

APPROVED

June 09, 2025

BOARD OF RECREATION  
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-096

DATE June 09, 2025

C.D. #

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LOS ANGELES SISTER CITIES PLAZA AND SAN PEDRO WELCOME PARK – REVOCABLE RIGHT OF ENTRY BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND WAYNE PERRY, INC. FOR GROUNDWATER MONITORING AND WELL DESTRUCTION – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [OPERATION, REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1) OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ for \*C. Santo Domingo DF  
C. Stoneham \_\_\_\_\_ N. Williams \_\_\_\_\_



General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the Wayne Perry, Inc. request for use of portions of Los Angeles Sister Cities Plaza and San Pedro Welcome Park for groundwater monitoring, remedial action, and well destruction activities (Project), as further described in this Report, as directed by the California Regional Water Quality Control Board – Los Angeles (CRWQCB-LA);
2. Direct the Department of Recreation and Parks (RAP) staff to issue a temporary revocable Right-of-Entry (ROE) Permit to Wayne Perry, Inc. and/or its contractor for the Project;
3. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use] of California CEQA Guidelines and Article III, Section 1, Class 1(1) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;

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4. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE and,
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Los Angeles Sister Cities Plaza (Plaza) is located at 406 North Gaffey Street in the San Pedro community of the City. This 0.33-acre facility has open lawn areas and a playground, meeting the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

San Pedro Welcome Park (Park) is located across the street at 415 North Gaffey Street. This 0.40-acre facility has open lawn areas, walking areas, and a court of twenty-five flags honoring the City of Los Angeles' Sister Cities. Due to the facilities, features, programs, and services it provides, San Pedro Welcome Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

The Plaza, which was acquired on October 16, 2013 by the Department of Recreation and Parks (RAP) in Board Report No. 13-263, was formerly a gas station owned and operated by Equilon Enterprises dba Shell Oil Products Company US (Shell). Per the Indemnification and Cleanup Agreement between RAP and Shell executed on November 7, 2013, Shell and/or its consultant, Wayne Perry, Inc., extracted and treated soil and groundwater contamination at the site. Such environmental and remedial actions were to continue until the Plaza received a 'no further action' designation (case closure).

Wayne Perry, Inc. (Permittee) has served as one of Shell's primary consultants for environmental project management throughout the Western United States. Their work involves managing all aspects of each project, including, but not limited to, Phase I and Phase II environmental site investigations and operation/maintenance of soil and groundwater treatment systems.

On January 24, 2022, RAP issued a Right-of-Entry Permit No. 1176 (Permit) (Attachment 1) to Permittee granting access to both the Plaza and the Park for groundwater monitoring, remedial system operations and maintenance, well destruction, compound removal, and remedial system decommissioning. This Permit expired on January 23, 2025.

### PROJECT

Under the oversight of the California Regional Water Quality Control Board – Los Angeles (CRWQCB-LA), the Plaza has undergone various phases of assessment, remedial action, and continued groundwater monitoring. Of the 36 total wells, there are 6 monitoring wells and 20 remedial wells located in the Plaza and 2 groundwater wells in the Park. CRWQCB-LA has approved the Permittee's October 15, 2024 request for case closure and a Pre-Closure Notification was issued by CRWQCB-LA, allowing for 60-day public comment period during the

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closure process. Permittee has addressed comments to the satisfaction of CRWQCB-LA, and a Directive to Destroy All Site Monitoring Wells (Attachment 2) was issued.

The wells will be abandoned via pressure grout based on their construction details. A Portland cement grout will be poured into the wells, pressurized to ensure the grout enters the sand pack, and typically, the top five feet of casing will be removed. The well box at the surface will also be removed and replaced in kind with either native soil or concrete, depending on the well's location. Any wells in the public Right-of-Way will be repaved if required by the City inspector.

Well destruction activities will take place on-site at the Park and the Plaza. Each surface corresponding to the destroyed well location will be completed to match the existing grade.

The Project is estimated by the Permittee to take one year to finish, but they have requested a term of two years to err on the side of caution. With the Board's approval, RAP will issue a Right-of-Entry Permit to Permittee allowing access to both Park and Plaza for the Project.

Abandonment of all site wells will allow the CRWQCB-LA to issue a final closure letter, which RAP will receive as the landowner.

### TREES AND SHADE

There will be no impact to trees and shade.

### ENVIRONMENTAL IMPACT

The proposed Project consists the abandonment of existing wells in a public park, which qualifies as minor alteration of existing public structures involving no expansion of existing use.

According to the parcel profile report retrieved on May 6, 2025, this area does not reside in a liquefaction, methane or coastal zone so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of March 26, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) list the Project site and four other sites near the Project area (within 1,000 feet). The Project site (Case ID T0603717723, Regional Board Case # 907310543) was originally a gas station with leaking underground storage tanks. At the time of acquisition, RAP signed an agreement with Equilon Enterprises, LLC. Equilon agreed to remediate the site to its own cost until no further action is required by the Regional Water Quality Control Board. After years of monitoring and two separate remediation activities, the RWQCB-LA has concluded that the site meets the criteria included in the State Water Resources Control Board's Low Threat Closure Policy and, in March 2025, ordered Equilon to remove the monitoring and remediation wells. According to the RWQCB the site does not represent a risk for park patrons. The other three cases involving leaking underground storage tanks surrounding the site are T0603701619, T0603701614, T0603708516. The RWQCB closed the first two with a 'no

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further action' letter in 1996 and the third in 2014 after intense remediation. Case 19720032 concerns a cleaner, currently under review by the City of Los Angeles Fire Department. None of these cases represents a risk for the park patrons. According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on the type of activity and the environmental information, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Board action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

### FISCAL IMPACT

There will no impact to RAP's general fund.

This Report was prepared by Angela Wang, Management Assistant, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS/EXHIBITS

1. Right-of-Entry Permit No. 1176
2. Directive to Destroy All Site Monitoring Wells

BOARD OF COMMISSIONERS

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(213) 202-2640



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ACTING ASSISTANT GENERAL MANAGER  
(213) 202-2633 FAX (213) 202-2614

January 19, 2022

Wayne Perry Inc.  
8281 Commonwealth Avenue  
Buena Park, California 90621

Attention: Cristi Farrell, Project Manager

Dear Ms. Farrell:

**SAN PEDRO WELCOME PARK AND LOS ANGELES SISTER CITIES PARK – REVOCABLE  
RIGHT-OF-ENTRY PERMIT NO. 1176 – TO ACCESS WELLS FOR GROUNDWATER  
SAMPLING REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL  
BOARD**

The City of Los Angeles, Department of Recreation and Parks (hereinafter referred to as “RAP”), hereby issues a temporary right of entry permit to Wayne Perry Inc. (hereinafter referred to as “PERMITTEE”), for temporary access to San Pedro Welcome Park, located at 415 N. Gaffey St., San Pedro, CA 90731 and Los Angeles Sister Cities Park, located at 406 N. Gaffey St., San Pedro, CA 90731. This Right of Entry permit is granted between RAP and PERMITTEE.

**Approval of this Right-of-Entry, Permit No. 1176, is contingent upon the execution of this PERMIT, as provided in Condition No. 13, and the submission of proof of insurance information, as noted in Condition No. 11. This PERMIT will not become effective until all of the above conditions are met, and the executed PERMIT and insurance forms are returned to the RAP representative designated in Condition No. 9.**

This revocable Right-of-Entry permit is issued subject to the following conditions:

1. PERMIT AREA DEFINED

The area (PERMIT AREA) to be covered under this PERMIT is San Pedro Welcome Park, located at 415 N. Gaffey St., San Pedro, CA 90731 and Los Angeles Sister Cities Park, located at 406 N. Gaffey St., San Pedro, CA 90731. The PERMIT AREA is delineated on the attached map. (Exhibit A)



2. PERMISSION GRANTED

Permission is granted to PERMITTEE to enter the PERMIT AREA to perform groundwater monitoring, remedial system operations and maintenance, remedial, well destruction, compound removal and remedial system decommissioning.

Up to three (3) person crew; up to three (3) vehicles (limited access drill rigs, pressure grout rig, support vehicles).

It is the responsibility of the PERMITTEE to fulfill all requirements of City Departments and any other agencies and to obtain all approvals prior to the commencement of any work at the site, related to the granting of this PERMIT.

No extensions or additional Permission will be granted to access the PERMIT AREA after the expiration of this PERMIT.

3. TERM

The term of this PERMIT shall be from January 24, 2022 to January 23, 2025.

Should additional time be required to complete the permitted work, PERMITTEE shall submit a written request to the addressee listed in Condition No.9.

PERMITTEE shall contact and coordinate all work with RAP Authority in Condition No. 5 a week in advance prior to the start of work.

4. HOURS OF OPERATION

In accordance with this PERMIT, PERMITTEE's hours of access shall be during normal operating hours of the participating parks and facilities; Monday through Friday. The exact time frame to access Permit Area shall be coordinated and approved by the RAP representative or his/her designee, listed in Condition No. 5, at least three (3) working days prior to access to specific PERMIT AREA on Exhibit A.

PERMITTEE shall not be allowed onto the PERMIT AREA during hours other than those authorized, without RAP's prior written authorization.

5. RAP AUTHORITY

PERMITTEE shall at all times abide by the rules and regulations adopted by RAP or that may hereafter be adopted and shall cooperate fully with RAP employees in the performance of their duties.

For ground maintenance:

Robert Buenrostro, Pr. Grounds Maintenance Supervisor II, Pacific Region or his designee is **RAP** Maintenance representative for the permitted activities at the subject property. Mr. Buenrostro may be reached at: (310) 548-7598, email: Robert.Buenrostro@lacity.org.

**PERMITTEE** shall coordinate all work with Mr. Buenrostro, or his designee upon receipt of this permit.

6. RIGHT OF INSPECTION

Authorized representatives, agents, and employees of RAP shall have the right to enter the PERMIT AREA at any time in case of emergency, and upon reasonable notice for purposes of property inspection.

7. MAINTENANCE OF PROPERTY

PERMITTEE shall be responsible for any damages caused by the permitted work and any necessary repairs required, during the TERM of this PERMIT.

Upon completion of the work, it is understood that PERMITTEE agrees to notify RAP of completion of such work. Notification shall be made to the RAP representative designated in Condition No. 5.

PERMITTEE shall maintain the PERMIT AREA in an orderly condition during the TERM of the PERMIT or period of permitted work, including the protection of those existing facilities at the site that will not be impacted by this project.

8. RESTORATION AND FINAL INSPECTION

PERMITTEE shall restore all RAP property that is damaged, moved or altered as a result of the permitted work at the PERMIT AREA to its original condition. Said restoration work shall take place immediately upon the conclusion of said work and shall be performed to the satisfaction of RAP. Upon completion of the permitted work, PERMITTEE shall contact the RAP representative in Condition No. 5 to arrange a final RAP inspection.

9. PERMIT NOTIFICATIONS

Should PERMITTEE desire modifications to this PERMIT, such as time extension to the TERM, requests for said modifications and/or additions shall be submitted in writing to:

City of Los Angeles  
Department of Recreation and Parks  
Planning, Maintenance and Construction Branch  
Real Estate & Asset Management Unit  
221 N. Figueroa Street, Suite 400  
Los Angeles, California 90012

Attention: Darryl Ford, Superintendent  
Planning, Maintenance and Construction Branch

Telephone: (213) 202-2682 FAX: (213) 202-2611

10. PERMITTEE CONTACT

The PERMITTEE contact will be Cristi Farrell, Project Manager of Wayne Perry Inc.  
at:

Phone: (714) 826-0352  
E-Mail: Cfarrell@wpinc.com

11. INDEMNIFICATION AND INSURANCE

Except for the active negligence or willful misconduct of City, PERMITTEE undertakes and agrees to defend, indemnify and hold harmless City and any and all of City's Boards, Officers, Agents, Employees, Assigns, and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees and cost of litigation, damage or liability of any nature whatsoever, for death or injury to any person, including PERMITTEE's employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising in any manner by reason of, or incidental to, the performance of this PERMIT on the part of PERMITTEE and/or its contractor(s) and sub-contractor(s) of any tier.

PERMITTEE is insured and shall additionally insure the City of Los Angeles for the coverages specified by the CAO, as a requirement of this PERMIT. PERMITTEE shall maintain, during the term of this PERMIT, evidence of insurance acceptable to CAO, Risk Management prior to PERMITTEE's occupancy of the premises.

12. REVOCATION OF PERMIT

RAP may revoke this PERMIT at any time or if PERMITTEE does not comply with the conditions contained herein. Upon receipt of a written notice of revocation, PERMITTEE shall return the property to its original condition and discontinue all work permitted under this PERMIT.

13. COVID-19 VACCINATION REQUIREMENT FOR ALL CURRENT PERMITTEE AND FUTURE PERMITTEES

Employees of Contractor and/or persons working on its behalf, including, but not limited to, subcontractors (collectively, "Contractor Personnel"), while performing services under this Agreement and prior to interacting in person with City employees, contractors, volunteers, or members of the public (collectively, "In-Person Services") must be fully vaccinated against the novel coronavirus 2019 ("COVID-19"). "Fully vaccinated" means that 14 or more days have passed since Contractor Personnel have received the final dose of a two-dose COVID-19 vaccine series (Moderna or Pfizer-BioNTech) or a single dose of a one-dose COVID-19 vaccine (Johnson & Johnson/Janssen) and all booster doses recommended by the Centers for Disease Control and Prevention. Prior to assigning Contractor Personnel to perform In-Person Services, Contractor shall obtain proof that such Contractor Personnel have been fully vaccinated. Contractor shall retain such proof for the document retention period set forth in this Agreement. Contractor shall grant medical or religious exemptions ("Exemptions") to Contractor Personnel as required by law. If Contractor wishes to assign Contractor Personnel with Exemptions to perform In-Person Services, Contractor shall require such Contractor Personnel to undergo weekly COVID-19 testing, with the full cost of testing to be borne by Contractor. If Contractor Personnel test positive, they shall not be assigned to perform In-Person Services or, to the extent they have already been performing In-Person Services, shall be immediately removed from those assignments. Furthermore, Contractor shall immediately notify City if Contractor Personnel performing In-Person Services (1) have tested positive for or have been diagnosed with COVID-19, (2) have been informed by a medical professional that they are likely to have COVID-19, or (3) meet the criteria for isolation under applicable government orders.



14. ACCEPTANCE

Please indicate your acceptance of the foregoing, in the signature block of this PERMIT, and return the signed original with the required insurance documents to the RAP representative in Condition No. 9.

Sincerely,

MICHAEL A. SHULL  
General Manager

A handwritten signature in black ink, appearing to read 'D. Ford', written over the printed name of Darryl Ford.

DARRYL FORD  
Superintendent  
Planning, Maintenance and Construction Branch

DF/FC:ar

Attachments: Exhibit A – Maps of Permit Area  
Exhibit B – ROE Questionnaire

cc: Deanne A. Dedmon, Acting Region Superintendent  
Robert Buenrostro, Principal Grounds Maintenance Supervisor II, Pacific Region  
Joe Losorelli, Chief Park Ranger (MS 664)

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE

**SAN PEDRO WELCOME PARK AND LOS ANGELES SISTER CITIES PARK – REVOCABLE  
RIGHT-OF-ENTRY PERMIT NO. 1176 – TO ACCESS WELLS FOR GROUNDWATER  
SAMPLING REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL  
BOARD**

As the authorized representative of PERMITTEE, I hereby accept this Permit No. 1176 and the conditions contained herein:

  
\_\_\_\_\_  
Signature


01/23/2022  
\_\_\_\_\_  
Date

Chris Farrell (WPI)  
\_\_\_\_\_  
Printed Name

Project Manager / geologist  
\_\_\_\_\_  
Title

COMMENCEMENT DATE and RAP PERMIT validation:

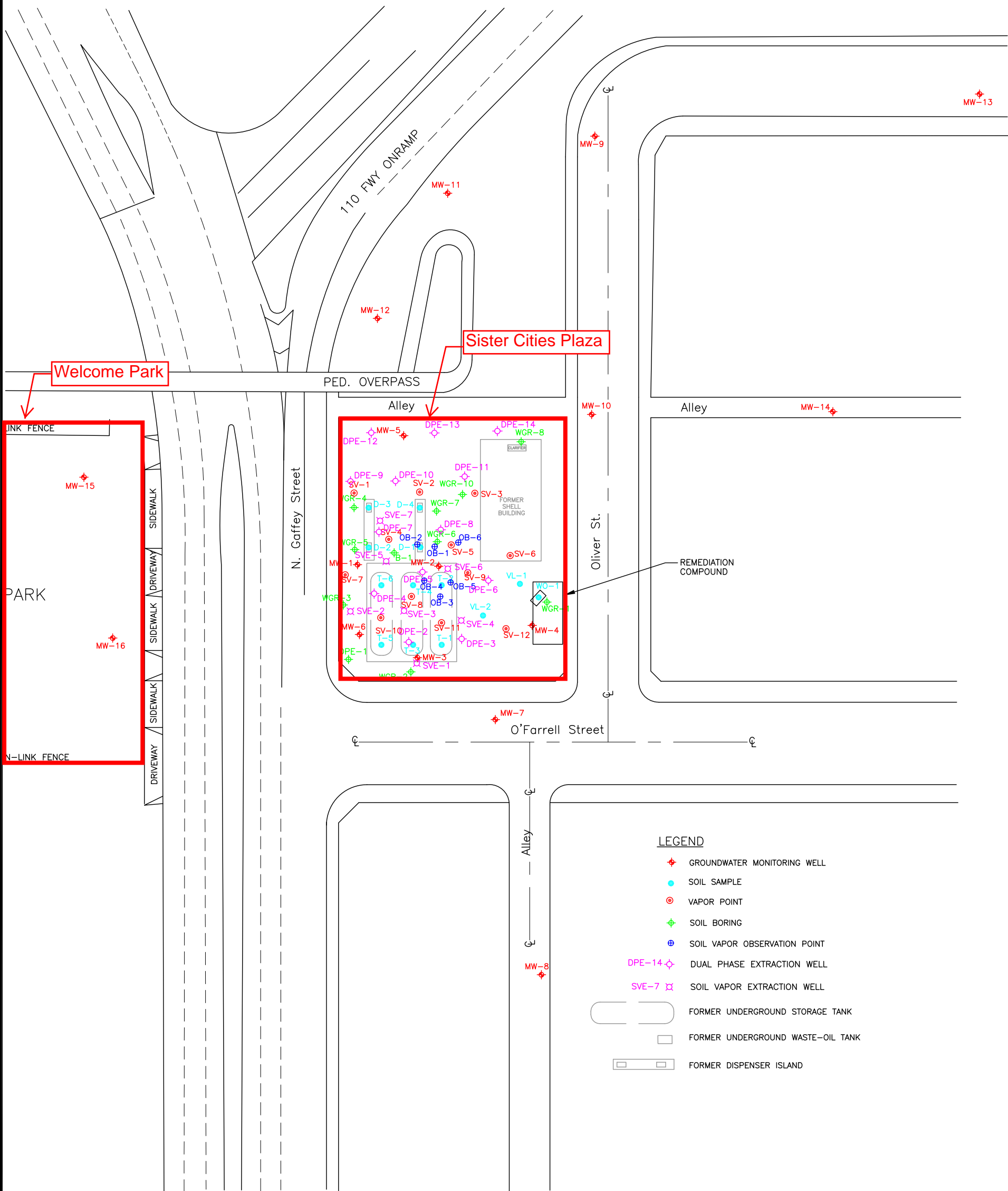
January 24, 2022  
\_\_\_\_\_  
Commencement Date

  
\_\_\_\_\_  
Signature

January 24, 2022  
\_\_\_\_\_  
Date

Darryl Ford  
\_\_\_\_\_  
Printed Name

Superintendent  
\_\_\_\_\_  
Title



LEGEND

- GROUNDWATER MONITORING WELL
- SOIL SAMPLE
- VAPOR POINT
- SOIL BORING
- SOIL VAPOR OBSERVATION POINT
- DUAL PHASE EXTRACTION WELL
- SOIL VAPOR EXTRACTION WELL
- FORMER UNDERGROUND STORAGE TANK
- FORMER UNDERGROUND WASTE-OIL TANK
- FORMER DISPENSER ISLAND



DATE DRAWN
REV. DATE
CAD FILE 13372PPP

PLOT PLAN
FORMER SHELL SERVICE STATION 406 N. GAFFEY ST. SAN PEDRO, CA

FIGURE NO. <b>2</b>
PROJECT NO. 170176

## RIGHT OF ENTRY (ROE) QUESTIONNAIRE

**Name of Person/Company/Gov't Agency requesting ROE:**

Equilon Enterprises LLC dba Shell Oil Products US (Equilon)

**Contact information for PERMITTEE:**

Name: Cristi Farrell

Title: Project Manager

Address: 8281 Commonwealth Avenue, Buena Park, CA 90621

Office Phone: (714) 826-0352 Cell: \_\_\_\_\_ Other: \_\_\_\_\_

E-mail: cfarrell@wpinc.com Fax: \_\_\_\_\_

**Location of ROE** (Include the park name and address & area within the park, include a map):

City of San Pedro Welcome Park (west side of North Gaffey Street) and Los Angeles Sister Cities Plaza (east side of North Gaffey Street)

**Purpose of ROE / Scope of Work** (e.g. digging – hauling – planting – etc.):

Groundwater Monitoring, Remedial System Operations and Maintenance, Remedial Activities, Well Destruction, Compound Removal and Remedial System Decommissioning

**Term** – (starting & finishing dates and time of operation):

January 1, 2022 through December 31, 2025 – Revised to 1/24/2022 – 1/23/2025

**Insurance:** Attached

**Other Information:** (e.g. # of people in the job site, # of vehicles & vehicle type, other machinery:

2 – 3 person crew; 2 – 3 vehicles (limited access drill rigs, pressure grout rig, support vehicles)

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CONTACT THE CITY ADMINISTRATORS OFFICE (CAO) TO PROCESS YOUR INSURANCE AT:  
<https://kwikcomply.org>.

Provide the CAO insurance approval number here: \_\_\_\_\_

## Los Angeles Regional Water Quality Control Board

March 10, 2025

Mr. David Roberts  
City of Los Angeles  
Department of Recreation and Parks  
111 East 1st Street, Suite 201  
Los Angeles, CA 90012

### **UNDERGROUND STORAGE TANK PROGRAM – MONITORING WELL DESTRUCTION AND WASTE REMOVAL REQUIREMENTS**

**FORMER SHELL SERVICE STATION - 406 NORTH GAFFEY STREET, SAN PEDRO  
(GLOBAL ID NO. T0603717723 - CASE NO. 907310543– PRIORITY D-1)**

Dear Mr. Roberts:

On January 9, 2025, the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) issued a pre-closure notification letter for the subject site (Site) on the proposed plan to close the leaking underground storage tank case. Written comments on the proposed plan to close the case were due to the Los Angeles Water Board by March 10, 2025. No comments were received.

Per the State Water Resources Control Board's Low-Threat Case Closure Policy, and prior to issuing an official case closure letter, the following must be conducted:

#### **Monitoring Well Destruction**

1. All wells and borings installed for the purpose of investigating, remediating, or monitoring the unauthorized release shall be properly destroyed prior to case closure unless a property owner certifies that they will keep and maintain the wells or borings in accordance with applicable local or state requirements.
2. Well destruction permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must upload a well destruction report to the GeoTracker by **June 10, 2025**. This report must include, at a minimum, a site map, a description of the well destruction process, and copies of all signed permits, and documentation of legal disposal of waste generated during the site assessment and remediation from the Site.

## **Waste Removal**

All wastes materials derived from investigation or remediation shall be removed from the Site prior to case closure.

The Los Angeles Water Board will issue a closure letter after a well destruction report is submitted and reviewed.

If you have any questions, please contact Dr. Arman Toumari at (213) 576-6708 or [arman.toumari@waterboards.ca.gov](mailto:arman.toumari@waterboards.ca.gov) or me at (213) 576- 6699 or [maryam.renard@waterboards.ca.gov](mailto:maryam.renard@waterboards.ca.gov).

Sincerely,

Maryam Renard, P.G., C.H.G.  
Senior Engineering Geologist  
Los Angeles River Watershed Unit Supervisor  
Los Angeles Regional Water Quality Control Board

cc:

### Via email

Royce Long, City of Los Angeles Fire Department  
Minh Le, City of Los Angeles Fire Department  
Eloy Luna, City of Los Angeles Fire Department  
Joe Liles, Water Replenishment District of Southern California  
Cristi Farrell, Wayne Perry