GENERAL INFORMATION

This parcel is located within the Del Amo Superfund site. The U.S. Environmental Protection Agency (USEPA) has determined that additional environmental controls or sampling may need to be implemented during construction activities. Depending on sampling results, further mitigation measures may be necessary. A permit applicant seeking a Building Permit or Excavation/Grading Permit for work on this parcel that involves soil-invasive activities, such as grading, excavation, trenching, soil boring, or ground-level demolition work, needs to obtain an “environmental clearance” from the USEPA prior to obtaining the permit.

SPECIFIC INSTRUCTION FOR ENVIRONMENTAL REVIEW

When a permit application for this parcel is received that involves soil invasive activity (see notes below) or an activity or a change in use that is prohibited under a Land Use Covenant/Environmental Restriction applicable to that parcel, the City of Los Angeles Department of Building and Safety (LADBS) is instructed to contact the USEPA’s Del Amo Superfund Site Environmental Review Team (Del Amo ERT) to obtain environmental clearance. The contact information for the Del Amo ERT is provided below:

Del Amo Superfund Site
Environmental Review Team
(800) XXX-XXXX or (310) XXX-XXXX
www.delamosuperfund.com

Notes:

- If the construction activity is on a parcel without a Land Use Covenant/Environmental Restriction and it involves no excavation of subsurface soils, then no environmental clearance from the USEPA is necessary.
- If the construction activity is on a parcel without a Land Use Covenant/Environmental Restriction and it involves only shallow excavation (i.e., less than 1.5 feet below ground surface (bgs)), then no environmental clearance from the USEPA is necessary. However, the LADBS should provide an electronic notification of permit issuance (along with a brief explanation of the project) to the Del Amo ERT.
- The “express” permit program (e-permit) (no plan check required) must be limited in scope for the Del Amo parcels because some of the activities covered by the e-permit program may include excavation deeper than 1.5 feet bgs. [http://www.ladbs.org/permits/obtain_permit.htm](http://www.ladbs.org/permits/obtain_permit.htm)
- [Additional instructions necessary re: parcels with Environmental Restrictions...]
The subject parcel is located on the Del Amo Superfund site. A supplemental environmental review process will be performed by the USEPA concurrently with the Department’s standard review of applications for Grading/Excavation or Building Permits. This environmental review process must be completed before the Department will issue approved Excavation/Grading Building or Building Excavation/Grading Permits to permit applicants. Applicants must initiate this environmental review; the Department will provide with necessary contact information to initiate this environmental review. The environmental review process will involve a review of the Applicant’s planned development activities in the context of what is known about past industrial operations on the property and any associated residual contamination that may be present in the property soil at the property. The purpose of the review is to protect human health and the environment by:

1) Identifying environmental concerns associated with known or suspected residual soil contamination that is or may be present in areas of proposed excavations, grading or construction, and:

2) Where appropriate, developing workable mitigating measures to address those concerns.

The primary activity of concern would be excavation of soils deeper than 1.5 feet below ground surface. For those parcels without a Land Use Covenant/Environmental Restriction on them, applications that involve no excavation or very shallow excavation, it is anticipated that no environmental clearance will be necessary. Likewise, where development activities are situated in locations where previous sampling and risk analysis has concluded that no adverse health impacts exist, prompt clearance by USEPA is anticipated. For parcels where development activities coincide with possible residual contamination, compliance with the terms of the applicable recorded Environmental Restriction will be required, and additional soil sampling may be required. If soil sampling indicates presence of contamination above risk based levels, remedial action may be required prior to initiation of construction.