

LOCATION: West Carson, Los Angeles County

PROGRAM CATEGORY: Urban Greening

EXHIBITS

- Exhibit 1: [Project Location](#)
- Exhibit 2: [Current Site Conditions](#)
- Exhibit 3: [Conceptual Plan](#)
- Exhibit 4: [Draft IS/MND and Final MND](#)
- Exhibit 5: [Removal Action Workplan](#)
- Exhibit 6: [Project Letters](#)

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31113 and 31220 of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes the disbursement of up to \$1,000,000 to Los Angeles Neighborhood Land Trust (“the grantee”) to construct the Del Amo Neighborhood Park urban greening project located in the unincorporated neighborhood of West Carson in south Los Angeles County, subject to the following conditions:

1. Prior to the disbursement of funds, the grantee shall submit for the review and written approval of the Conservancy’s Executive Officer a work program, including budget and schedule, any contractors to be employed for these work program tasks, and a plan for acknowledging Conservancy funding of the project and acknowledging Proposition 1 as the source of the funding, including signs;

2. Prior to the disbursement of funds, the grantee shall submit evidence that all funds required to complete project construction have been secured.
3. Prior to commencing the project, the grantee shall enter into and record an agreement pursuant to Public Resources Code 31116(c) sufficient to protect the public interest in the improvements.
4. In implementing the project the grantee shall comply with all mitigation measures as well as monitoring and reporting requirements for the project that are identified in the Del Amo Neighborhood Park Mitigated Negative Declaration approved by the County of Los Angeles on July 11, 2017, attached to the accompanying staff recommendation as Exhibit 4, and in any permits, approvals or additional environmental documents required for the project.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Section 31113, regarding impacts of climate change) and Chapter 5.5, regarding integrated coastal and marine resource protection, of Division 21 of the Public Resources Code.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. Los Angeles Neighborhood Land Trust is a nonprofit organization existing under section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.
4. The Conservancy has independently reviewed and considered the Del Amo Neighborhood Park Mitigated Negative Declaration adopted by the County of Los Angeles on July 11, 2017 pursuant to the California Environmental Quality Act and attached to the accompanying staff recommendation as Exhibit 4. The Conservancy finds that the proposed project as mitigated avoids, reduces or mitigates the possible significant environmental effects to a less-than-significant level, and that there is no substantial evidence based on the record as a whole that the proposed project will have a significant effect on the environment.”

PROJECT SUMMARY:

Staff recommends the Conservancy authorize the disbursement of up to \$1,000,000 to Los Angeles Neighborhood Land Trust (“the grantee” or “LANLT”) to construct the Del Amo Neighborhood Park urban greening project located in the unincorporated neighborhood of West Carson in south Los Angeles County.

The Del Amo Neighborhood Park Project (“project”) will improve environmental quality and open space access in West Carson, a park-poor and underserved neighborhood in south Los Angeles. The project site is a brownfield previously owned by Triton Diagnostic, a subsidiary of Shell Oil Company. After lengthy environmental due diligence and remediation actions, the grantee’s subsidiary, Del Amo Neighborhood Park LLC, which was established by the grantee

expressly for the purposes of this public park creation project, acquired the property in 2015 from Shell Oil Company/Triton Diagnostics. The transaction expressly restricts the use of the site to the EPA-approved purpose of developing the site into a public park.

Construction of the Del Amo Neighborhood Park has been a community priority for over two decades. Park creation with associated urban greening elements presents the opportunity to provide recreational space and public health improvements for a community that has been deeply impacted by environmental injustice. Park amenities will include walking trails around and through the park, sport courts and ball field, shade shelter, restrooms, picnic areas, and parking as well as native plant landscaping, tree plaza and arbor, and stormwater management and reuse elements. The design of this park will increase local resilience to climate change impacts by providing shade and cooling.

Two EPA Superfund Sites are adjacent to the Park, and there are contaminated soils below ground. Therefore, the grading and drainage plan for the site is to minimize infiltration so as not make the existing contamination worse. A Water Quality Management Plan (WQMP) will be developed and will address structural and non-structural Best Management Practices for managing stormwater and promoting stormwater reuse on-site. Site grading will also include vegetated swales and perforated underdrains to minimize infiltration into the site soil. The grantee will produce a maintenance manual under the project in order to direct monitoring by the County that will ensure improvements are maintained at levels sustaining watershed health.

LANLT anticipates constructing the project over an approximately 12- to 16-month period, including import of clean fill to cap unpaved areas of the site with two feet of clean soil (estimated at around 33,800 cubic yards). Project construction and operation would be subject to procedures and conditions contained in the project's Final Removal Action Workplan, which are incorporated into the project's Mitigated Negative Declaration as mitigation measures. These mitigation measures will ensure project construction, operation, and maintenance do not substantially threaten or pose an unacceptable risk to public health or the environment (see CEQA section below). In addition, the proposed park design is consistent with Los Angeles County Department of Parks and Recreation's (DPR) Park Design Guidelines and Standards document.

After construction, the Los Angeles County Department of Parks and Recreation will operate and maintain the project as a County park. Los Angeles County Board of Supervisors has approved a twenty-year Lease Agreement between the Del Amo Neighborhood Park, LLC (a subsidiary of LANLT) and the County of Los Angeles and authorized the Director of the Department of Parks and Recreation to execute that Lease Agreement subject to project completion (see Exhibit 5). Upon execution of the Lease Agreement, the Department of Parks and Recreation anticipates a one-time start-up cost of approximately \$265,000 for signs, furniture, equipment and vehicles and ongoing operating cost of approximately \$654,000 annually for maintenance, recreation, supplies and utilities. The Department will work with the County's Chief Executive Officer to determine the appropriate level of funding each year and will submit a New Facilities funding request to the County in the appropriate fiscal year.

Los Angeles Neighborhood Land Trust has invested significant effort into working with the local residents, the community-based Del Amo Action Committee, Los Angeles County, and Los

Angeles Conservation Corps over the past three years to develop the park concept into a feasible project that reflects stakeholders' needs. Their demonstrated success coordinating with relevant departments in Los Angeles County ensures that this project will be robustly supported during construction and into long-term management and operations.

Site Description and History: The project site is a brownfield located in the unincorporated neighborhood of West Carson, near the intersection of Del Amo Boulevard and South Vermont Avenue, near the Dominguez Channel drainage into the Port of Los Angeles (see Exhibit 1). The site consists of a rectangular 8.5-acre parcel, 8.1 acres of which are owned by LANLT's subsidiary and 0.4 acres of which are owned by the Los Angeles County Department of Public Works; LANLT will secure an encroachment permit to work on the 0.4 acre parcel owned by the County.

The site is bordered by an unpaved road to the north, which is the County's planned right of way for a 0.2-mile extension of West Del Amo Boulevard; vacant lands are located across (to the north) of this unpaved road. Residences on Budlong Avenue, Berendo Avenue, and Catalina Avenue border the park site to the south, while residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively.

The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site (to the east) and adjacent Del Amo Superfund Site (to the south). The Montrose Chemical Corporation manufactured dichlorodiphenyltrichloroethane (DDT) from 1947 to 1982 at a plant located approximately 0.25 miles northwest of the proposed park site. Fill material was transported to the proposed park site by the Montrose Chemical Corporation, which led to a removal action under the jurisdiction of the United States Environmental Protection Agency. The Del Amo Waste Pits, located to the north of the proposed project site, are currently covered with a Resources Conservation and Recovery Act (RCRA)-equivalent cap, constructed in 1999 and surrounded by a perimeter fence.

Initial site environmental investigations of the site were conducted by the State of California Department of Health Services (CDHS) on December 14 and 15, 1983. Analytical results indicated no detectable concentrations of volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs). However, DDT concentrations were reported to be in excess of background sample levels. This discovery of DDT eventually led to the permanent buy-out and relocation of residents along West 204th Street in 1994. Approximately fifty-five vacated residences were subsequently demolished in 1998, and the contaminated soils at and around the residences were remediated such that DDT concentrations were below the EPA action levels. In November 2001, the County of Los Angeles performed a limited site assessment, which identified elevated lead levels in two samples (at the same boring location) exceeding the California Department of Toxic Substances Control's (DTSC) screening action level at that time. Additional samples were taken surrounding the initial borings which exhibited elevated lead concentrations when compared to the DTSC's screening action level. Results indicated that the elevated lead concentrations were localized, and/or located at a depth greater than 3 feet. The post grading surface soils were sampled and concluded that the DDT soil concentrations in surface soils at the proposed park were found to be significantly lower than the site-specific risk level.

In May 2015, Weston Solutions, Inc. (Weston) conducted a Phase I Environmental Site Assessment (Phase I ESA) which identified the following:

- Soil located in the western portion of the subject property is contaminated with DDT at concentrations below regulatory threshold limits (26 mg/kg).
- Metal slag material or “blue lava rock” is buried seven feet below ground surface in a trench capped with asphalt located in the western portion of the subject property (adjacent to and below the southern portion of the proposed basketball court). The rock contains arsenic, copper, lead and zinc in concentrations of potential concern.
- The groundwater and soil gas beneath the subject property is contaminated with chlorobenzene and other chemicals predominately originating from the Montrose Superfund site and limited benzene potentially from the Del Amo Superfund Site, with contamination extending downward through several water-bearing units.

Also in 2015, DTSC requested that the proposed park site be evaluated per current health-based screening levels. As such, a *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* was prepared for the project. Based upon the evaluation contained in this technical memorandum, DTSC concluded that DDT levels at the site have been remediated to the levels that are acceptable for park use. In addition, DTSC also found that lead exists on the property at levels greater than the DTSC residential risk based screening level of 80 mg/kg in a few areas at a depth of three to five feet below ground surface. No other chemicals have been identified as a potential risk at the site.

Based on the numerous site investigations and the prior excavation and removal of impacted soils from the site, the EPA, CDHS, Los Angeles County Department of Public Works, LA County Department of Public Health and DTSC have determined the appropriateness of the property for park use, provided certain actions are taken. Specifically, DTSC’s approval is contingent on addressing shallow lead in site soils, which the proposed project accomplishes by covering the site with two feet of imported soil. The EPA has also required the installation of vapor barriers under enclosed structures (e.g., restrooms).

The proposed park site has consisted of vacant land since 2001. The site is partially vegetated with shrubs and grasses, although some parts of the site are disturbed due to unauthorized use and lack of vegetation. Three eucalyptus trees are located in the northwestern corner of the site.

Project History: This project was submitted under the Conservancy’s Proposition 1 Grant Program, Round 4: Los Angeles Urban Greening Round. It ranked well against the Conservancy’s project selection criteria given its multi-benefit nature and the anticipated improvements to water quality and infrastructure at the project location. This brownfield redevelopment project presents a high impact urban-greening opportunity in an underserved community that has faced decades of dramatic environmental degradation.

PROJECT FINANCING

Coastal Conservancy

\$1,000,000

Los Angeles County Department of Parks and Recreation	\$1,687,638
Los Angeles Regional Park and Open Space District	\$812,362
Shell Oil Company	\$4,000,000
Los Angeles Neighborhood Land Trust	\$2,500,000
Project Total	\$10,000,000

The anticipated source of funding for the proposed project is the fiscal year 2016 appropriation from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1, Water Code § 79700 *et seq*). Funds appropriated to the Conservancy derive from Chapter 6 of the Act (commencing with § 79730) and may be used “for multi-benefit water quality, water supply, and watershed protection and restoration projects for the watersheds of the state” (Section 79731). More specifically, the proposed project will help achieve three of the thirteen Chapter 6 purposes outlined in Section 79732(a), including:

- “Implement watershed adaptation projects in order to reduce the impacts of climate change on communities and ecosystems” by planning and designing green infrastructure elements to reduce impacts of climate change in the community;
- “Protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, protection of life and property, storm water resource management, and greenhouse gas reduction” by planning and designing green infrastructure elements aimed to capture and utilize freshwater on-site; and
- “Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore natural system functions that contribute to water supply, water quality, or flood management” by constructing site improvements that will prevent water percolation through this brownfield site into local groundwater.

The proposed project was reviewed and subsequently recommended for funding through a competitive grant process under the Conservancy’s *Proposition 1 Grant Program Guidelines* adopted in June 2015 (“Prop 1 Guidelines”). The proposed Project meets each of the evaluation criteria in the Prop 1 Guidelines as described in further detail in the following sections of this staff recommendation: “Project Financing” and “Project Summary” (sections above) and “Consistency with Conservancy’s Project Selection Criteria & Guidelines” (section below).

The total cost of the Project is estimated at \$10,000,000. LANLT has received \$812,362 in local Proposition A funding from the Los Angeles Regional Park and Open Space District (RPOSD) and up to \$4,000,000 in financial commitment from Shell Oil Company for the Project. On June 30, 2015 the Los Angeles County Board of Supervisors authorized the Director of the Department of Parks and Recreation (Department) to allocate \$1,687,638.21 in Park In-Lieu Fees to LANLT for the Del Amo Neighborhood Park project. Upon execution of a Funding Agreement between the County and LANLT, the Department will issue a check in the amount of \$1,687,638.21 to LANLT out of existing funds allocated to creation of parks and open space in this geographic region under the Quimby Act. The remaining \$2,500,000 of project funding will be secured by LANLT, including in-kind contributions.

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

The proposed project will be undertaken pursuant to Chapter 3 of the Conservancy's enabling legislation (Public Resource Code Section 31113), and Chapter 5.5, integrated coastal and marine resources protection (Public Resources Code Section 31220).

Section 31113 permits the Conservancy to address the impacts and potential impacts of climate change on resources within its jurisdiction. Pursuant to this authorization, the proposed project will increase carbon sequestration levels, reduce the urban heat island effect of an urban area, and improve water quality.

Section 31220 permits the Conservancy to provide grants for coastal watershed and coastal and marine habitat water quality, sediment management, and living marine resources protection and restoration projects. As required by Section 31220 staff has notified the State Water Resources Control Board of the nature of the Project and provided the opportunity for comment, input and review. Pursuant to Sections 31220(b)(1) (7) and (8), the Conservancy is authorized to undertake a project or award a grant for a project that reduces contamination of waters within the coastal zone or marine waters and that reduces the impact of population and economic pressures on coastal and marine resources. By constructing improvements atop this brownfield site that drains into the Dominguez Channel, the proposed project will help improve water quality of coastal waters. As required by Section 31220(c), the project includes a monitoring and evaluation component, described in the Project Summary section above, and is consistent with the local watershed management plan as described in the "Consistency with Local Watershed Management Plan/State Water Quality Control Plan" section below.

CONSISTENCY WITH CONSERVANCY'S 2013 STRATEGIC PLAN GOAL(S) & OBJECTIVE(S), AS REVISED JUNE 25, 2015:

Consistent with **Goal 5, Objective G** of the Conservancy's 2013-2018 Strategic Plan, the proposed project will improve water quality to benefit coastal and ocean resources by capturing water on a former brownfield site for on-site urban greening uses.

Consistent with **Goal 7, Objective F** of the Conservancy's 2013-2018 Strategic Plan, the proposed project will reduce greenhouse gases by increasing carbon sequestration through planting trees on a currently barren urban lot.

Consistent with **Goal 7, Objective G** of the Conservancy's 2013-2018 Strategic Plan, the proposed project will provide for tree and vegetation planting that reduces urban heat island effect, improves air quality, enhances stormwater management, and improves quality of life.

CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA & GUIDELINES:

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines, last updated on October 2, 2014, in the following respects:

Required Criteria

- 1. Promotion of the Conservancy’s statutory programs and purposes:** See the “Consistency with Conservancy’s Enabling Legislation” section above.
- 2. Consistency with purposes of the funding source:** See the “Project Financing” section above.
- 3. Promotion and implementation of state plans and policies:** The proposed project is consistent with the following state plans and policies promoting global climate change resilience and adaptation in watershed management:
 - a. The proposed project will implement the *California Water Action Plan* (Governor’s Office of Planning and Research, 2014) by capturing and storing water aboveground to water plants onsite, decreasing the demand for offsite resources.
 - b. The proposed project will implement the *California @ 50 Million: The Environmental Goals and Policy Report* (Governor’s Office of Planning and Research, 2013 Draft) by developing mechanisms to reduce freshwater run-off, improve water quality, promote climate change resilience, and develop healthy, equitable, and sustainable communities.
 - c. The proposed project will implement the *California Climate Adaptation Strategy/Safeguarding California: Reducing Climate Risk Plan* (CA Natural Resources Agency, July 2014) by promoting climate change resilience with its efforts to expand urban forestry.
 - d. The proposed project will implement the *California Wildlife Action Plan* (CA Department of Fish and Wildlife, 2015) by planting native vegetation and reducing freshwater run-off.
- 4. Support of the public:** This project has evolved over 20 plus years of sustained public effort and enjoys robust support from the local community (see attached Project Letters). Community partners include the Del Amo Action Committee and Los Angeles Conservation Corps. Elected officials including LA County Supervisor Mark Ridley-Thomas, California State Senator Isadore Hall, and California State Assembly member David Hadley have expressed support for the project. Public agencies involved in the project include US Environmental Protection Agency, California Department of Toxic Substances Control, LA County Department of Parks and Recreation, LA County Office of County Counsel, and LA County Department of Regional Planning.
- 5. Location:** The project is located in the unincorporated neighborhood of West Carson in south Los Angeles County. While the site is outside the coastal zone, it will benefit coastal resources by preventing polluted stormwater drainage from this former brownfield site into the Dominguez Channel which flows into the Port of Los Angeles.
- 6. Need:** This project has experienced numerous delays over its 20-year history. Funding from the Conservancy is vital to ensuring this long-promised park finally gets built.
- 7. Greater-than-local interest:** Del Amo Neighborhood Park has significant regional, statewide, and national significance given the environmental concerns facing this

neighborhood which contains both this brownfield site as well as two neighboring EPA Superfund Sites.

- 8. Sea level rise vulnerability:** The proposed project area is not vulnerable to sea level rise.

Additional Criteria

- 9. Urgency:** The dedication of significant County funds to this project and the approval of the project's Final Mitigated Negative Declaration makes it beneficial to contribute to project construction at this time, especially given the project's long history of setbacks and procedural delays.
- 10. Resolution of more than one issue:** The proposed project will have multiple benefits including increased climate change resiliency, improved public health and improved quality of life.
- 11. Leverage:** See the "Project Financing" section above.
- 13. Innovation:** This brownfield redevelopment project employs innovative technology and practices to maximize soil health, minimize water needs, improve water quality, sequester carbon, and increase the landscape's sustainability. The project utilizes regenerative landscape principles without using synthetic inputs such as chemical fertilizers, pesticides, and herbicides. Moreover, the design of the irrigation system will minimize installation and maintenance challenges and integrate design solutions to conserve, protect water resources, and promote sustainable water use.
- 14. Readiness:** The project and the Mitigated Negative Declaration for the project were approved by Los Angeles County on July 11, 2017.
- 15. Realization of prior Conservancy goals:** "See "Project History" above.
- 16. Return to Conservancy:** See the "Project Financing" section above.
- 17. Cooperation:** This project involves extensive cooperation between the grantee, members of the public who have engaged in the design and planning process, local nonprofit community groups, and several departments within the County of Los Angeles including Los Angeles County Department of Parks and Recreation who are poised to enter into a Lease Agreement with the grantee for long term operation and maintenance of the site upon completion of project construction (see Exhibit 5).
- 18. Minimization of greenhouse gas emissions:** Construction of Del Amo Neighborhood Park will result in the production of greenhouse gas emissions due to construction activities and vehicle miles travelled. However, it is anticipated that the natural carbon sinks created through tree plantings on the project will offset some of the carbon emissions generated through construction. The project will be protected as a public green space in perpetuity, counteracting the emissions generated through the year-long construction process. As detailed in the project's MND, measures will be taken during construction to ensure minimization of vehicle emissions.

**CONSISTENCY WITH LOCAL WATERSHED MANAGEMENT PLAN/
STATE WATER QUALITY CONTROL PLAN:**

As an unincorporated census-designated place, West Carson is not party to a Local Watershed Management Plan. However, West Carson is geographically situated within the boundaries of the Enhanced Watershed Management Program (EWMP) for the Dominguez Channel Watershed Management Area Group. The cities surrounding West Carson, including the City of Carson, are parties to this EWMP, which requires the use of Low Impact Development measures and Best Management Practices to reduce nutrient and trash loads in runoff pollution. This project will align directly with the goals of this EWMP.

COMPLIANCE WITH CEQA:

As lead agency to the Del Amo Neighborhood Park Project, the County of Los Angeles Department of Parks and Recreation produced the project's Draft Initial Study (IS) and Mitigation Negative Declaration (MND) in March 2017. The purpose of the Draft IS/MND was to determine what significant effects the project could have on the environment and establish mitigation monitoring and reporting measures that reduce these effects to less than significant. The Draft IS/MND found the potential for significant environmental effects in the areas of Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Transportation and Traffic. The Draft IS/MND stipulated that implementation of measures related to environmental media would be conducted under the jurisdiction of the Department of Toxic Substance Control (DTSC) through a Removal Action Workplan (Exhibit 5). The Public Review Period for the Del Amo Neighborhood Park Draft IS/MND extended from March 29, 2017 to April 28, 2017.

The Del Amo Neighborhood Park Final Mitigated Negative Declaration, including responses to public comments, was approved by the County Board of Supervisors in July 2017. The Final MND covers the entire proposed 8.5 acre project area described in this staff recommendation, including both the 8.1 acre parcel owned by Del Amo Neighborhood Park LLC and the 0.4 acre parcel owned by the County of Los Angeles. The potentially significant environmental impacts of the project and the adopted mitigation measures that reduce impacts to a less than significant level are summarized below:

Air Quality

Project may result in significant emissions of pollutants during construction.

Mitigation Measure (MM) AQ-1 will minimize construction machinery emissions by setting requirement that a minimum on 66% of the diesel fueled off-road construction equipment used during project construction shall have engines certified to meet US EPA Tier 2 emission standards (or higher).

MM AQ-2 will minimize dust resulting from project construction activities by requiring preparation and implementation of a dust control plan consisting of seven specific dust control strategies.

Biological Resources:

Construction activities could disturb nesting birds on-site.

MM BIO-1 minimizes impacts to nesting birds by conducting nesting bird surveys in all suitable habitat locations within the project area no more than five days before the commencement of any site disturbance activities and equipment mobilization.

Under MM BIO-2, if active nests are found under BIO-1, no site disturbance or equipment mobilization shall occur within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act and relevant CA Fish and Game Code requirements. Monitoring dates and findings shall be documented.

Construction activities could damage existing Eucalyptus trees on-site.

MM BIO-3/HAZ-6 preserves existing Eucalyptus trees to the extent feasible by not placing clean fill in the trees' vicinity, instead utilizing an appropriate ground cover (such as mulch, bark, or gravel) as identified by a licensed landscape architect and/or arborist.

Cultural Resources

Inadvertent damage to currently unknown archaeological sites or materials or to human remains could occur during construction.

MM CUL-1 stipulates in the event that historical archaeological, non-tribal, resources are unearthed during ground disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Should the newly discovered artifacts be determined to be prehistoric, Mitigation Measure TRC-1 will be implemented.

MM CUL-2: If the find includes human remains, or remains that are potentially human, reasonable protection measures shall be taken to protect the discovery from disturbance. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC) who will follow their procedures. Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

Hazards and Hazardous Materials

The site's current condition as a brownfield raises concerns around risks to human and environmental health during construction activities.

MM HAZ-1 addresses these risks by requiring that Department of Toxic Substance Control's Final Removal Action Workplan be incorporated into the project prior to the start of any site remediation or construction work.

MM HAZ-2 provides for decontamination actions on personnel and equipment prior to leaving the site to limit transfer of site soil.

MM HAZ-3 requires a site-specific Health and Safety Plan (HASP) consistent with state and federal standards be prepared and submitted to DTSC prior to initiation of fieldwork and be read by all onsite personnel before starting site activities.

MM HAZ-4 ensures a soil management plan will be followed to address potential adverse impacts related to disturbed, contaminated soils both during on-site activities and in the event of excavations resulting in off-site disposals.

MM HAZ-5 provides that vapor barriers must be installed and maintained in any enclosed building built on-site.

MM HAZ-6 (see MM BIO-3)

Hydrology and Water Quality

Construction activities that disturb this current brownfield could cause harmful constituents to enter runoff and negatively impact local water quality.

MM HYD-1 identifies storm drains within reach of site drainage and provides for covering these during construction to prevent polluted runoff entering the storm drain system.

MM HYD-2 ensures that soil import piles will be covered with plastic sheets and surrounded by berms to prevent water run-on or run-off.

MM HYD-3 defines how excess stormwater may be diverted or containerized on-site and the process by which DTSC will evaluate and determine the appropriate disposal method.

Noise

Construction activities could increase ambient noise levels in adjacent residential areas.

MM NOI-1 defines six measures by which construction-related noise levels will be reduced in compliance with local regulations. This includes limiting working hours to within 7am to 7pm, minimization of truck trips through residential areas, staging of construction equipment as far from residences as possible, and following of best management practices. Prior to issuing grading permits, the project will submit a mitigation plan to the County Department of Regional Planning and Public Health identifying additional noise measures to be implemented when construction activities are within 175 feet of residences. These measures shall be sufficient to ensure compliance with LA County Code 12.08.440.

Transportation/ Traffic

Construction activities could increase traffic in the local area due to truck trips and equipment.

TRA-1 requires implementation of a Traffic Control Plan, as prepared for the proposed project, which includes identification of routes to be used and communication procedures of project construction-related traffic.

Tribal Cultural Resources

Inadvertent damage to currently unknown tribal cultural resources could occur during construction.

MM TRC-1 dictates if subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a 60-foot radius of the discovery and the artifact(s) shall be left in place. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify Native Americans of Gabriéleño Ancestry and the NAHC.

MM TRC-2 requires that all project areas where grading and excavation activities are proposed shall be monitored by a tribal monitor representing Native Americans of Gabriéleño Ancestry. The tribal monitor shall have the authority to temporarily halt construction activities within 60 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities.

MM TRC-3 All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources pursuant to CEQA Guidelines Section 15065(a) until the DPR [County] has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) for Native Americans of Gabriéleño Ancestry and any other tribe as designated by the NAHC.

Conclusion

Conservancy staff have independently reviewed the Del Amo Neighborhood Park Project Draft Initial Study and Mitigated Negative Declaration (March 2017) and the County of Los Angeles Department of Parks and Recreation Staff Report with subsequent Board of Supervisors approval of the Final Initial Study and Mitigated Negative Declaration (July 2017), attached to this staff recommendation as Exhibit 4. Staff recommends the Conservancy find that the project avoids, mitigates or reduces the possible significant environmental effects to a level of insignificance, and that there is no substantial evidence that the project, as mitigated, may have a significant effect on the environment, as defined in 14 California Code Regulations Section 15382.

Upon approval, staff will file a Notice of Determination.