

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE**

Date: May 22, 2025

To: Measure W: Safe, Clean Water Program Administrative Oversight Committee
Matthew Szabo, City Administrative Officer
Sharon Tso, Chief Legislative Analyst
Randall Winston, Office of the Mayor

From: Michael Scaduto, PE, ENV SP
Principal Engineer
Safe, Clean Water Implementation Division
LA Sanitation & Environment

Michael Scaduto

Digitally signed by Michael Scaduto
Date: 2025.05.22 08:54:26-07'00'

Subject: Round 6 (FY 25/26) Safe, Clean Water Community Proposed Project Proposal Evaluation for a Letter of Non-Objection from the City of Los Angeles - Hayden Tract Project (CD 10) by California Greenworks

RECOMMENDATIONS

1. Approve the recommendation by LA Sanitation and Environment (LASAN) for the Measure W: Safe, Clean Water Program Administrative Oversight Committee (AOC) to issue a Letter of Non-Objection to California Greenworks's submission of the Hayden Tract Project Feasibility Study to the Safe, Clean Water Regional Technical Resources Program (TRP).
2. Authorize LASAN and the City Administrative Officer, with the concurrence of the Chief Legislative Analyst and the Mayor's Office, to draft and issue a Letter of Non-Objection for the project.

BACKGROUND

The Safe, Clean Water Regional TRP application process recommends community proposed project applicants, such as California Greenworks, to include a Letter of Non-Objection from the municipality in which the project is proposed. The Letter of Non-Objection issued by the City of Los Angeles (City) summarizes the identified need for the project, the project's benefits to the City, and emphasizes the future need for detailed operation and maintenance plans.

California Greenworks is requesting a Letter of Non-Objection from the City for the Hayden Tract Project Feasibility Study (Project) located in the Central Santa Monica Bay Watershed Area. California Greenworks (Project Proponent) is an environmental organization advocating for environmental justice and climate equity, as well as public, green space development. The Project Proponent submitted this application as part of the Round 6 Regional Safe, Clean Water TRP to the Central Santa Monica Bay Watershed Area, due on July 31, 2024, and was awarded up to \$400,000 in funding for its feasibility study development. The Project Proponent seeks to obtain a Letter of

Non-Objection from the City for this past submission in accordance with the Program's recommendations and City policy.

The Project aims to repurpose the area around Hayden Tract to create a natural extension of a green network and open space directly south of the Baldwin Hills Scenic Overlook, as well as repurpose the area to create a green corridor between the Lower Ballona Creek & privately owned parcels. This project will enhance the current space by providing a riparian forest, increasing bike lanes and trails, and providing benches and other natural shaded park areas. These amenities would link Culver City and City of LA neighborhoods to a network of parks along the creek bike path further connecting to the Ballona Wetlands and the Pacific Ocean. The conceptual proposal includes an extensive bioswale planter network that seamlessly connects the existing landscape with a view of the creek channel and the Baldwin Hills Scenic Overlook. The joining of these areas would create a new wildlife corridor, incorporate new pedestrian trails, and create seating gardens. An expanded greenway can be created with a riparian forest and walking path, with shrubs and other native plant communities alongside the creek corridor. The proposed greenway will be punctuated with additional trailheads and outlook points which would provide the user with a self-guided tour.

At this time, the Project Proponent has provided specific BMP implementation and necessary hydrologic information pertaining to the proposed amount of stormwater captured, treated, and retained by the Project. However, the Project Proponent has not provided detailed design information, cost, or commitments for the ongoing operation and maintenance of the proposed project. The requested details for the Project will be developed in the feasibility study development using TRP funds.

CONSIDERATIONS AND CONCLUSIONS

LASAN leads City efforts to review requests for letters of support or non-objection for the Safe Clean Water Regional Program. As part of the review process, LASAN coordinated and received feedback from various stakeholders including: the Project Proponent, watershed coordinators, other City departments, and the City's Safe, Clean Water Program Working Group (Working Group), to make final recommendations for the AOC to consider. In the review of this specific request, and in alignment with the *City's Policies and Procedures for Review of Safe, Clean Water Program Community Proposed Projects*, it was determined that:

- The Project generally aligns with Safe Clean Water Program guidelines and provides potential benefits of water quality, water supply, and community investment benefits.
- The proposed Project site is upstream of the Ballona Creek TMDL Project's Low Flow Treatment Facility #1 that manages all dry weather flows. It is therefore strongly recommended that the Project be designed to target wet weather runoff.
- The Project has strong community support from various stakeholders.
- The Project will need to establish clear plans for operation and maintenance, permitting and right of way ownerships, detailed cost estimates, and other

technical details during the feasibility study development process, if approved for TRP funding.

Therefore, LASAN recommends that the AOC supports a Letter of Non-Objection to California Greenworks' submission of the Project to the Central Santa Monica Bay's Safe, Clean Water Regional Round 6 (FY 25/26) Technical Resources Program. LASAN will continue to coordinate with and provide input to the Project Proponent to ensure that the scope continues to support the goals of the City and SCWP both before application and after potential funding is received. This letter should not be interpreted as a letter of support for any future Infrastructure Program funding requests. It is strongly recommended that any City agency (StreetsLA, LASAN, LADOT, etc) that may be affected by the proposed scope developed in the TRP be included in the development of the feasibility study. The City will carefully consider updated information for any potential future funding requests to the Safe, Clean Water Program for this effort.

Attachment 1: Project Summary

cc: Patty Huber, CAO
Jacqueline Wagner, CAO
Janice Chang Yu, CAO
Hermineh Amijanian, CAO
Rafael Prieto, CLA
Blayne Sutton-Wills, CLA
Virginia Wei, MO
Barbara Romero, LASAN
Julie Allen, LASAN
Susie Santilena, LASAN
Shirley Lau, StreetsLA

ATTACHMENT 1: Project Summary

Recommend Letter of Non-Objection:

The City of Los Angeles, Safe Clean Water Program Working Group recommends to issue a Letter of Non-Objection.

Brief Description

Hayden Tract is a neighborhood in Culver City known for its unique design of industrial developments in the area. Various buildings within the area have become considered architectural projects known as “The Conjunctive Points”. This project site is now a part of a potential project applying for the Technical Resources Program (TRP) funding. The TRP would assess the feasibility of improving flood management and flood risk mitigation through the implementation of vegetation swales & a riparian forest to connect towards the Baldwin Hills Scenic Overlook below the project site. The project site’s land use is made up of City of Los Angeles land and privately owned parcels. Proposed components for this project include the construction of various stormwater BMPs for stormwater capture, diversion, and treatment with bioswales and infiltration gardens, the reduction of polluted air, and reduction of the heat island effect through the dramatic increase of trees in a tree deficit area.

Surrounding Site Conditions

- Disadvantaged community areas are located east of the project site.
- Heavily industrial area, nearly completely impervious.
- Area within a liquefaction zone.
- Drainage Area overlap with dry weather Ballona Creek TMDL Project.

Preliminary Hydrology

- Total Capture Area: ~14.4 acres
 - Pervious Area: 0.8 (5.56%), Impervious Area: 13.6 (94.4%)
- 85th Percentile, 24-Hour Storm rainfall depth: 1.1”
- Estimated Runoff from 85th Percentile, 24-Hour Storm: 1.13
- Stormwater Flows North-East to South-West
- Groundwater Basin - Coastal Plain on Los Angeles - Santa Monica (Medium Priority)

Cost Breakdown

Estimated Construction Cost: TBD

Total Maintenance Cost: TBD

Total Monitoring Cost: TBD

Technical Factors that TRP Feasibility Study Should Consider Before Project Implementation

- Detailed operations, maintenance, and monitoring plans/agreements
- Water supply benefits and mechanism
- Updated total project cost estimate and total funding request
- Permitting and right-of-way designations
- Land Use Percentage

HAYDEN SURFACE HYDROLOGY EXHIBIT

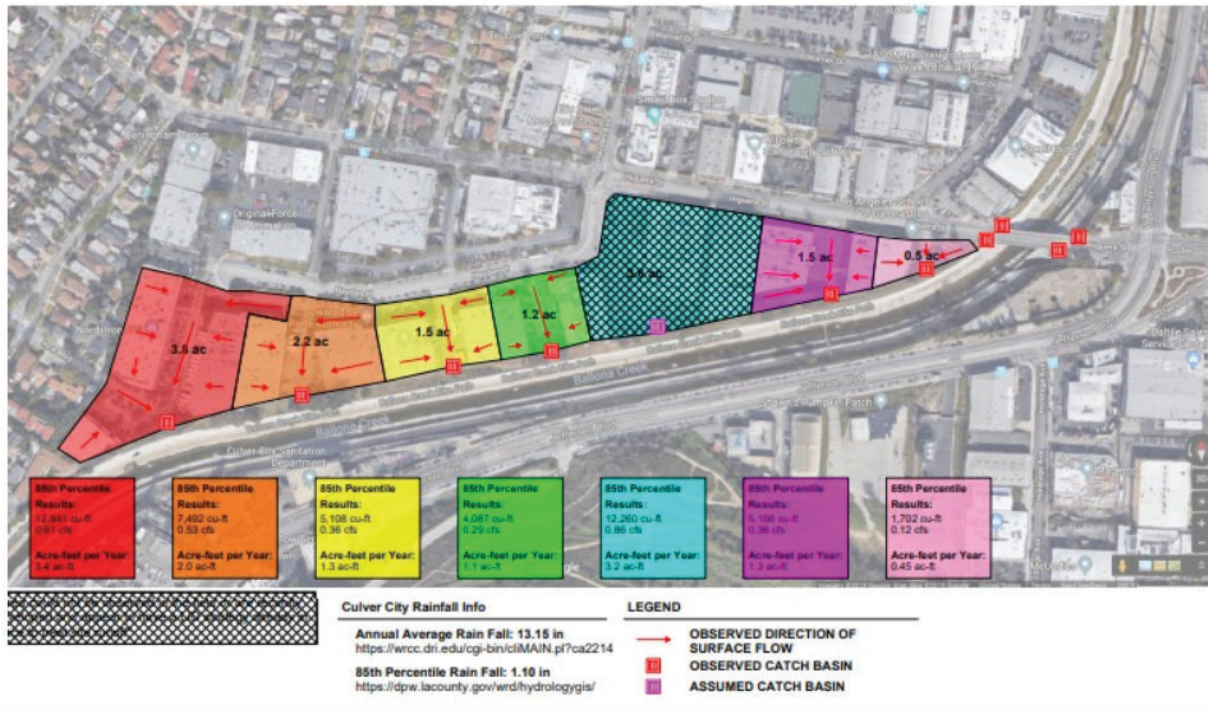


Figure 1: Hayden Tract Preliminary Drainage Area Map