AGN. NO._____

MOTION BY SUPERVISOR HILDA L. SOLIS NOVEMBER 10, 2026

4th & Eagle Street Remediation Project

The Los Angeles County Development Authority (LACDA) owns four parcels located at 4328 East 4th Street and 4341 Eagle Street in unincorporated East Los Angeles (collectively, Properties). The total size of the Properties is less than half an acre. An environmental site assessment identified lead-impacted soil conditions at the Properties requiring remediation prior to any reuse. The LACDA will oversee remediation activities, as approved by the local oversight agency of jurisdiction, that will include excavation, soil sampling to record underlying soil conditions remaining in-situ, partial off-site disposal of impacted soil, partial backfilling with clean soil, installation of a drainage system, and a surfaced parking lot. The cost of remediation will be funded with Community Block Grant (CDBG) funds allocated to the First Supervisorial District. Remediation of the Properties will eliminate a public hazard and enable reuse of the site for a public benefit. After remediation work is completed, the LACDA will transfer the Properties to CultivaLA, Inc. (CLA), a California nonprofit public benefit corporation, who will use and program the Properties as a community garden. CLA brings a proven history of delivering programs and working with community partnerships. Since its inception, CLA has established community and urban gardens throughout Los Angeles, expanding access to healthy food

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through a combination of community engagement, social enterprise and environmental justice initiatives.

The proposed community garden will offer new raised planter beds, walking paths, pergolas, a tool shed, seating benches, a picnic area, and irrigation. In addition, the community garden would provide the local community with healthy fresh foods and educational community programs and will serve a public purpose (Project).

The LACDA has determined that the use of a Board approved Job Order Contract (JOC) is the most appropriate contracting method to expedite and complete the remediation of the Properties within the total budget not to exceed $1,922,422 in CDBG funds from the First Supervisorial District.

I, THEREFORE, MOVE that the Board of Commissioners of the LACDA:

1. Find that the proposed remediation and transfer of the Properties for development of a proposed community garden is exempt from the California Environmental Act (CEQA) pursuant to sections 15303, 15304, 15332 and 15330 of the State CEQA Guidelines.
2. Authorize the Executive Director, or designee, to complete the Project using a Board-approved Job Order Contract (JOC), provided the amount of the original work order issued to the contractor under the JOC does not exceed $1,922,422, and to issue a JOC Work Order Authorization in excess of $330,000, and to take actions necessary to implement the work.
3. Find that four parcels located at 4328 East 4th Street and 4341 Eagle Street in

unincorporated East Los Angeles (collectively, Properties) is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code section 54221(f)(1)(B), because each individual Property is less than one-half acre in area and not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

4. Authorize the Executive Director, or designee, to transfer the Properties on a gratis basis and execute a quitclaim deed for transfer of the Properties to CultivaLA, Inc. (CLA) a California nonprofit public benefit corporation, with a restrictive covenant placed on the Properties in perpetuity requiring that the Properties be used, operated and maintained, as a community garden or other use approved by the LACDA that is consistent with the purposes of the funding requirements of the CDBG.
5. Authorize the Executive Director, or designee, to execute any necessary agreements, including a restrictive use covenant, and take all other actions necessary for and consistent with the forgoing actions.

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HLS:gdm