



Carlos Jackson
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Commissioners

September 20, 2005

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE ACQUISITION OF PROPERTIES AT 1200 EAST IMPERIAL HIGHWAY
AND 11605 ALVARO STREET IN UNINCORPORATED WILLOWBROOK FOR
DEVELOPMENT OF CHILD CARE CENTER (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration (Attachment A) prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of a childcare center in unincorporated Willowbrook.
2. Find that after the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan (Appendix A of Attachment A), required as a condition of project approval, the development of a child care center at 1200 East Imperial Highway, 11605 Alvaro Street, and Assessor's Parcel Number (APN) 6148-006-019 in unincorporated Willowbrook will not have a significant effect on the environment; approve the Environmental Assessment/Mitigated Negative Declaration; find that the project will have no adverse effect on wildlife resources; and authorize the Executive Director of the Community Development Commission to complete and file with the County Clerk a Certificate of Fee Exemption for the project described above.

3. Find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the Commission and instruct the Executive Director to file with the County Clerk, a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the implementation of this environmental review action, for the project described above.
4. Approve the purchase of two vacant parcels located at 1200 East Imperial Highway and 11605 Alvaro Street (collectively, the Site) in unincorporated Willowbrook, from J. Sook Kim (Seller) for an amount not to exceed \$710,370 in Community Development Block Grant (CDBG) funds allocated to the Second Supervisorial District for development of a childcare center by Century Community Children's Centers, Inc., a California nonprofit corporation.
5. Authorize the Executive Director to execute the Real Estate Option Agreement and Receipt for Deposit (Attachment B) and any related documents for the purchase of the properties described above.
6. Authorize the Executive Director to incorporate up to \$710,370 in CDBG funds into the Commission's approved Fiscal Year 2005-2006 approved budget for the purpose described herein.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to approve the acquisition of the Site for the future development of a childcare center.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The purchase of the Site utilizes up to \$710,370 in CDBG funds allocated to the Second Supervisorial District. The Real Estate Option Agreement and Receipt for Deposit provides for \$140,000 of the purchase price to be deposited into escrow to initiate required site remediation. The remediation will be undertaken by the seller, with the full cost of the cleanup to be deducted from the purchase price.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Site is part of a total of three adjacent parcels, 67,148 square-feet in size, which will be used for development of a childcare center (see map, Attachment C). The Chief Administrative Office recently transferred APN 6148-006-019 to Century Community Children's Centers, Inc., which will develop the childcare center. This parcel initially was owned by the California Department of Transportation as excess land from the construction of the Century Freeway. All parcels are currently vacant.

The Site requires environmental remediation prior to the close of escrow. Environmental remediation will be paid for by the Seller from the initial deposit to escrow by the Commission pursuant to the terms of Section 5 of the Real Estate Option Agreement. All remediation costs will be credited towards the purchase price of the parcels.

Following the completion of remediation activities, the Commission will execute the Real Estate Option Agreement and Receipt for Deposit and any related documents. In the future, the Commission will return to your Board to transfer the Site to Century Community Children's Centers, Inc. for development of the childcare center.

ENVIRONMENTAL DOCUMENTATION:

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on November 14, 2003. Following the required public and agency comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project on December 3, 2003.

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in place of an Initial Study to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration was circulated for public review as required by state and local law, and the Environmental Assessment/Mitigated Negative Declaration, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk.

The Commission is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the Environmental Assessment/Mitigated Negative Declaration concludes there will be no adverse effect on wildlife resources.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROGRAM:

The proposed action will provide land that will be used in the development of a childcare center for children from low- and moderate-income households in the unincorporated County.

Respectfully submitted,



for CARLOS JACKSON
Executive Director

Attachments: 3

County of Los Angeles
Community Development Commission

DRAFT MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT TITLE: Imperial and Central Childcare Facility

PROJECT DESCRIPTION: The proposed project involves the development of a childcare facility for approximately 75 children on a vacant, 67,148 square foot site at 1200 E. Imperial Highway. Offsite improvements may include driveways, curbs, gutters, signage, speed bumps, pavement, landscaping, street lighting, storm drains, and utility installation.

PROJECT LOCATION: The project site is located within the unincorporated community of Willowbrook in Los Angeles County, California. The vacant, 67,148-square foot site is located at 1200 E. Imperial Highway, on the south side of Imperial Highway near Central Avenue.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Site Hazards.** The following action shall be completed prior to site development:
 - Removal and proper disposal of approximately 465 tons of lead impacted soil from the site shall occur in accordance with applicable state and federal regulations.

2. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
 - *Air conditioning or mechanical ventilation systems that allow windows to remain closed*
 - *Double paned glass in windows and sliding glass doors*
 - *Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)*
 - *Solid core exterior doors with perimeter weather stripping and threshold seals*
 - *Exterior walls consisting of stucco, brick veneer, or wood siding with a 1/2" minimum thickness fiberboard underlayer*
 - *Baffling of roof or attic vents facing the noise source*

3. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabriellino representative should

monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

4. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
5. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
6. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

HUD - NEPA- ENVIRONMENTAL ASSESSMENT

Project Name: Imperial and Central Childcare Facility/HOME

Project Location: The project site is located within the unincorporated community of Willowbrook in Los Angeles County, California. The vacant, 67,148-square foot site is located at 1200 E. Imperial Highway, on the south side of Imperial Highway near Central Avenue. Figure 1 shows the regional location of the project, and Figure 2 shows the location of the project within the community of Willowbrook.

Assessor's Parcel Number(s): 6148-007-024, 6148-007-025, 6148-006-900

Statement of Need: The project is consistent with the guidelines of the HOME program. The proposed project provides for the development of a childcare center.

Project Description: The proposed project involves the development of a childcare facility for approximately 75 children on a vacant, 67,148 square foot site at 1200 E. Imperial Highway. Offsite improvements may include driveways, curbs, gutters, signage, speed bumps, pavement, landscaping, street lighting, storm drains, and utility installation.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning	X						The project site is zoned C-1, <i>Restricted Business Zone</i> , in the Los Angeles County Zoning Ordinance. The proposed project would be allowed under these designations (a).
Compatibility and Urban Impact	X						The project site is bounded by multi-family residential uses to the north across Imperial Highway, Central Avenue and commercial uses to the west, the 105 Freeway to the south, and commercial development to the east (b). The proposed project would be compatible with the scale and type of surrounding development.
Slope	X						The site is relatively flat (b). The proposed development would not involve major topographic modifications or create any significant erosion or sedimentation problems.
Erosion	X						There is no evidence of any substantial erosion problems onsite (b).
Soil Suitability	X						There is no evidence of soil suitability problems on the project site (b). Routine soil tests would need to be conducted to determine foundation design parameters for new structures.
Hazards and Nuisances, Including Site Safety				X			In October 2002, Ecology and Environment, Inc.'s Superfund Technical Assessment and Response Team (START) conducted a Brownfields Target Site Assessment (BTSA) at the project site to investigate site environmental conditions that could affect redevelopment options at the site (c). Soil and soil gas were sampled and analyzed to document contaminant concentrations. With the exception of iron and manganese in soil, no samples contained volatile organic compounds (VOCs), semivolatile organic compounds (SVOC), or metal concentrations that exceeded action levels. The report concluded that based on the analyses performed, no hazardous compounds were detected above health-based action levels. However, total lead was detected up to 320 mg/kg. At the time the BTSA was performed, the USEPA Preliminary Remediation Goal (PRG) for lead was 400 mg/kg. In December 2002, the USEPA issued a revised PRG for lead of 150 mg/kg. Comparing the updated lead PRG with the previous sample results indicates that 10 of the 44 samples analyzed for lead exceed the current lead PRG. Therefore, it is recommended that additional sampling and analysis be conducted on the project site to compare lead concentrations to the updated PRG levels. If lead concentrations are found to exceed PRG levels, remediation (most likely removal of contaminated soils) shall be conducted prior to site grading.

HUD - NEPA - Environmental Assessment

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Energy Consumption	X						Project operation would incrementally increase the consumption of electricity and natural gas. However, because these resources are available both locally and regionally, no significant impact to the availability of energy resources is expected over the long-term. The project would comply with state energy conservation requirements.
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels					X		<p>Project construction would generate short-term noise level increases. Local noise ordinances would apply.</p> <p>The proposed project is a childcare facility and is not expected to significantly affect nearby sensitive receptors. The proposed project would incrementally increase the number of daily vehicle trips on local roadways. However, this increase would not significantly affect roadway noise levels. Due to the proximity of the 105 Freeway to the project site, noise attenuating features should be incorporated into project design to ensure an acceptable interior noise environment.</p>
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM₁₀). Children and employees of the childcare center would therefore be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of federal air quality standards (d).</p> <p>Existing South Coast Air Quality Management District (SCAQMD) regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements.</p>
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The project would involve the development of a childcare center on a vacant site. The surrounding neighborhood consists of multi-family residential development and neighborhood-serving commercial uses along Imperial Highway (b). The completed project would be compatible with the visual context of the existing neighborhood.
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations have been completed and are attached as appendices to this environmental assessment. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological

HUD - NEPA - Environmental Assessment

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							resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.
Socioeconomic Conditions							
Demographic/Character Changes	X						The proposed project is a childcare facility and would not create housing. Therefore, the project would not increase population or change the demographic character of the area.
Displacement	X						The project site is currently vacant (b). Therefore, no displacement would occur.
Employment and Income Patterns	X						The project would generate short-term employment opportunities during construction. Long-term employment opportunities would be created in the childcare profession. No adverse impacts to employment or income patterns are expected.
Community Facilities and Services							
Educational Facilities		X					The proposed project would not create any housing and would not increase the population of the area. Therefore, it would not adversely affect educational facilities. The project would provide childcare services, which could be considered an educational benefit.
Commercial Facilities	X						The proposed project would not affect commercial facilities.
Health Care	X						The proposed project would not affect access to health care.
Social Services		X					The proposed project would provide childcare services; it would not affect any other social services.
Solid Waste					X		Construction activity would generate solid waste in the short-term. All construction activity would be required to implement local policies concerning recycling/reuse of construction wastes. The proposed project would incrementally increase the generation of solid waste over existing conditions. This increase is not expected to significantly affect area landfills. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate solid waste recycling.
Waste Water	X						The proposed project would result in an increase in wastewater generation as compared to the currently vacant site. However, since the project would be consistent with the land use designations for the site in the General Plan, it is anticipated that wastewater infrastructure has been sized to accommodate urban development similar to that proposed.
Storm Water	X						The project site is vacant and partially unpaved (b). Compton Creek, a concrete-lined flood control channel, lies just west of the site. Project development would incrementally increase the amount of impervious surfaces

HUD - NEPA - Environmental Assessment

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							onsite, which could contribute to an incremental increase in runoff and decrease in water quality. However, storm drains would be installed on the site as part of project development and would be sized adequately to accommodate runoff from the site. The project would comply with local, state, and federal requirements pertaining to control of stormwater runoff. Therefore, significant impacts are not anticipated.
Water Supply					X		The project site is in an urban area with water infrastructure already in place. The project would incrementally increase water consumption as compared to the current use but is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns about water supply in the Southern California region, water conservation measures shall be incorporated into the design of the project.
Public Safety Police	X						The Los Angeles County Sheriff's Department's Century Station, located approximately 2 miles west of the project site at 11703 Alameda Street in Lynwood, provides police protection services in the project vicinity (e). The proposed project would incrementally increase demand for police protection services. However, this increase would be nominal and no adverse impacts to police services are expected.
Fire	X						The Los Angeles County Fire Department Station 41 would provide fire protection, paramedic and emergency medical technician services to the project site. The station is located at 1815 E. 120 th Street, approximately 1 mile southeast of the project site (e). The proposed project would incrementally increase demand for fire protection services; however, assuming compliance with Fire Department requirements, no adverse impacts to fire protection services are anticipated from development of the project.
Emergency Medical	X						The Los Angeles County Fire Department would provide emergency medical services. Emergency victims would be taken to the Los Angeles County King-Drew Medical Center or St. Francis Medical Center emergency rooms (e). No adverse impacts to emergency medical services are anticipated.
Open Space And Recreation Open Space	X						The project would not adversely affect any areas designated as public open space.
Recreation	X						George Washington Carver Park and the William Nickerson Recreation Center are located about ½-mile south and north of the site, respectively (e). No adverse impacts to these facilities are expected.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Cultural Facilities	X						The proposed project would not adversely affect any cultural facilities (b).
Transportation	X						The proposed project would generate an estimated 339 average daily vehicle trips (g). This would incrementally increase traffic on roadways in the immediate project vicinity, but is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. The project would contribute minimally to the overall traffic condition in the area and significant impacts to the area circulation system are not anticipated. By providing needed childcare services in an area where such services are currently lacking, the project may reduce overall vehicle miles traveled and associated impacts to the regional transportation system.
Natural Features							
Water Resources	X						The proposed project would not affect water resources.
Surface Water	X						Compton Creek, an intermittent concrete-lined flood control channel, lies to the west of the project site. No surface water is located onsite. Therefore, no impacts to surface water would occur.
Watercourses	X						There are no watercourses within the vicinity of the project area. No impact to watercourses is anticipated.
Unique Natural Features and Agricultural Lands	X						The proposed project would not affect any natural features. No active agricultural lands or agriculturally zoned lands are present within the project area.
Vegetation and Wildlife	X						The project site is in a highly urbanized area. No important biotic communities exist and no wildlife was observed onsite (b). Therefore, the project would not significantly affect vegetation or wildlife.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)					X	Historic and archaeological assessments have been conducted and are attached as appendices to this environmental assessment. Though archaeological resources are not known on-site, work should be halted temporarily in the event that as yet undiscovered resources are uncovered during grading.
2. Floodplain Management 42 FR 26951	X					The project site is located within flood zone C, FEMA panel 065043-IND, indicating minimal flood potential and no flood insurance requirement (f).
3. Wetlands Protection 42 FR 26951	X					No wetlands are located on or near the project site (b).
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located in a coastal zone (e).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	X					No impact to primary drinking water sources is anticipated.
6. Endangered Species 16 U.S.C. 1531	X					The project site is in an urbanized area. No endangered species are located in the area.
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the site vicinity (b).
8. Air Quality Protection 42 U.S.C. 7401	X					The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM ₁₀). Children and employees of the childcare center would therefore be exposed to potentially unhealthy ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of federal air quality standards (d). Existing South Coast Air Quality Management District (SCAQMD) regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements.
9. Farmland Protection 7 U.S.C. 4201	X					No agricultural uses are located on-site or in the vicinity of the project.
10. Environmental Justice Executive Order 12898	X					The project would provide additional employment opportunities in the community and would provide childcare services for area residents. The project would not expose low-income or minority populations to any environmental justice concerns.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B					X	Project construction would generate short-term noise level increases. Local noise ordinances would apply. The proposed project is a childcare facility and is not expected to significantly affect nearby sensitive receptors. The proposed project would incrementally increase the number of daily vehicle trips on local roadways. However, this increase would not significantly affect roadway noise levels. Due to the proximity of the 105 Freeway to the project site, noise attenuating features should be incorporated into project design to ensure an acceptable interior noise environment.
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to any known landfill hazards (b).
c. Upset Hazards 24 CFR 51B	X					The project site is not subject to any known upset hazards, nor would the proposed use create any significant upset hazards (b).
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).
e. Toxic/Radioactivity HUD Notice 79-33					X	The project site is not subject to any known radioactivity (b). As discussed under "Hazards and Nuisances, Including Site Safety," lead exceeding regulatory action levels is potentially present onsite. Additional sampling, and, if necessary, remediation of contaminated soil, is recommended.
f. Airport Clear Zones 24 CFR 51D	X					The project site is not in an airport clear zone (e).

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

Summary of Findings and Conclusions:

The proposed project involves the development of a childcare facility for approximately 75 children on a vacant, 67,148 square foot site. The project site is zoned C-1, *Restricted Business Zone*, in the Los Angeles County Zoning Ordinance. The proposed project would be consistent with these designations. Neighboring land uses consist of multi-family residential and commercial development. The proposed project would be compatible with the scale and visual character of the surrounding area. The project would not generate any significant noise impacts, but would be subject to noise from the 105 Freeway and Imperial Highway. Therefore, noise attenuating features should be incorporated into project design.

The project site is relatively flat. No water resources are located in the project area. Compton Creek, a concrete-lined flood control drainage, is adjacent to the site to the west. No threatened or endangered wildlife was observed on the site. A Brownfields Targeted Site Assessment was conducted on the project site in October 2002. This report identified elevated concentrations of lead in the soil exceeding current health-based action levels. Therefore, additional sampling and remediation of any soil contamination exceeding action levels, is recommended prior to grading and construction.

The project would not significantly affect public facilities. Implementation of the project would create short-term employment opportunities during construction and long-term employment opportunities in the childcare profession. The proposed project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project is located outside the 500-year flood area, indicating minimal flood potential in the area.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways.

The proposed project would provide infill development in an urbanized area. It would not include housing and therefore would not directly induce population growth. The project would provide job opportunities in the childcare field, which may indirectly induce growth by attracting people to move to the area to fill available jobs. However, the majority of jobs provided by the project would most likely be filled by the current workforce in the area; therefore, indirect population growth is not expected to be significant. The project would not require the extension of infrastructure or roadways, since the site has been previously developed. Thus, its potential to induce growth is considered less than significant. The proposed project would not result in any significant impacts that would be cumulatively considerable.

Summary of Environmental Conditions:

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

The project site is currently vacant. Vegetation mainly consists of disturbed grasses and weeds. No wildlife was observed onsite.

Project Modifications and Alternatives Considered:

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

Mitigation Measures Required:

The following mitigation measures are required:

1. **Site Hazards.** The following actions shall be completed prior to site development:
 - Removal and proper disposal of approximately 465 tons of lead impacted soil from the site shall occur in accordance with applicable state and federal regulations.

2. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
 - *Air conditioning or mechanical ventilation systems that allow windows to remain closed*
 - *Double paned glass in windows and sliding glass doors*
 - *Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)*
 - *Solid core exterior doors with perimeter weather stripping and threshold seals*
 - *Baffling of roof or attic vents facing the noise source*

3. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

4. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

5. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
6. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

References:

- a. Donald Dean, Los Angeles County Community Development Commission, personal communication, August 14, 2003. (CONTACT)
- b. Melissa Mascali, Rincon Consultants, Site Visit, August 5, 2003. (FIELD)
- c. Ecology and Environment, Inc., Superfund Technical Assessment Response Team, *Watts Open Space Properties, County of Los Angeles, Brownfields Targeted Site Assessment, Final Report*, October 2002. (PRINTED)
- d. South Coast Air Quality Management District (November 1999), CEQA Air Quality Handbook. (PRINTED)
- e. FIRM map panel no. 065043-IND, Revised July 6, 1998, available online at <http://store.msc.fema.gov>. (ELECTRONIC)
- f. Thomas Brothers Maps, Los Angeles County, 2002. (PRINTED)
- g. Institute of Transportation Engineers, Trip Generation, 6th Edition, 1997. (PRINTED) The trip generation estimate is based on a rate of 4.52 daily trips per student.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

1. Is the project in compliance with applicable laws and regulations? Yes No
2. Is an EIS required? Yes No
3. A Finding of No Significant Impact (FONSI) can be made. The project will not significantly affect the quality of the human environment. Yes No

Basic Reasons Supporting Decision:

The proposed project involves the development of a childcare facility for approximately 75 children on a vacant, 67,148 square foot site. The project site is zoned C-1, *Restricted Business Zone*, in the Los Angeles County Zoning Ordinance. The proposed project would be consistent with these designations. Neighboring land uses consist of multi-family residential and commercial development. The proposed project would be compatible with the scale and visual character of the surrounding area. The project would not generate any significant noise impacts, but would be subject to noise from the 105 Freeway and Imperial Highway. Therefore, noise attenuating features should be incorporated into project design.

The project site is relatively flat. No water resources are located in the project area. Compton Creek, a concrete-lined flood control drainage, is adjacent to the site to the west. No threatened or endangered wildlife was observed on the site. A Brownfields Targeted Site Assessment was conducted on the project site in October 2002. This report identified elevated concentrations of lead in the soil exceeding current health-based action levels. Therefore, additional sampling and remediation of any soil contamination exceeding action levels, is recommended prior to grading and construction.

The project would not significantly affect public facilities. Implementation of the project would create short-term employment opportunities during construction and long-term employment opportunities in the childcare profession. The proposed project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project is located outside the 500-year flood area, indicating minimal flood potential in the area.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

The proposed project would provide infill development in an urbanized area. It would not include housing and therefore would not directly induce population growth. The project would provide job opportunities in the childcare field, which may indirectly induce growth by attracting people to move to the area to fill available jobs. However, the majority of jobs provided by the project would most likely be filled by the current workforce in the area; therefore, indirect population growth is not expected to be significant. The project would not require the extension of infrastructure or roadways, since the site has been previously developed. Thus, its potential to induce growth is considered less than significant. The proposed project would not result in any significant impacts that would be cumulatively considerable.

The following mitigation measures are recommended:

1. **Site Hazards.** The following actions shall be completed prior to site development:
 - Removal and proper disposal of approximately 465 tons of lead impacted soil from the site shall occur in accordance with applicable state and federal regulations.

2. **Noise.** In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design:
 - *Air conditioning or mechanical ventilation systems that allow windows to remain closed*
 - *Double paned glass in windows and sliding glass doors*
 - *Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications)*
 - *Solid core exterior doors with perimeter weather stripping and threshold seals*
 - *Baffling of roof or attic vents facing the noise source*

3. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

4. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Imperial and Central Childcare Facility/HOME

- 5. Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
- To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
- 6. Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

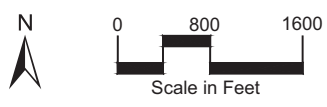
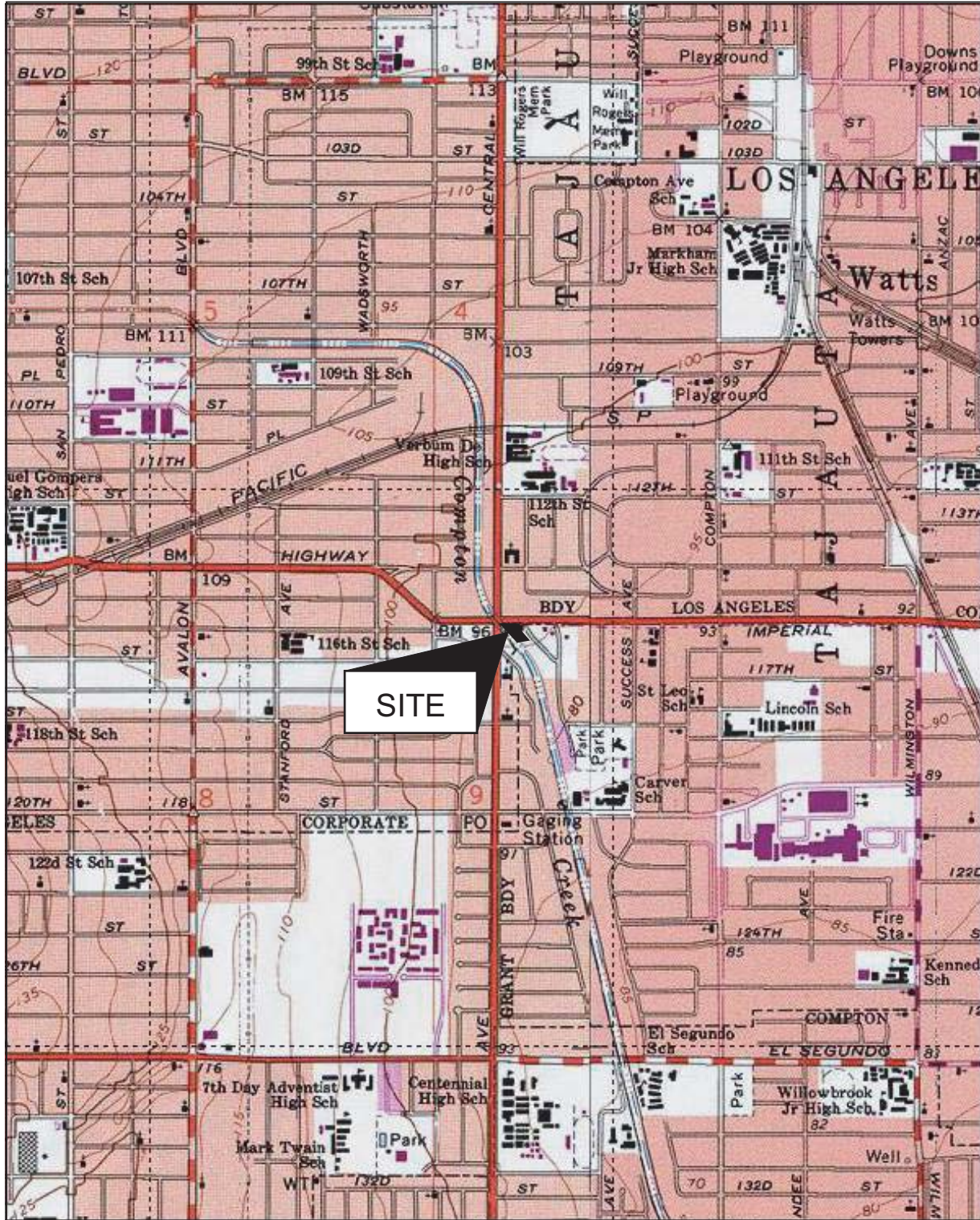
The proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

Prepared by:	<u>Melissa Mascali</u>	Title:	<u>Environmental Analyst</u>
Date:	<u>August 15, 2003</u>		
Concurred in:	<u>Donald Dean</u>	Title:	<u>Environmental Officer, Community Development Commission of the County of Los Angeles</u>
Date:	<u>August 15, 2003</u>		



Regional Location

Figure 1
LACDC



Source: National Geographic TOPOI, 2001 Inglewood, CA 1981

Project Site Location

Figure 2
LACDC



View of project site from Imperial Highway, facing south.



Land uses to the west across Central Avenue from the project site.



Commercial and multi-family residential uses across Imperial Highway from site.

Views of the Project Site and Surrounding Uses



**NEGATIVE PHASE 1 ARCHAEOLOGICAL SURVEY
OF 0.6 ACRES FOR THE
IMPERIAL AND CENTRAL CHILDCARE FACILITY PROJECT
1200 E. IMPERIAL HIGHWAY
WILLOWBROOK, LOS ANGELES COUNTY, CALIFORNIA
(USGS 7.5' Inglewood & South Gate Quadrangle)**

Prepared for:

**Los Angeles County
Community Development Commission**
2 Coral Circle
Monterey Park, California 91755
Contact: Donald Dean

Prepared by:

Conejo Archaeological Consultants
2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
Author: Mary Maki



CAC Document No. 03-194 CDC
July 29, 2003

I. INTRODUCTION WITH PROJECT DESCRIPTION AND LOCATION

CDC Project Name: Imperial and Central Childcare Facility CDC Project No. HOME	Location: 1200 East Imperial Highway, Willowbrook, Los Angeles County	Thomas Bro. Grid: Pg. 704-F6	Assessor Parcel No. 6148-007-024 & -025	CDC Contact: Donald Dean Environmental Officer (323) 838-5042
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This report was prepared at the request of Donald Dean of the Los Angeles County Community Development Commission (CDC). It presents the results of a Phase I archaeological investigation conducted by Conejo Archaeological Consultants for the Imperial and Central Childcare Facility Project. Federal funds will be used in the construction of a childcare facility for approximately 75 children on a vacant 67,148 square foot site at 1200 East Imperial Highway in the community of Willowbrook, in unincorporated Los Angeles County (Exhibits 1, 2 & 3). Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, pavement, landscaping, street lighting, storm drains, and utility installation.

This archaeological study was undertaken in compliance with the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). This study also meets the cultural resource guidelines, policies and procedures as established by the United States Department of Housing and Urban Development (HUD), and the Los Angeles County Planning Department.

II. STUDY FINDINGS

Based on the South Central Coastal Information Center's (SCCIC) record search results, field survey findings and past ground disturbance, no impacts to cultural resources are anticipated from project development. Therefore, no further archaeological investigations are warranted prior to or during project implementation. In the event that buried cultural materials are encountered during construction, all earth disturbing work within the vicinity of the find must be temporarily halted until a qualified archaeologist can evaluate the nature and significance of the find, as detailed in Section VI of this report.

III. ENVIRONMENTAL SETTING

Physical Environment: The project's area of potential effect (APE) consists of 0.6-acre vacant lot. Approximately 75 percent of the APE is paved. The southwestern quarter is not paved and supports sparse weedy vegetation. The project APE is bordered by Imperial Highway to the north, development to the east, the 105 Freeway to the south and Compton Creek and Central Avenue to the west. Compton Creek is a cement-lined drainage.

Cultural Environment:

Prehistory. The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles*.

History. The following information is based on Ecology and Environment Inc.'s 2002 Site Assessment of the project site, which included a review of aerial photographs and city directories.

A review of aerial photographs provided the following information. In 1928 the project site is undeveloped, but Alvaro Street and Imperial Highway are present and Compton Creek is unlined. In the 1947 the 1200 Imperial Highway parcels contain numerous small buildings, which appear to be residential. In 1965, the project site looks the same. In 1976, all of the buildings have been removed except for one small structure in the northwest corner of the property. In 1989, the small structure seen on the previous photo has been removed. One small structure is present in the northeastern corner of the property. The property to the south has been cleared and is part of the tract being cleared for the 105 Freeway. In 1994, the property appears similar to previous photo and the 105 Freeway is present to the south. Reviews of city directories indicate that the project site has been developed with residences, a church, and a restaurant.

IV. SOURCES CONSULTED

South Central Coastal Information Center (SCCIC), CSU Fullerton, USGS 7.5' Quads – Inglewood & South Gate	July 24, 2003 Conducted by Mary Maki
National Register of Historic Places (NRHP)	National Park Service 2003
California Historic Landmarks	2003 Office of Historic Preservation California Dept. Parks and Recreation
California State Historic Resources Inventory	Updated quarterly 2003 Office of Historic Preservation California Dept. Parks and Recreation
Sanborn Fire Insurance Maps 1910 & 1922	Los Angeles Central Library, July 28, 2003

Results:

No prehistoric or historic sites are recorded within a one-half mile radius of the project site. Eight

surveys are recorded within a one-half mile radius of the APE: none of which included the APE.

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, California Points of Historical Interest, and California State Historic Resources Inventory (HRI) include no properties within or immediately adjacent to the APE.

A search of the Sanborn Fire Insurance Maps on file at the Los Angeles Central Library was conducted on July 28, 2003. The project site is not shown on either the 1910 or 1922 Sanborn maps for Watts.

Historian Judy Triem is in the process of conducting a Section 106 evaluation of the built environment surrounding the project site (Triem personal communication).

V. FIELD METHODS

The APE was surveyed by Mary Maki, M.A. on July 24, 2003 (Exhibits 2 & 3). Ms. Maki is certified by the Register of Professional Archaeologists (RPA) and has over 14 years archaeological experience in southern California.

Where feasible linear transects spaced three meters (10 feet) apart were used to survey the APE. Within each transect a zigzag pattern was walked to maximize ground surface coverage. The APE boundaries were clearly delineated by a fence line. On the west side of Alvaro Street ground surface visibility was good across the southern half of the APE, which consisted of a graded dirt area with scattered weedy vegetation. Pavement from an old parking lot covers the majority of the northern half of the APE. The cement foundation of a former restaurant, Stop the Restaurant, is located on the property. The identification of the foundation as being Stop's is based on information provided by a local homeless man who lives at the project site and indicated that the restaurant was relocated to 1200 E. Imperial Highway when Highway 105 was constructed. The homeless man's statements are supported by the city directory, which lists Stop the Restaurant at 11624 S. Central Avenue in 1986 and at 1200 E. Imperial Highway in 1990 and 1995. The foundation is surrounded by an eroded paved parking lot, which is also consistent with it having been a restaurant. Based on the city directories, the homeless man's statement and the lack of any historic items associated with the foundation, the foundation is less than 50 years old and not considered a historic property. East of Alvaro Street the APE is paved over.

The ground surface throughout the APE has been disturbed by grading, construction and demolition activities.

Modern trash/litter is scattered across the site, which until recently was occupied by homeless

**Conejo Archaeological Consultants
Imperial and Central Childcare Facility Project
Negative Phase I Archaeological Survey**

people. No evidence of prehistoric or historic resources was observed within the APE.

VI. REMARKS

Based on the record search, field survey results for that portion of the property that was surveyable and past ground disturbances, the proposed project is expected to have no impact on cultural resources. Therefore, no further archaeological investigation is warranted prior to or during project implementation. Since an archaeological survey can only confidently assess the potential for encountering surface cultural resource remains, the following two recommendations should be incorporated as conditions of project approval:

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within 50 meters of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any mitigation excavation associated with Native American materials.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

VII. CERTIFICATION

Prepared By: Mary K. Maki	Title: Principal Investigator	Qualification: RPA Certified 14 Years So. CA arch experience
Signature:		Date: July 29, 2003

VIII. MAPS

Project Vicinity USGS 7.5' Inglewood & South Gate Archaeological APE
 Quadrangles

IX. PHOTOGRAPHS

Yes **No** **Attached Yes** **No** (See Title Page)

X. CITATIONS

Bean, Lowell John and Charles R. Smith

1978 Gabrielino. In *Handbook of North American Indians: California*, Volume 8. Edited by R.F. Heizer, pp. 505-508. W.G. Sturtevant, general editor. Smithsonian Institution, Washington D.C.

Ecology and Environment, Inc.

2002 Superfund Technical Assessment and Response Team, Watts Open Space Property, county of Los Angeles, Brownfields Targeted Site Assessment, Final Report, October 2002. Prepared for county of Los Angeles. TDD: 09-01-11-0007. Job No. 0156.01BR.

2003

McCawley, William

1996 *The First Angelinos, The Gabrielino Indians of Los Angeles*. Malki Museum Press, Morongo Indian Reservation, Banning, California.

Individuals and Institutions Contacted

Triem, Judy, Historian, San Buenaventura Research Consultants, email, July 29, 2003.

**Conejo Archaeological Consultants
Imperial and Central Childcare Facility Project
Negative Phase I Archaeological Survey**

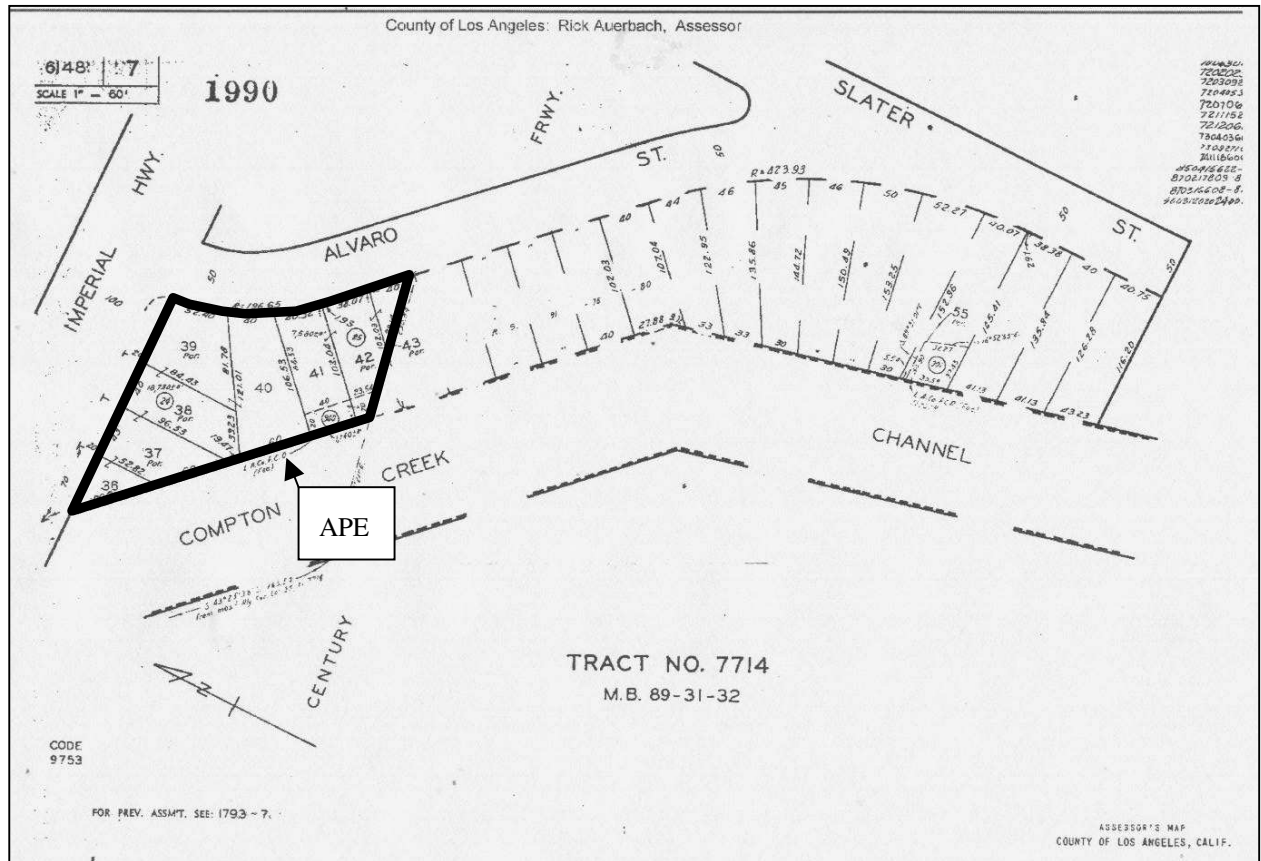


Source: Microsoft Streets 98

**PROJECT VICINITY MAP
Imperial and Central Childcare Facility
1200 East Imperial Highway
Willowbrook, Unincorporated Los Angeles County, California**

Exhibit 1

Conejo Archaeological Consultants
Imperial and Central Childcare Facility Project
Negative Phase I Archaeological Survey

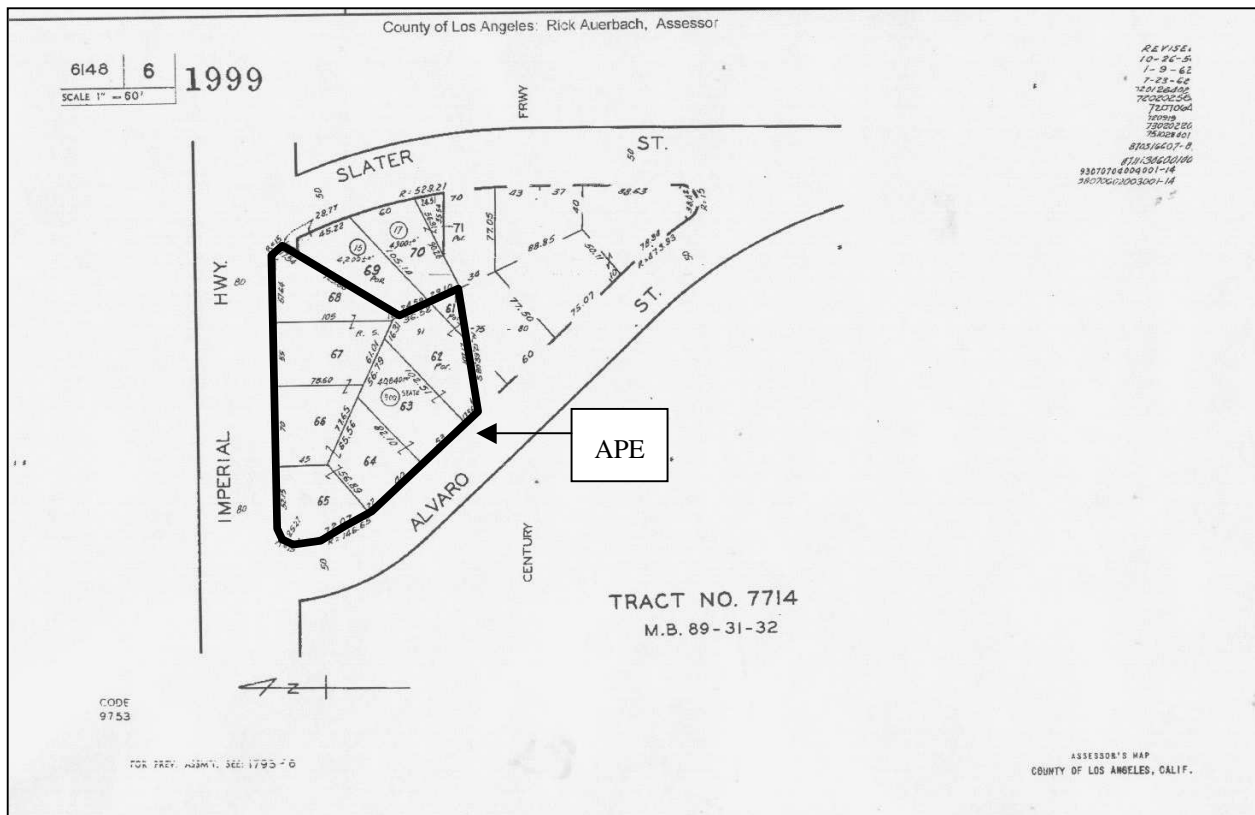


Source: <http://assessor.co.la.ca.us/>

AREA OF POTENTIAL EFFECT
Imperial and Central Childcare Facility
1200 East Imperial Highway
Willowbrook, Unincorporated Los Angeles County, California

Exhibit 2a

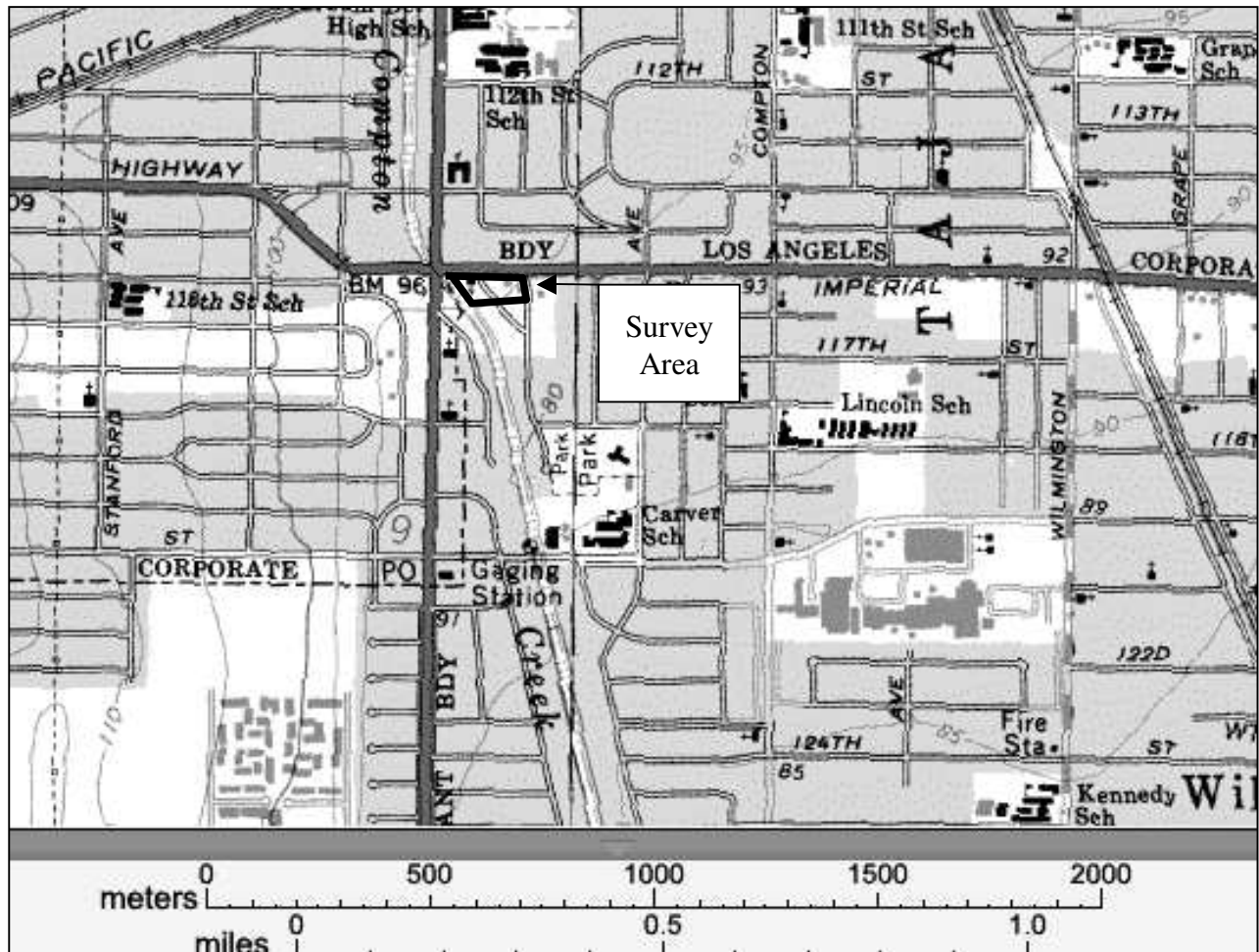
Conejo Archaeological Consultants
Imperial and Central Childcare Facility Project
Negative Phase I Archaeological Survey



Source: <http://assessor.co.la.ca.us/>

AREA OF POTENTIAL EFFECT
Imperial and Central Childcare Facility
1200 East Imperial Highway
Willowbrook, Unincorporated Los Angeles County, California

Exhibit 2b



USGS 7.5' Inglewood & South Gate 1964, 1981

CULTURAL RESOURCES SURVEY AREA
Imperial and Central Childcare Facility
1200 East Imperial Highway
Willowbrook, Unincorporated Los Angeles County, California

Exhibit 3

1328 Woodland Drive • Santa Paula CA • 93060

805/525-1909
Fax 805/525-1597
sbra@historicresource.com
www.historicresources.com

To: Joe Power, Rincon Consultants
From: Judy Triem, San Buenaventura Research Associates
Date: 7 August 2003
Re: **Section 106 Evaluation, 1200 East Imperial Highway, Los Angeles**

Project Name: Imperial and Central Childcare Facility
Project Number: HOME

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to construct a childcare facility on a vacant 67,148 square foot site at 1200 East Imperial Highway in the unincorporated area of Los Angeles known as Willowbrook.

Off-site improvements may include driveways, curbs, gutters, signage, speed bumps, landscaping, street lighting, storm drains, and utility installation.

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself (APN 6148-007-024, 025 and 6148-006-900), the property across the street and the adjacent property.

3. Description of Location of Undertaking

The project site at 1200 East Imperial Highway contains two parcels on the west side of Alvaro Street and one parcel on the east side, with all three parcels vacant. [photos 1-3]

Adjacent to the project site on the east is a single family residence from around 1910. [photo 4] South of the project site is the Century (105) Freeway. West of the project site is Central Avenue. Across Imperial Highway from the project site is the Nickerson Gardens Housing Project. [photo 4]

4. Historic Resources/National Register Determination

Historical Background

The project site is located at the very northern boundary of Willowbrook and the City of Los Angeles. The name Willowbrook comes from the natural water features and willow trees that once existed in the area located between Watts on the north and Compton on the south. Prior to World War I, the area was largely agricultural. The Los Angeles San Pedro Railroad ran through the Willowbrook area allowing local farmers a market for their produce. In 1906 the Willowbrook Grammar School district was formed. By the 1940s, much of the agricultural land was converted to subdivisions.

One of these subdivisions of about 250 houses was called Carver Manor, after George Washington Carver, the famous Black agronomist. The residences were designed by the prominent African-American architect, Paul R. Williams. During World War II, Southern Blacks migrated to Southern California to take jobs in defense industries and settled in Willowbrook and Watts because there were no covenants prohibiting minorities from buying a property in these communities.

During the 1940s and 1950s a large number of housing projects were built in the Watts area. The projects were built for war workers in the 1940s and were intended to be integrated. The first public housing project of Watts was the Hacienda Village single-story units, built in 1942. In May 1944, Imperial Courts

(498 units) was built, and in September, Jordan Downs (700 units) was completed. In 1955, the most massive of all public housing projects was completed and named Nickerson Gardens (1,100 units). By the end of the 1950s, over one-third of the population of Watts lived in public housing.

During the 1990s the controversial Century Freeway was completed cutting through South Central Los Angeles and removing a large number of neighborhoods. The northern edge of Willowbrook at Imperial Highway was divided from the rest of the community by the freeway.

Physical Description

The project site itself is vacant and abuts the Century Freeway to the south. Adjacent to the project site on the east is a two story residence built circa 1910 and converted to commercial use. It features extensive changes to siding and numerous additions.

Across Imperial Highway from the project site is the Nickerson Gardens housing project located between Central and Compton avenues. The buildings include rows of identical two story multi-family units, designed in a simple Modern style, with very low-pitched side gable roofs with wide overhanging eaves. Each unit has two sets of double doors with flat roofed canopies symmetrically located. Rows of one-over-one horizontal bands of windows extend across the first floor. The second floor has groupings of two windows symmetrically placed. Windows appear to be aluminum or steel frame.

National Register Eligibility

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The minimum age criteria for the National Register of Historic Places (NRHP) is 50 years. Properties less than fifty years old may be eligible for listing on the NRHP if then can be regarded as "exceptional."

The Nickerson Gardens project does not appear to be associated with an event that has made a significant contribution to the history of the area (criterion A); nor does it appear to be associated with any significant individual (criterion B).

It may be eligible, however, based on the architecture as representative of the work of a master. The housing project was designed by prominent Los Angeles architect Paul R. Williams in 1951, although it was not completed until March 1955 (Garcia interview, 2003). Williams was a well recognized architect whose major commissions included the Los Angeles International Airport, Los Angeles County Court House, Shrine Auditorium, Music Corporation Building and Saks Fifth Avenue in Beverly Hills among others. He also designed homes for many movie celebrities during his lifetime. Among his lesser known works, perhaps, are his housing projects. Architectural historian David Gebhard states that, "Williams was, without question, one of America's foremost architects of those years, and while this is in part an affirmative comment on the slow transformation of racial relations experienced in the United States, in the end it was due to Paul R. Williams' own gentle but strong perseverance." (Hudson, 1993: 28)

Like many other well-established architects, Williams became involved in public housing. In 1933 he was appointed as a commissioner of the National Board of Municipal Housing as well as a member of the Los Angeles Housing Commission from 1933 through 1941. In 1936 he was awarded the first national public housing project, Langston Terrace in Washington DC, with Hilyard Robinson. His first major Los Angeles public housing project was for 400 units in southeast Los Angeles called Pueblo del Rio. It was the first of fifteen public and Defense Housing project built prior to 1943 open to African Americans (Hudson, 1993: 25).

Williams designed the first public housing project in Watts, Hacienda Village, in 1942. He may have designed others as well, but probably his largest was the 1,100 unit Nickerson Gardens, designed in 1951 but not completed until 1955. A great deal of additional analysis would be required to determine whether the Nickerson Gardens housing project is eligible for the NRHP as an exceptional architectural or historical property.

The undertaking is located across Imperial Highway from Nickerson Gardens, and shares only a small portion of the street frontage with the housing project's 1,100 units. Further, the setting for Nickerson Gardens was substantially altered with the construction of the Century Freeway immediately to the south. In our professional opinion, the nature of the proposed undertaking is such that evaluation of Nickerson Gardens for exceptional NRHP eligibility at this time is not warranted, and it can be determined that no adverse effects on the Nickerson Gardens will occur.

Conclusions

Presently no properties within the APE appear to be listed on, or eligible for listing on, the NRHP. The residence, built circa 1910, located east of the project site, has been heavily altered with changes to siding and numerous additions, causing it to be ineligible for listing on the NRHP. Although Nickerson Gardens may become eligible when it becomes fifty years of age, at present it does not appear to meet the exceptionally significant property criterion required for listing properties less than fifty years of age. The undertaking will not have an adverse effect on any NRHP-eligible property.

5. Information from Local Organizations

No information was collected from local organizations.

6. Selected Sources

California Historical Landmarks, 1990

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2003

Garcia, Homer, telephone interview with employee of Federal Housing Authority, 8/11/03.

Gebhard, David and Winter, Robert, *Guide to Architecture in Los Angeles*, 1985.

Hudson, Karen E. *Paul R. Williams, Architect, a Legacy of Style*. Introduction by David Gebhard. New York, Rizzoli, 1993.

Los Angeles County Assessor Records

Oliver, Marilyn Tower. "Quiet L.A. Neighborhood in Eye of the Storm: Willowbrook." *L.A. Times*, 8/30/92.



PHOTO 1. 1200 E. Imperial Highway, project site, facing northwest (6 August 2003).



PHOTO 2. Project site across Alvaro, facing northeast (6 August 2003).



PHOTO 3. Project site from Alvaro, facing east (6 August 2003).



PHOTO 4. Residence adjacent to project site, facing east (6 August 2003).



PHOTO 5. Looking across Imperial Highway at Nickerson Gardens housing project.(6 August 2003).

APPENDIX A

Mitigation Monitoring Plan
Imperial and Central Childcare Project

This section reflects the mitigation monitoring and reporting program requirements of Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

“...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
Site Hazards: Removal and proper disposal of approximately 465 tons of lead impacted soil from the site shall occur in accordance with applicable state and federal regulations	Contractor	Community Development Commission	Pre-Construction
Noise: In order to achieve an acceptable interior noise level of 45 dBA Ldn or lower, the following or their functional equivalent shall be incorporated into project design: <ul style="list-style-type: none"> - Air conditioning or mechanical ventilation systems that allow windows to remain closed - Double paned glass in windows and sliding glass doors - Mounting of windows in low air infiltration rate frames (0.5 cfm or less, per American National Standard Institute [ANSI] specifications) - Solid core exterior doors with perimeter weather stripping and threshold seals - Exterior walls consisting of stucco, brick veneer, or wood 	Architect, Contractor	Community Development Commission	Design

<p>siding with a ½” minimum thickness fiberboard underlayer</p> <ul style="list-style-type: none"> - Baffling of roof or attic vents facing the noise source 			
<p>Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project’s archaeological area of potential effect must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will have 24 hours to notify the Native American Heritage Commission</p>	<p>Contractor</p>	<p>Community Development Commission</p>	<p>Construction</p>
<p>Solid Waste Recycling: Project design shall incorporate space for separate bins for waste and recyclable materials.</p>	<p>Architect</p>	<p>Community Development Commission</p>	<p>Design</p>
<p>Water Supply: Because of ongoing concerns about regional water supplies, the facility shall be fitted with water conserving features, including, but not limited to, low flow faucets and toilets. Any proposed landscaped areas shall be designed with drought tolerant species. Planter beds shall be heavily mulched in accordance with water-conserving landscape design practice. Irrigation of planting beds shall be accomplished</p>	<p>Landscape Architect</p>	<p>Community Development Commission</p>	<p>Design/Operation</p>

with drip systems.			
<p>Additional Modifications: Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.</p>	Contractor/Operator	Community Development Commission	Design, Pre-Construction, Construction and Operation

REAL ESTATE OPTION AGREEMENT AND RECEIPT FOR DEPOSIT

Community Development Commission
Of the County of Los Angeles
Monterey Park, CA 91755

In consideration of the sum of ONE HUNDRED FORTY THOUSAND dollars (\$140,000) to be applied toward the purchase price of the property described herein and will be deposited into Chicago Title Company, Escrow # 33803522 as provided herein, the receipt of which is hereby acknowledged, J. Sook Kim, hereinafter referred to as "Optionor" or "Seller", the owner of real property located at 1200 E. Imperial Highway and 11605 Alvaro Street, Los Angeles, California, and legally described as: SEE ATTACHED LEGAL DESCRIPTIONS. APN# 6148-007-024 and 6148-007-025, hereinafter referred to as "property" and the Community Development Commission of the County of Los Angeles, a public body corporate and politic, hereinafter referred to as "Optionee" or "Buyer", or its assignee or nominee, do hereby agree as follows:

1. GRANT OF OPTION. This Agreement shall constitute an option affording Optionee the exclusive right to acquire the above-described property subject to the terms and conditions contained herein, for the term of this Agreement.

2. TERM AND EXECUTION OF OPTION. This offer shall be irrevocable for a period of 120 days from the date this Agreement is executed by both parties hereafter referred to as ("Agreement Term"). Optionee is hereby granted the right to extend the Agreement Term for a subsequent additional thirty-day period ("Extension"), provided all of the following conditions are met:

(a) Optionee, in consideration for the right to extend the Agreement Term for the Thirty-Day Extension period, shall have the Optionor paid from the amount previously deposited into escrow the sum of FIVE THOUSAND dollars (\$5,000) for the Thirty-Day Extension period. All monies paid by Optionee shall be applied toward the purchase price.

(b) Optionee shall give Optionor written notice electing to extend the term of this Agreement, which notice shall be delivered not later than five (5) working days prior to the expiration of the then existing Agreement Term.

Should the Optionee fail to exercise the right to extend the then existing Agreement Term as provided for above, this Agreement shall automatically terminate at the end of such Agreement Term subject to the provisions hereof.

If an Extension is granted to the Agreement Term, Optionor shall retain the \$5,000 described in this Section 2 of this Agreement and the balance of the deposit shall be returned to Optionee from Escrow within seven days after termination of this Option Agreement.

3. PURCHASE PRICE. The purchase price shall be SEVEN HUNDRED TEN THOUSAND THREE HUNDRED SEVENTY dollars (\$710,370). Payment of the purchase price shall be in lawful money of the United States and shall be paid to Optionor upon transfer of marketable title to Optionee.

4. CONTINGENCIES. The exercise of this option is subject to the following conditions:

(a) The property must be zoned for the development of a childcare center.

(b) In the event the subject property zoning is changed and a childcare center cannot be developed on the subject property within the term of the Option Agreement, Optionee may immediately terminate this Agreement and the funds in escrow shall be returned to Optionee.

(c) Optionor will be responsible for maintaining the property during the option and escrow period.

5. EXERCISE OF OPTION. Optionee's election to exercise this option is subject to: (a) authorization of the Board of Commissioners of the Community Development Commission of the County of Los Angeles, (b) environmental clearance and release of funds by the United States Department of Housing and Urban Development, (c) a Phase I Site Assessment Investigation, approval of an updated Preliminary Title Report by Optionee and a Phase II Site Assessment Investigation paid for by Optionee. According to Rincon Consultants, Inc., dated November 10, 2003, a Phase II Site Assessment Investigation Report indicates the subject property contains hazardous material not suitable for the construction of a childcare center. Soil remediation must be completed before the close of escrow and all contracts for services requires the Optionor's approval and signature. Monies for soil remediation of the property will be deposited into escrow by Optionee and used exclusive for said remediation. All costs of remediation of the property will be credited toward the purchase price.

It shall not be a basis for disapproval of said Preliminary Title Report that there exist on the property deeds of trust or monetary liens or taxes, as Optionor hereby agrees to discharge such deeds of trust, liens and taxes prior to the close of escrow. However, in all other respects, it shall be in the sole judgment of Optionee whether the Preliminary Title Report is acceptable or not. Optionee shall notify Optionor of approval of the Preliminary Title Report within 10 business days of receipt. Optionor shall be deemed to have title to the Property as shown in the Preliminary Title Report unless Optionee objects in writing to any title exceptions in accordance with this section before the close of escrow.

In the event that Optionor is not able to deliver clear title to the Optionee, this Agreement shall be void and the ONE HUNDRED FORTY THOUSAND dollars (\$140,000) deposit including monies applied in Section 2(a) and all monies deposited into escrow for remediation of the property under Section 5, if applicable, shall be immediately refunded to Optionee.

In the event the required approvals in the first paragraph of Section 5 are not granted by the necessary agencies, Optionee may immediately terminate this Agreement and Optionor will keep \$40,000 of the total deposit as liquidated damages and the balance of the remaining deposit shall be returned, forthwith, to Optionee.

In the event Optionee elects to terminate this Agreement after the property has been remediate, in whole or in part, Optionor shall deposited into escrow, forthwith, Optonee costs of remediation of the property.

Such approvals and authorizations described in Section 5 (a) and (b) hereof shall be obtained within the Agreement Term or the prescribed Extension. Should such approvals and authorizations not be obtained within the Agreement Term or the prescribed Extension, nothing herein shall obligate Optionor to further extend the option period, and Optionee subsequently terminates this Agreement, Optionor and Optionee agree that as Optionor's sole remedy, **Optionor shall retain only FORTY THOUSAND dollars (\$40,000), of the total \$140,000 deposit as described in the first paragraph of this Agreement which includes the FIVE-THOUSAND dollars (\$5,000) retained by Optionor as described in Section 2 of this Agreement.** The payment of such sums as described above shall satisfy all of Optionee's duties and obligations under this Agreement and Optionor shall not be entitled to additional relief of any kind, including but not limited to any damages which may arise hereafter from this Agreement.

Optionee may exercise this Option by delivery of a written document stating Optionee's intent to exercise this option and to purchase the property in accordance with the terms and conditions of this Option Agreement.

6. COVENANTS AND WARRANTIES. Optionor hereby covenants and warrants:

(a) In response to a public solicitation for voluntary sale of vacant real property by Optionee, Optionor is freely offering to sell the herein described property to Optionee.

(b) Optionor is the owner of and has full right, power and authority to sell, convey and transfer the herein described property to Optionee and to carry-out Optionor's obligations hereunder.

(c) To the best of Optionor's knowledge the herein described real property is as represented as to size and zoning.

(d) Optionor has good and marketable title in fee simple to the property described herein, free of any liens, encumbrances, restrictions or easements, except those to be shown in the Preliminary Title Report.

(e) No person, firm or entity has any right, title or interest in the property other than what is set forth in the Preliminary Title Report.

(f) No actions, suit or proceedings have been instituted or are threatened which would materially affect the property, at law or in equity. Optionor further covenants that there are no off-record items which affect title or utility of said property.

(g) Optionor must provide Optionee with a copy of all lease agreements that are in force which affect said property and the names of any person, firm or entity that has the right of possession. The herein described real property is vacant land and is not tenant occupied and is not subject to relocation benefits as required from Optionee pursuant to the Uniform Relocation Assistance and Real Property Acquisition Act.

(h) All of the documents, information and records provided by Optionor, or his agent, in compliance with the terms and conditions contained herein shall be true and accurate information except as otherwise noted to Optionee by Optionor in writing.

7. ESCROW. Upon Optionee's election to exercise this option, Optionee agrees to open an escrow in accordance with this Agreement at Chicago Title Company Escrow. This Agreement constitutes the joint escrow instructions of the Optionor and Optionee, and the escrow agent to whom these instructions are delivered is hereby empowered to act under this Agreement. Time is of the essence of these instructions. The escrow agent is authorized to:

(a) Credit Optionee's account in the amount of ONE HUNDRED FORTY THOUSAND dollars (\$ 140,000), including monies applied in Section 2(a), if applicable, toward the sales price of the property. This amount is the consideration paid to Optionor by Optionee for this Agreement.

(b) Convey from Optionor an executed grant deed in favor of Optionee, or its assignee or nominee, transferring to Optionee a good and marketable fee simple title thereto, together with all improvements and appurtenances thereunto belonging, free and clear of all liens, easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing and inchoate, together with all of Optionor's rights, title and interest in and to any streets, alleys or easements adjoining or abutting thereto.

(c) Complete any and all documents and satisfies any terms or conditions as may be stated herein for a complete escrow.

(d) Disbursement of funds to Optionor is subject to the above instructions and delivery of deed to Optionee when both parties have fulfilled all conditions of this escrow.

(e) Pay and charge Buyer for all the Buyer's escrow fees, charges and costs which arise in this escrow.

(f) Pay and charge Seller for all the Seller's escrow fees, charges and costs which arise in this escrow.

(g) Pay and charge Seller for any unpaid delinquent taxes and/or penalties and interest thereon, and for any delinquent or non-delinquent assessments, or bonds against the property.

(h) Escrow Agent is not to be concerned with the pro-ration of Seller's taxes for the current fiscal year if this escrow closes between July 1st and November 1st unless current tax information is available from the title insurer between October 15th and November 1st. In the event tax information is available, Seller's taxes shall be pro-rated in accordance with Paragraph 7(i) below. From July 1st to November 1st, when tax information is not available, as hereinabove set forth, Seller's pro-rata portion of taxes due to close of escrow shall be cleared and paid by Seller, outside of escrow.

(i) From the date that tax information becomes available, as per Paragraph 7(h) above, up to and including through June 30th, Seller's current taxes, if unpaid, shall be pro-rated to date of close of escrow on the basis of a 365-day year in accordance with the County Tax Collector's pro-ration requirements, together with penalties and interest, if said current taxes are unpaid after December 10th and /or April 10th. Prior to the close of escrow, the Seller's obligation for pro-ration of the taxes shall be deducted from Seller's proceeds by Escrow and paid to the County Tax Collector.

(j) Any taxes which have been paid by Seller, prior to the opening of this escrow, shall not be pro-rated between Buyer and Seller, but Seller shall have the sole right, after close of escrow, to apply to the County Tax Collector of the County of Los Angeles for refund of such taxes as may be due Seller for the period after Buyer's acquisition pursuant to Section 5096.7 of the California State Revenue and Taxation Code.

8. TITLE INSURANCE. Prior to the close of escrow, the escrow agent shall provide Optionee with a CLTA Standard Coverage Policy of title insurance in the amount of \$710,370 issued by Chicago Title Company secured by Optionor showing the title of said property vested in Optionee, or its assignee or nominee, subject only to the exceptions set forth therein and the printed exceptions and stipulations of said policy. Said policy may, at the option of Optionee, contain special endorsements to assure the delivery of marketable title to Optionee.

9. TAXES, ASSESSMENTS AND COSTS. Real property taxes shall be paid as set forth in Section 7 of this Agreement. Optionor shall pay any outstanding special assessments or future installments thereof remaining unpaid against the property in full at the time of closing. Optionor acknowledges and agrees that Optionee shall pay no property brokerage fees. Optionor indemnifies and exonerates Optionee against any and all liabilities and expenses whatever arising from any claims for brokerage associated with this Agreement, or any actions arising from this indemnification.

10. FIRE OR CASUALTY. Loss or damage to said property by fire or casualty shall be at the risk of the Optionor until title has been conveyed to Optionee. Insurance policies for fire and casualty are not transferable and Optionor shall be responsible for canceling any such policies upon transfer of title.

11. RIGHT OF ENTRY. Optionor hereby grants Optionee a right of entry, after the execution of this Agreement, to perform soils tests and other geotechnical, engineering and architectural studies. After the opening of escrow, said right of entry shall further include the authority to enter onto said property for the purpose of relocating structures and other personal property thereon. Provided that (a) Optionee provides Optionor with not less than 48 hour written notice of said entry, (b) any such structures and personal property so relocated may not be permanently affixed to the property until after the close of escrow, (c) that such relocation shall be at Optionee's sole cost and expense, (d) Optionor is held free and harmless from any damage, liability and expenses resulting from such relocation, (e) Optionee to use due diligence to minimize any nuisance resulting there from, and (f) in the event escrow is canceled, Optionee will, at its own expense, remove said personal property from said property within seven business days of such cancellation.

12. ENTIRE AGREEMENT. This instrument contains the entire agreement between the parties relating to the option herein granted. Any oral representation or modification concerning this agreement shall be of no force and effect excepting a subsequent modification in writing, signed by both parties.

13. NOTICE. Unless otherwise provided hereto, any notice, tender, or delivery to be given hereunder by either party to the other may be effected by personal delivery in writing or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed communicated as of the date of personal delivery or two days after mailing.

14. ATTORNEY'S FEES. In any action or proceeding arising out of this Agreement or the performance thereof, the court shall award reasonable attorney's fees and costs to the prevailing party.

IN WITNESS HEREOF, the undersigned Optionor and Optionee agree to execute this Real Estate Option Agreement, pursuant to the terms and conditions as set forth herein.

Dated 6/28, 2005

J. SOOK KIM

J. Sook Kim
Optionor

Address

32685 Caspian Sea Dr., Dana Point, CA.

Dated 7/13, 2005

Community Development Commission
Of the County of Los Angeles/Optionee

2 Coral Circle, Monterey Park, CA 91755

Robbette A. Glover
for Carlos Jackson, Executive Director

ACCEPTANCE. The undersigned elects to exercise its option and agrees to purchase the property hereinbefore described, pursuant to the terms and conditions as set forth herein.

Dated: _____, 2005

Community Development Commission
Of the County of Los Angeles

By: Carlos Jackson
Executive Director

Approved as to Form:
Raymond G. Fortner, Jr.
County Counsel

By: [Signature]
Deputy

EXHIBIT "A"

"Legal Description"

APN# 6148-007-024

Lots 36, 37, 38, 39 and 40 of Tract No. 7714, in the County of Los Angeles, State of California, as shown on map recorded in book 89 pages 31 and 32 of maps, in the office of the county recorder of said county.

Commonly known as 1200 East Imperial Highway, Los Angeles, CA 90059

APN# 6148-007-025

Lot 41 and those portions of lots 42 and 43 of tract No. 7714, in the County of Los Angeles, State of California, as shown on map recorded in book 89, pages 31 and 32 of maps, in the office of the county recorder of said county.

Commonly known as 11605 Alvaro Street, Los Angeles, CA 90059

LJM:MAF

Option Agreement 1200 E. Imperial Hwy.

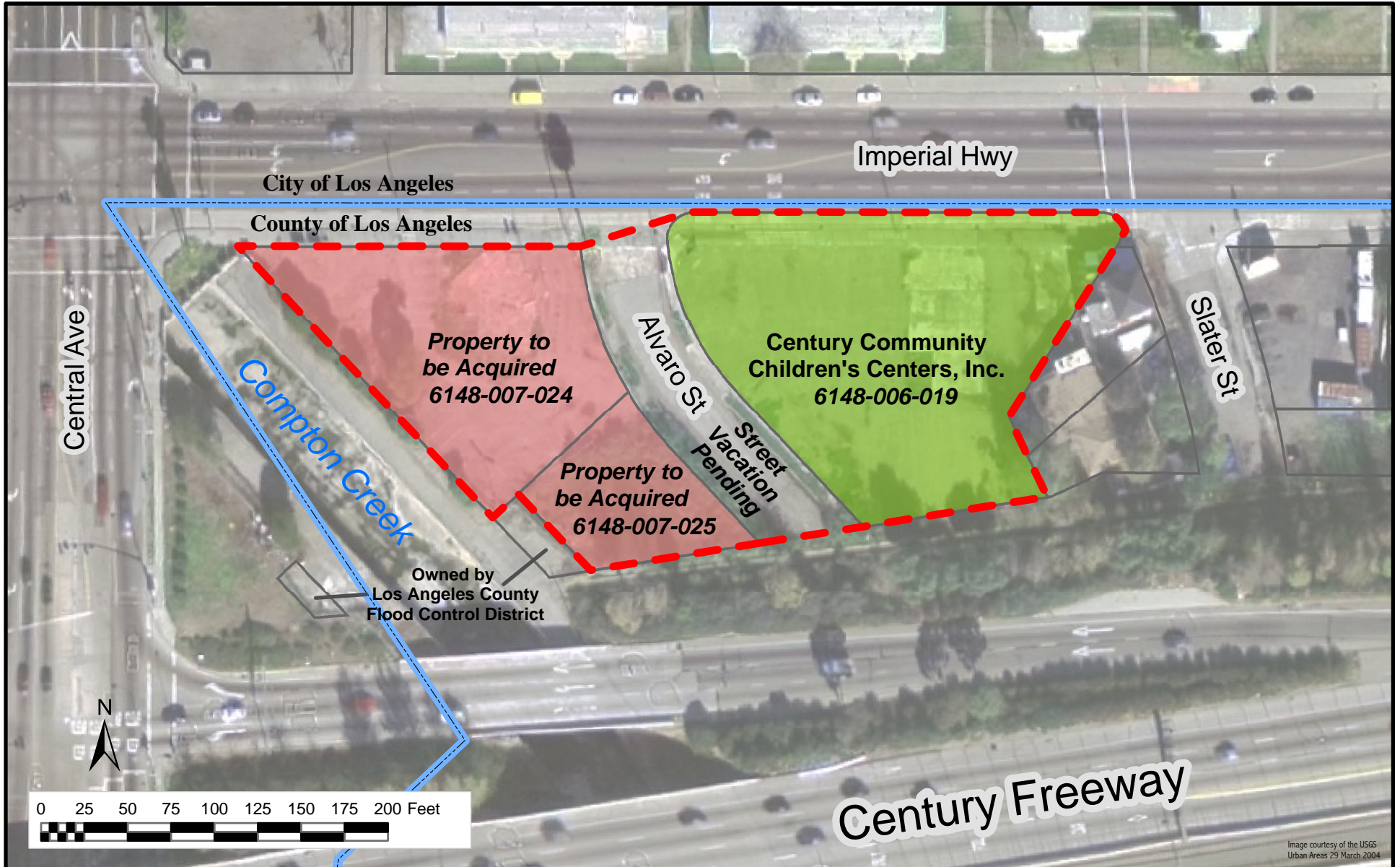





Image courtesy of the USGS Urban Areas 29 March 2004



Community Development Commission of the County of Los Angeles

2nd District Site Acquisition

-  City/County Boundary
-  Parcel
-  Project Area

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