

ENVIRONMENTAL ASSESSMENT
Los Olivos Park Land and Water Conservation Fund
6(f) Land Conversion Project
City of Phoenix

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I. PURPOSE, NEED, AND BACKGROUND

I.1. SUMMARY AND PURPOSE

The City of Phoenix (the City) proposes to remove federal protection from approximately 4.5 acres of the existing Los Olivos Park, an existing Land and Water Conservation Fund (LWCF) parcel and replace it with an approximately 470-acre vacant parcel, located 17 miles to the north, in Phoenix, Arizona (the Proposed Action, **Figure 1**). The purpose of this project is to allow the City to construct and operate an agricultural educational center, two-acre working farm, and concessions where prepared food, merchandise, and other related materials would be sold to the public. The LWCF Act of 1965 (the Act) provides funds to assist with preserving, developing, and assuring accessibility to all citizens of the United States of America such quality and quantity of outdoor recreation resources as may be available and are necessary and desirable for individual active participation in such recreation and to strengthen the health and vitality of the citizens of the United States.

Once LWCF funding is awarded, Section 6(f)(3) of the LWCF Act requires that no property acquired or developed with those funds shall be converted to other than public outdoor recreation resources without approval of the Department of Interior. This approval requires conformance with Arizona's current Statewide Comprehensive Outdoor Recreation Plan (SCORP) and must include those conditions deemed necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location (36 CFR 59). All Section 6(f)(3) conversions require an Environmental Assessment (EA), the purpose of which is to ensure that the interested and affected public, including other agencies and decision makers, understand the nature of the proposal that needs a federal LWCF decision. This EA is required to be made available to the public for review and includes a 30-day comment period.

This EA has been requested by the National Park Service (NPS) to help evaluate the environmental consequences of the Proposed Action on the human environment and allow the affected public to understand the context for the Proposed Action. Alternatives considered in this EA include Alternative A, which consists of no action, and Alternative B, which consists of replacing a portion of the currently protected parcel with a new larger parcel. Chapters 3 and 4 of this EA discuss in detail the following resources that may be affected by the proposed alternatives:

- Geological Resources
- Air Quality
- Noise
- Water Quality/Quantity and Stream Flow
- Floodplains and Wetlands
- Land Use and Planning
- Circulation, Transportation and Accessibility

- Wildlife Habitat and Biological Resources
- Recreational Resources
- Visual Resources
- Historical and Cultural Resources
- Socioeconomic Resources and Minority/Low-income Populations

1.2. BACKGROUND AND NEED

In 1971, the City was awarded \$239,500 in LWCF funds for acquisition of an unnamed park on 28th Avenue and Indian School (LWCF Project #04-00112). Over the next three years, the proposed designs for the unnamed park were amended and revised. In 1974, Phoenix was awarded an additional \$40,000 in LWCF funding for grading, irrigation, and landscaping of the park (LWCF Project #04-00294). The City subsequently completed the construction of this park, which is now known as Los Olivos Park. As Los Olivos Park was developed with LWCF funding, the proposal for a conversion to a different use for part of the park requires compliance with Section 6(f)(3) of the Act as described in *Section 1.1* above.

A Section 6(f)(3) conversion occurs when an LWCF-assisted property is to be conveyed for a non-public outdoor recreation, use such as highway right-of-way or permanent easement. The need to convert and replace a portion of Section 6(f)/LWCF parkland stems from the City's desire to provide diverse educational opportunities focused on locally grown food within the City and more efficiently use existing City recreational space to build this stronger food culture (COP 2020a).¹ A Request for Proposal (RFP) process was initiated in October of 2016 and an RFP entitled, "Development and Operation of a Working Urban Farm and Concessions at a City of Phoenix Public Park" (RFP-PKS-MSD-P17-001[MS]) issued in May 2017. The City, through its Parks and Recreation Department, sought proposals for the development and operation of a working urban farm and concession(s) at a City park. The City was seeking a public, non-profit, or private sector organization to transform a portion of a public park into an educational and environmental center with an emphasis on farming, agriculture, and sustainable food sourcing. In addition, a concession where prepared food, merchandise or other related materials are sold was desired. The successful applicant would be required to offer educational sessions and events to the public related to the desired emphasis. The City's RFP stated that the desired project would be located in a City park that "capitalizes on its prominent urban location" (COP 2017). The proposed site would be no more than 4.5 acres and would need to be located within a park greater than 20 acres.

Proposals were submitted in August 2017. After an independent review process, Greenbelt Hospitality LLC (Greenbelt) was selected as the highest scoring applicant (COP 2020a).**Error! Bookmark not defined.** As described in Greenbelt's submission, the proposed development meeting the City's RFP

¹ COP website accessed April 1, 2020.

requirements, known as the Farm at Los Olivos, would include a two-acre organic farm, a market farm stand where neighbors could purchase fresh produce, a full-service restaurant concept serving a farm-to-table seasonal menu, and an indoor/outdoor education center located within a portion of the existing Los Olivos Park (**Figure 2**).

The replacement site identified for analysis in this EA would also serve as the replacement site for a previous conversion undertaken at South Mountain Park for the construction of the South Mountain Freeway-Loop 202. Under Section 6(f)(3), the acquisition of one parcel of land may be used for more than one conversion. In 1966, Phoenix was awarded \$28,000 in LWCF funding for improvements to South Mountain Park, a 14,817-acre regional desert park, for a restroom facility, picnic area and construction of various size ramadas (LWCF Project Number 04-00013). As part of this conversion in 2015, the City and the Arizona Department of Transportation (ADOT) could not identify an appropriately valued property for the conversion parcel and the City, therefore, received funds from ADOT to replace the property value when a suitable replacement property was identified.. ADOT worked with City to identify the acreage for South Mountain. The current 470-acre replacement parcel described below is of sufficient value to satisfy the Section 6(f)(3) replacement requirements for both the Los Olivos Park conversion and the South Mountain Park conversion. The environmental review of the South Mountain Park conversion was completed in the South Mountain Freeway (Loop 202) Environmental Impact Statement and Section 4(f) Evaluation published by the Federal Highway Administration (FHWA) and ADOT and will not be analyzed further in this EA.

1.3. LOCATION

CONVERSION SITE

The proposed Farm at Los Olivos conversion site is situated on a 4.5-acre portion of the existing Los Olivos Park, approximately 4.5 miles northeast of downtown Phoenix (**Figure 1**). The site is located in the southeast quarter of Section 23, Township 2 North, Range 3 East, Gila and Salt River Base and Meridian. Situated in the Camelback East Village, the proposed conversion parcel (**Figure 2**) is surrounded by single and multi-family residences along the north and west boundary, other portions of Los Olivos Park along the east, and the Devonshire Senior Center along the south.

As described above, the City sought proposals for the development and operation of a working urban farm and concession(s) at a City park from public, non-profit, or private sector organizations. The conversion site was the only proposed in-town property suitable for meeting the City's requirements (COP 2020b). Though a portion of the park is needed for conversion and would be removed from federal protection under the LWCF, the converted parcel and the remainder of the existing Los Olivos Park would remain accessible to the public for recreational use of the open space, for activities such as soccer, frisbee golf, and use of the Devonshire Senior Center. The converted parcel would remain open to the public providing an educational and environmental center with an emphasis on farming,

agriculture, and sustainable food sourcing. A description of the conversion site identification process is included in *Section 2.3*.

REPLACEMENT SITE

The replacement site is an approximately 470-acre parcel located approximately 17 miles north of Los Olivos Park (**Figure 1**). The site is located within portions of Sections 23 and 26 of Township 5 North, Range 3 East of the Gila and Salt River Baseline and Meridian. Although some sand and gravel mining previously occurred on the replacement parcel, the parcel is primarily undeveloped native desert land crossed by several ephemeral washes and unimproved roads (**Figure 3**). The parcel is surrounded by undeveloped desert land and is adjacent to the city-owned Sonoran Desert Preserve and the Cave Buttes Recreation Area (which is managed for recreation by the City under an agreement with the Flood Control District of Maricopa County). If the conversion is approved, the 6(f) boundary will be drawn around the 470-acre replacement parcel and the entire Sonoran Desert Preserve, excluding the Cave Buttes Recreation Area.

Replacement property need not necessarily be directly adjacent to or close by the converted site (36 CFR 59). This policy provides the administrative flexibility to determine location recognizing that the property should meet existing public outdoor recreation needs. While generally this will involve the selection of a site serving the same community(ies) or area as the converted site, there may be exceptions. For example, if property being converted is in an area undergoing major demographic change and the area has no existing or anticipated future need for outdoor recreation, then the project sponsor should seek to locate the substitute area at another location within the jurisdiction. Any property that is currently managed or planned for outdoor recreation, even if a not currently a 6(f) property, is not eligible to be used for replacement. In this case, there was little available land for purchase near the site and potential recreational areas not encumbered with 6(f) in proximity to Los Olivos Park are already being planned or managed for recreation. A description of the replacement site identification process is included in *Section 2.3*.

2. DESCRIPTION OF ALTERNATIVES

2.1. ALTERNATIVE A – NO ACTION

Under the ‘No Action’ Alternative (Alternative A), the subject portion of the Los Olivos Park would remain as is currently configured and under LWCF protection. This alternative was not selected because without converting parkland to construct a working urban farm and concessions, the existing configuration of this portion of the park would not meet the City’s needs for an educational and environmental center with an emphasis on farming, agriculture and sustainable food sourcing and a concession where prepared food, merchandise or other related materials are sold.

2.2. ALTERNATIVE B – PROPOSED ALTERNATIVE

The City proposes to convert 4.5 acres of Los Olivos Park to a working urban farm and concessions under Section 6(f) of the LWCF and replace it with a 470-acre vacant parcel located approximately 17 miles to the north (**Figure 1**). The purpose of the Farm at Los Olivos project is to construct and operate an agricultural educational center, a two-acre working farm, and concessions where prepared food, merchandise, and other related materials would be sold to the public. The urban farm and associated facilities would not impact the continued use of the remainder of the park for recreational purposes. The proposed two-acre working farm and education center would be open to the public providing educational opportunities related to farm to table.

The existing approximately 26.2-acre Los Olivos Park contains turf, a playground, ramada, volleyball courts, disc golf course, FitPHX walking paths, and parking. The Proposed Action would result in the loss of 4.5 acres of open turf space from Los Olivos Park including a small portion of the disc golf course (3 holes). Additionally, a portion of the existing disc golf course would be redesigned and relocated to the east end of the park. The proposed Farm at Los Olivos project would include the construction and operation of: a two-acre organic farm, indoor/outdoor education center, casual concession and market, full-service farm-to-table restaurant, and an increase in public parking with reserved parking for the adjacent senior center (**Figure 2**).

Greenbelt would construct and operate the Farm at Los Olivos under a 40-year lease from the City. The lease would require the Farm at Los Olivos to stay within the 4.5 acre converted area. This would be monitored by the City and Arizona State Parks during its required site inspection visits. After some period of operation, a portion of revenue earned at the Farm at Los Olivos would be paid to the City Parks and Recreation Department to provide income for reinvestment into public parks, recreational areas, and services. The lease would have a Maintenance Contingency Fund in the event the Proposed Action was not successful, allowing the City to keep the park in a usable, safe condition until a new operator could be obtained through a new RFP process.

The replacement site is an approximately 470-acre Arizona State Land Department (ASLD) State Trust land parcel consisting of undeveloped natural desert and ephemeral washes situated adjacent to the Cave Buttes Recreation area (**Figure 3**). The Proposed Action would include the City's acquisition of the ASLD parcel. Once acquired, the City would develop a trail system with associated trailhead(s) within three years of acquisition. The trail system would provide recreational users a network within the parcel, as well as potential future connections to the existing Sonoran Desert Preserve and Cave Buttes Recreation Area. Recreational uses at this site would include hiking, biking, picnicking, birdwatching, and equestrian use. Only non-motorized vehicle would be allowed within the parcel except for access to trailhead parking (**Figure 3**).

Pending NPS approval, the City would acquire the replacement site through an ASLD auction. Unlike public land all uses of State Trust land and its resources must compensate the trust beneficiaries and

all sales of State Trust land must be done through an auction process with a minimum starting bid of the appraised value. The auction is anticipated in 2021, with availability to the public planned for the end of 2022. Trail planning, design, and construction is anticipated to be completed by early 2022. If the City is successful in acquiring the property, a final appraisal of the acquired property would be completed to ensure the appraised value of the replacement property would be equal or greater than the appraised value of the converted properties. The owner and manager of the replacement site would be the City.

2.3. OTHER ALTERNATIVES NOT CARRIED FORWARD

CONVERSION SITE ALTERNATIVES

Several alternative conversion sites were proposed during the RFP process; however, none met the needs of the City (**Table 1**). Sites 1 through 8 met the acreage needs as described in the solicitation but did not include the same opportunity to convert 4.5 acres and maintain the same level of recreation use for the public. All of the parks have master plans which show that, although there may be open space, an urban working farm would either be incompatible with existing recreational use or the master plan would have to be amended to change this use from a future phase of park development. Site 9, the Margaret T. Hance Park is located on top of the Interstate 10 freeway, with soil depth that would not meet the requirements for farming. Additionally, this park already has a citizen-vetted master plan in place, which does not include an urban working farm.

Table 1. Alternative Conversion Sites Considered but Not Carried Forward

Site No.	Park Name	Park Address	Acres	Reason for Dismissal
1	El Oso Park	3451 N. 75 th Avenue	33	Existing master plan; more recreational impact
2	Marivue Park	5625 W. Osborn Road	33	Existing master plan; more recreational impact
3	Sueno Park	4401 W. Encanto Boulevard	38	Existing master plan; more recreational impact
4	Cielito Park	3402 W. Campbell Avenue	44	Existing master plan; more recreational impact
5	La Pradera Park	6830 N. 39 th Avenue	38	Existing master plan; more recreational impact
6	El Prado Park	6428 S. 19 th Avenue	39	Existing master plan; more recreational impact
7	Hermoso Park	2030 E. Southern Avenue	24	Existing master plan; more recreational impact
8	Santa Maria Park	3425 S. 71 st Avenue	28	Existing master plan; more recreational impact
9	Margaret T. Hance Park	67 W. Culver Street	32	Insufficient soil depth; existing master plan

REPLACEMENT SITE ALTERNATIVES

The level of development in the urban core of the City created challenges in locating a suitable replacement property for the conversion. The area within a 3-mile radius of Los Olivos Park consists mainly of high-density development and lacks available open space for the development of additional recreational areas. Several alternative replacement sites were proposed during the RFP process; however, none met the conversion requirements. Some sites also already have recreational property within 2 miles and thus are not eligible as Section 6(f)(3) replacement properties.

One option for a replacement property alternative was the ADOT stormwater basins located adjacent to Loop 202 South Mountain Freeway. However, ADOT basins cannot be purchased by the City, but can only be placed under a long-term lease through an Intergovernmental Agreement. Some of the basin options did not meet the appraised value and others are located along high-traffic roadways in the southern portion of the City and would not be considered suitable for development as an outdoor recreation area. Other options included two privately owned parcels adjacent to South Mountain Park and were attractive for that reason. However, one parcel has existing development, both are next to developed commercial buildings, and with the unknown factor of willing sellers, these parcels were rejected.

Table 2. Alternative Replacement Sites Considered but Not Carried Forward

Site No.	Site Name	Acres	Reason for Dismissal
1	ADOT- NDC Version – Southern Basin	2.5	Not of equal value; cannot be purchased
2	ADOT- RFC Version – Southern Basin	26	Adjacent to major roadway; cannot be purchased
3	ADOT – Olney Basin	27	Adjacent to major roadway; cannot be purchased
4	ADOT – Carver Basin	44	Adjacent to major roadway; cannot be purchased
5	Private – 301-15-017D	2.7	Adjacent to existing commercial buildings; unknown willingness to sell
6	Private – 301-15-017D	3.5	Adjacent to existing commercial buildings; unknown willingness to sell

In terms of planning, Arizona’s 2018-2022 SCORP, focuses on the National Recreation and Park Association’s “Four Pillars of Recreation”: Conservation, Accessibility and Inclusions, Individual and Community Wellness, and Optimizing Capacity and Vitality. These pillars are used to communicate the link between the national focus of parks, recreational agencies, and statewide priorities (Arizona State Parks and Trails 2017). SCORP discusses a need for conservation, noting, “Population growth, the expanding urban/rural interface, and a diversifying population are increasing the need for outdoor recreation spaces and natural and cultural resources to be protected, maintained, and accessible. These areas include contiguous and connected open space, forests, deserts, wetlands, unique ecosystems,

and endemic species of our state” (Arizona State Parks and Trails 2017). SCORP also focuses on social equity and health and wellness within public parks, how public enjoyment and engagement can promote higher levels of local gross domestic product and economic well-being (Arizona State Parks and Trails 2017). Finally, SCORP emphasizes optimizing capacity and vitality by identifying non-traditional, alternative funding sources for investing in the State’s public park system (Arizona State Parks and Trails 2017).

3. AFFECTED ENVIRONMENTAL RESOURCES

The resources listed below have the potential to be affected by Alternative A and/or Alternative B. This chapter describes the existing characteristics of each resource within the conversion and replacement sites that would be affected; the environmental consequences of the proposed conversion and replacement on these resources are described in Chapter 4.

3.1. GEOLOGICAL RESOURCES

There are no known unique geologic resources on the conversion or replacement site. Both sites are located within a broad alluvial basin, known as the Salt River Basin. Elevation at the conversion site is approximately 1,175 feet above mean sea level (amsl). Review of the U.S. Department of Agriculture, Natural Resource Conservation Service Online Web Soil Survey indicates one soil type present on the conversion site, Gilman loam. This soil type consists of very deep, well drained soils formed in stratified alluvium.

Elevations at the replacement site range from approximately 1,660 feet amsl in the southwest portion to 1,740 feet amsl level along the northeast boundary. The replacement site consists of several soil types, including Antho sandy loam, Antho-Carrizo-Mariposa complex, Carefree cobbly clay loam, Ebon very gravelly loam, Suncity-Cipriano complex, and Tremant gravelly sandy loam; all of which are well to excessively drained soils.

3.2. AIR QUALITY

Air quality within the City is monitored by the Maricopa County Air Quality Department (MCAQD). MCAQD operates 24 air quality monitoring sites with the closest to the conversion site being the Central Phoenix Monitor located approximately three miles to the southwest. The closest air quality monitoring site to the replacement site is the Cave Creek Monitor, located approximately five miles to the north. Current data for these monitoring stations rates the Air Quality Index as good (Maricopa County 2020).²

² Maricopa County website accessed April 21, 2020.

3.3. NOISE

While there are several noise sources within the vicinity of the conversion and replacement sites, common sounds observed include traffic, birds, and insects. The farming will be conducted using mostly non-mechanical processes which can be implemented with little noise impact. The largest mechanized equipment used for the farm would be a stand-behind soil tiller, which generally produces less noise than a leaf blower. The noise impact at both the converted area and replacement area will be negligible. Relevant local noise regulations for the conversion and replacement sites, according to the City's Code (City Code, Chapter 23) are as follows:

§23-12. Creation of unreasonably loud and disturbing noises prohibited.

Subject to the provisions of this article the creating of any unreasonably loud, disturbing and unnecessary noise within the limits of the City is hereby prohibited.

§23-13. Noises Detrimental to life and health or public peace and welfare prohibited.

Noise of such character, intensity or duration as to be detrimental to the life or health of any individual or in disturbance of the public peace and welfare is hereby prohibited.

§23-14. Enumeration of loud, disturbing and unnecessary noises; enumeration not exclusive.

The following acts, among others, are declared to be loud, disturbing and unnecessary noises and noises in violation of this article, but this enumeration shall not be deemed to be exclusive, namely:

h. *Building construction.* Construction including erection, excavation, demolition, alteration or repair of any building within 500 feet of any inhabited structure, other than between the hours of 6:00 a.m. and 7:00 p.m. from May 1 to and including September 30 and between the hours of 7:00 a.m. and 7:00 p.m. beginning October 1 to and including April 30 on non-holiday weekdays. Except that the Planning and Development Director may grant a permit to conduct such operations outside listed hours, on weekends, or on holidays:

1. In case of urgent necessity in the interest of public health, safety and welfare. The permit may be granted for a period not to exceed 30 days, while the emergency continues.

2. If the Planning and Development Director should determine that the public health, safety and welfare will not be impaired by the construction within the hours specified herein, and if the Director shall further determine that loss or inconvenience would not result to any party in interest, he may grant permission for such work to be done at times other than specified herein, upon application being made at the time the

permit for the work is awarded or during the progress of the work. The permit may be granted for a period exceeding 30 days at the discretion of the Director.

3.4. WATER QUALITY/QUANTITY AND STREAM FLOW

No surface or subsurface streams exist at the conversion site. A stormwater inlet is located within the conversion site. Surface water collected at this inlet reports to the City's storm sewer infrastructure. No known drywells are located on the site. At a larger regional scale, three aquifers are delineated within the sediments of the conversion site (EEC 2019). Depth to groundwater is approximately 85 feet below ground surface (bgs) (EEC 2019). The conversion site is also located within the Phoenix Active Management Area (AMA) under the jurisdiction of Arizona Department of Water Resources (ADWR) and is subject to regulation pursuant to the Groundwater Code (Arizona Revised Statutes (ARS) Title 45, Chapter 2).

An ephemeral portion of Cave Creek bisects the western portion of the replacement site, trending north to south. In addition, an unnamed wash extends along the southeastern boundary of the site. Seasonal surface runoff from the mountains to the north recharges, then conforms to the regional groundwater flow, which appears to be to the southeast. The status of these watercourses as Waters of the U.S. has not been determined. Depth to groundwater in the area of the replacement site ranges from approximately 480 to 540 feet bgs (AECOM 2019). The replacement site is also located within the Phoenix AMA. No groundwater supply, monitoring wells, or drywells have been observed on or adjacent to the replacement site.

The Arizona Department of Environmental Quality (ADEQ) is responsible for issuing Arizona Pollution Discharge Elimination System (AZPDES) permits which require a Stormwater Pollution Prevention Plan (SWPPP) be prepared and implemented for construction projects disturbing more than one acre that could discharge to Waters of the U.S. (ADEQ 2020).³

3.5. FLOODPLAINS AND WETLANDS

No floodplains or wetlands exist within the conversion site. Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 04013C2210L indicates the conversion site is located within Flood Zone X, which is defined as the area determined to be outside the 500-year flood and protected from 100-year flood.

Portions of the replacement site are located within a floodplain (City of Phoenix 2020b). FEMA FIRM Map No. 04013C0870L and 04013C1285L indicates that portions of the site are within the 100-year floodplain and Special Flood Hazard Area of Cave Creek. FEMA described the 100-year floodplain as, "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has

³ ADEQ website accessed April 22, 2020

a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.” The areas of special flood hazards within the subject property include Zone AE. The floodway areas in Zone AE are defined as “a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.” The base flood elevations for Zone AE have been determined. The remaining portions of the site are considered outside the 100-year floodplain and are labeled as Flood Zone X. Although Cave Creek here is ephemeral, portions of the channel associated with the former sand and gravel operations do hold water for short periods of time after rainfall events. These areas may support more xeroriparian vegetation than the surrounding uplands.

3.6. LAND USE AND PLANNING

The conversion site is located within an existing federally protected LWCF urban park which is zoned as single-family residential (R1-6). Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

While portions of the replacement site were previously used for sand and gravel mining, the site is mostly undeveloped native desert located within areas zoned for single-family residential (RE-35) and ranch or farm (S-1), and within the Desert Maintenance Overlay Districts A and B. Regulatory provisions of the Desert Maintenance Overlay include: restricted uses, lot size and building envelope requirements, increased setbacks, street standards, rural lighting standards, desert wash corridor designations, open space requirements, perimeter wall and fence restrictions and design guideline requirements (§653, COP Zoning Ordinance). Portions of the replacement site contain anthropogenic disturbances including several concrete pads in a cleared area along Sonoran Desert Drive and minor areas of scattered debris, including broken glass, metal cans, wood scraps, bricks, concrete, and discarded furniture have been observed onsite. Very little remains of the sand and gravel mining operations beyond excavated depressions in the channel of Cave Creek, which would be anticipated to fill in naturally over time.

3.7. CIRCULATION, TRANSPORTATION, AND ACCESSIBILITY

The conversion site is currently accessed by vehicles from North 28th Street or from East Devonshire Avenue. Parking on-site is available. Pedestrian access is available from North 28th Street or East Glenrosa Avenue.

The replacement site is currently accessible by vehicle via unimproved dirt roads from East Sonoran Desert Drive.

3.8. WILDLIFE HABITAT AND BIOLOGICAL RESOURCES

The U.S. Fish and Wildlife (USFWS) Information for Planning and Consultation (IPaC) tool was used to determine if any species listed or proposed for listing as threatened or endangered by USFWS under the Endangered Species Act (ESA) had the potential to be present in the vicinity of the Proposed Action. The conversion site IPaC results listed Sonoran pronghorn (*Antilocapra Americana sonoriensis*), California least tern (*Sterna antillarum browni*), yellow-billed cuckoo (*Coccyzus americanus*), and Yuma Ridgway's (clapper) rail (*Rallus obsoletus [=longirostris] yumanensis*) as potential species. Vegetation within the conversion site is mapped as Sonoran Desert: Arizona uplands subdivision. However, the site is located within a developed urban area and includes Bermuda grass (*Cynodon dactylon*) and scattered large-statured olive trees (*Olea* sp.) with a few palm trees (*Syagrus* sp.) interspersed. As such, the conversion site does not contain suitable habitat for any of the species identified via IPaC.

The replacement site IPaC results listed California least tern and yellow-billed cuckoo as potential species. Vegetation within the replacement site is mapped as Sonoran Desert: Arizona uplands subdivision. Field reconnaissance confirmed the most common species as medium-statured creosote bush (*Larrea tridentata*), teddybear cholla (*Cylindropuntia bigelovii* var. *bigelovii*), desert broom (*Baccharis sarothroides*), and saguaro (*Carnegiea gigantea*). As such, the replacement site does not contain suitable habitat for yellow-billed cuckoo. Although Cave Creek here is ephemeral, portions of the channel associated with the former sand and gravel operations do hold water for short periods of time after rainfall events. These areas may support more xeroriparian vegetation than the surrounding uplands. When wetted this habitat could potentially be used as a stopover by migratory California least tern; however, there is no suitable habitat for nesting, and it is highly unlikely for this species to occur.

Portions of the replacement site are mapped as a Wildlife Movement Area, which are defined as potential areas that are more conducive to the movement of certain species. These potential linkage zones, developed by the Arizona Wildlife Linkages Workgroup, serve as an informational resource to planners and engineers, providing suggestions for the incorporation of these linkage zones into their management planning to address wildlife connectivity at an early stage of the process (The Arizona Wildlife Linkages Workgroup 2006).

3.9. RECREATIONAL RESOURCES

The conversion site is located within a larger urban park which consists of large turf areas, a playground, ramada, volleyball courts, disc golf course, FitPHX walking paths, and parking. The 4.5-acre section of the park proposed for conversion includes an open turf area, parking, and a portion of the disc golf course (3 holes). The affected section of the disc golf course will be relocated within the remaining 6(f)(3) area in consultation with a local disc golf club. The recreation on the turf section will be allowed on three other open turf sections. The proposed farm will be open to the public, providing visitors an educational experience.

The replacement site is located adjacent to the existing Sonoran Desert Preserve and Cave Buttes Recreation Area; both contain trails systems for hiking, biking, picnicking, and equestrian use. The replacement site is not currently used for formal recreation (City of Phoenix 2020b). Recreation on ASLD lands requires the purchase of an individual or family recreational use permit. ASLD lands are considered private property and are managed for the benefit of the trust, not recreation. Property could be sold, or recreation prohibited, at any time.

3.10. VISUAL RESOURCES

The conversion site is located within an existing urban park with mostly level grade turf and scattered large-statured trees. The site is surrounded by residential housing, a senior center, and the remaining portion of the Los Olivos Park, which contains a mixture of large-statured trees throughout. Given the flat topography, views into the conversion site from the surrounding area are largely restricted to the immediate foreground where large trees exist. Where vegetation is absent, views into and across the site are possible.

The replacement site is characterized by a mostly undeveloped native desert with slight topographic relief. The site is composed of small to medium-statured desert scrub vegetation. Views are possible into and across the site from adjacent properties, however, all adjacent properties are currently vacant and undeveloped native desert.

3.11. HISTORICAL AND CULTURAL RESOURCES

An archaeological assessment of the conversion site was completed on August 29, 2019. No known historical or cultural sites exist within the site (EEC 2019).

An archaeological assessment of the replacement site was completed on August 30, 2019. The site is located partially within the Cave Creek Archaeological District, which is listed on the Arizona Register of Historic Places and includes 11 previously recorded archaeological sites (AECOM 2019). Approximately one-third of the replacement parcel has not been previously surveyed for cultural resources. A full archeological survey will be required by ASLD and conducted at the time of sale for the parcel. Future trailhead and parking development on the parcel will avoid all cultural resources.

3.12. SOCIOECONOMIC RESOURCES AND MINORITY/LOW INCOME POPULATIONS

The conversion site is located within an Environmental Justice⁴ (EJ) neighborhood (minority-based population, U.S. Census block group 040131084002) (U.S. Census Bureau 2020). According to 2013-2017 American Community Survey (ACS) data, population in this census block is 2,828, with 52

⁴ Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-income Populations – Requires action to avoid, where practicable, disproportionate adverse impacts to low income and minority populations.

percent white by race, 36 percent Hispanic, 5 percent Black, 3 percent American Indian, 2 percent Asian, and 2 percent of two or more races (U.S. Census Bureau 2020).⁵ At 92 percent, those age 18-64 make up the largest group. The second largest cohort, those age 65 and older, make up 33 percent of this census block. 76 percent of the households in this block make more than \$75,000 per year, 13 percent make \$50,000-\$75,000, 21 percent make \$25,000-\$50,000, and 16 percent make less than \$15,000 per year (U.S. Census Bureau 2020). Of the 463 housing units, 248 are owner-occupied, 117 are renter occupied, and 98 are vacant (U.S. Census Bureau 2020).

The replacement site is not located within an EJ neighborhood (U.S. Census Bureau 2020). According to 2013-2017 ACS data, population in this census block (block group 040136124002) is 2,011, with 77 percent white by race, 13 percent Hispanic, 8 percent Asian, and 3 percent of two or more races (U.S. Census Bureau 2020). At 69 percent, those age 18-64 make up the largest group. The second largest cohort, those age 4 to 17, make up 31 percent of this census block. 76 percent of the households in this block make more than \$75,000 per year, 2 percent make \$50,000-\$75,000, 21 percent make \$25,000-\$50,000, and 2 percent make less than \$15,000 per year ((U.S. Census Bureau 2020). Of the 902 housing units, 559 are owner-occupied, 239 are renter occupied, and 104 are vacant (U.S. Census Bureau 2020).

4. ENVIRONMENTAL IMPACTS

4.1. GEOLOGICAL RESOURCES

ALTERNATIVE A

No Impacts – Under Alternative A, the site would remain the same and there would be no changes to geological resources.

ALTERNATIVE B

Conversion Site: Negligible Impacts - Potential impacts to geological resources as a result of the Proposed Action include soil disturbance and soil compaction. While the site is already heavily disturbed from decades of recreational use, the additional farm and facilities would create both temporary and permanent disturbances to soils. Temporary impacts include material laydown yards, trenching, moving of earth, and construction buffers. Permanent impacts include new footprints of proposed farm and facilities. A stormwater management plan in compliance with Phoenix City Code 32C or, if required under the ADEQ Arizona Pollutant Discharge Elimination System program, a SWPPP, would be implemented during construction activities to minimize loss of soils. Therefore, negligible impacts are anticipated.

⁵ U.S. Census Bureau website accesses April 21, 2020.

Replacement Site: Negligible Impacts - Potential impacts to geological resources as a result of the Proposed Action include soil disturbance and soil compaction during trail construction and recreational use. Temporary impacts include staging areas, moving of earth, and construction buffers. Permanent impacts include new trails and parking areas. A stormwater management plan in compliance with Phoenix City Code 32C or, if required under the ADEQ Arizona Pollutant Discharge Elimination System program, a SWPPP, would be implemented during construction activities to minimize loss of soils. Temporary disturbance areas would be returned to preconstruction contours. New trails and parking would have a beneficial impact by promoting use of those designated areas and limiting off-road use. Therefore, negligible impacts are anticipated.

4.2. AIR QUALITY

ALTERNATIVE A

No Impacts – Under Alternative A, the site would remain the same and there would be no changes to air quality.

ALTERNATIVE B

Conversion Site: Negligible Impacts – Potential impacts to air quality resulting from the Proposed Action include temporary increases in particulate matter during construction activities. Emissions from operational equipment (excavation, grading, generators, construction) would be minimal and are not anticipated to affect local or regional long-term air quality. Impacts due to the potential fugitive dust generation from construction activities would also be short-term, localized, and would be minimized by the implementation of Best Management Practices (BMPs) for dust control. Example BMPs include watering disturbed and unpaved areas, installing track-out features at property exits, limiting vehicle speeds on unpaved areas, covering haul trucks with tarps, and stabilizing previously disturbed areas if these will not be actively used for several weeks. No long-term air quality effects would result from the Proposed Action. Activities would not result in exceedances to air quality standards. Therefore, negligible impacts are anticipated.

Replacement Site: Negligible Impacts – Potential impacts to air quality resulting from the Proposed Action also include temporary increases in particulate matter during trail building activities. Construction-generated particulate matter concentrations would also be minimized using BMPs for dust control. No long-term air quality effects would result from the Proposed Action. Activities would not result in exceedances to air quality standards. Therefore, negligible impacts are anticipated.

4.3. NOISE

ALTERNATIVE A

No Impacts – Under Alternative A, the site would remain the same and there would be no change in noise emissions.

ALTERNATIVE B

Conversion Site: Negligible Impacts – Potential impacts of noise resulting from the Proposed Action include temporary increases in noise during construction activities. Temporary noise emissions could occur from mechanical equipment, constructing, moving, and delivering materials. Noise emissions as a result of construction activities would follow Phoenix City Noise Ordinance 23-12 and would only occur during daytime hours. It is not anticipated that noise levels associated with operations and activities at the Farm at Los Olivos would increase greatly from existing levels associated with park recreation and traffic on North 28th Street and East Glenrosa Avenue. Therefore, negligible impacts are anticipated.

Replacement Site: Negligible Impacts – Potential impacts of noise resulting from the Proposed Action include temporary increases in noise during construction activities related to trail building. Temporary noise emissions could occur from mechanical equipment, constructing, moving, and delivering materials. Noises as a result of construction activities would follow Phoenix City Noise Ordinance 23-12 and would only occur during daytime hours. It is not anticipated that noise levels associated with recreational use of the replacement site would increase greatly from existing levels. Noise sources and levels would be associated with pedestrian and equestrian use only. Therefore, negligible impacts are anticipated.

4.4. WATER QUALITY/QUANTITY AND STREAM FLOW

ALTERNATIVE A

No Impacts— Under Alternative A, the site would remain the same and there would be no changes in hydrology, water quality, or quantity.

ALTERNATIVE B

Conversion Site: Negligible Impacts – Potential impacts to water quality and quantity, as a result of the Proposed Action, include potential temporary increase in sediment transport during construction activities. The Proposed Action would follow any Federal, State, and local laws regarding infiltration of runoff and a SWPPP would be prepared prior to construction. Regarding water quantity, the conversion site is located within irrigatable land with a water entitlement approximately 10.6 acre-feet of water available to use. The Proposed Action would use approximately 15 to 20 percent of this allotment. Therefore, negligible impacts are anticipated.

Replacement Site: Negligible Impacts – Potential impacts to water quality, quantity and streamflow, as a result of the Proposed Action, include potential temporary increase in sediment transport during construction activities. However, trails and parking facilities would avoid and minimize impacts in drainage and waterways. Any minor impacts in drainages and waterways would have the appropriate state and federal permitting and would not hinder natural flow paths within the site, nor would it alter the course of a stream. Therefore, negligible impacts are anticipated.

4.5. FLOODPLAINS AND WETLANDS

ALTERNATIVE A

No Impacts— No floodplains or wetlands are present at Los Olivos Park; therefore, Alternative A would have no effect on floodplains or wetland features.

ALTERNATIVE B

Conversion Site: No Impacts — No floodplains or wetlands are present at the conversion site; therefore, the Proposed Action would have no effect on floodplains or wetland features.

Replacement Site: Negligible Impacts – The site is located partially within the 100-year floodplain of Cave Creek (City of Phoenix 2020b). The Proposed Action would place federal protections over a parcel that is not currently subject to such protections. Proposed recreation activities as a result of the Proposed Action would meet all local, State, and Federal requirements. Federal, State, and local floodplain use laws would ensure any impacts to resources or flood capacity would be negligible. Additionally, the Proposed Action would preserve this site in perpetuity not only through LWCF, but Chapter 26 of the Phoenix City Charter.

4.6. LAND USE AND PLANNING

ALTERNATIVE A

No Impacts - Under Alternative A, the site would remain the same and there would be no changes to land use.

ALTERNATIVE B

Conversion Site: No Impacts – No impacts to land use beyond the conversion itself are anticipated as a result of the Proposed Action. The conversion site would not need to be rezoned, as the existing zoning does not preclude concessions being built in parks.

Replacement Site: Beneficial Impacts – No adverse impacts to land use are anticipated as a result of the Proposed Action. The replacement site would not need to be rezoned. The replacement site

aligns with SCORP's goals and objectives of conservation and recreation regarding the creation of contiguous and connected open space (Arizona State Parks and Trails 2017). Therefore, beneficial impacts are anticipated.

4.7. CIRCULATION, TRANSPORTATION, AND ACCESSIBILITY

ALTERNATIVE A

No Impacts - Under Alternative A, the site would remain the same and there would be no changes in circulation, transportation, and accessibility.

ALTERNATIVE B

Conversion Site: Negligible Impacts – Potential impacts to circulation, transportation, and accessibility as a result of the Proposed Action include temporary rerouting of pedestrian and vehicular paths onsite during construction activities. Additional parking would be added to accommodate the project. Minimal increases to traffic would be anticipated. Pedestrian movement would remain accessible from all sides of the Farm at Los Olivos. Therefore, negligible impacts are anticipated.

Replacement Site: Beneficial Impacts – The Proposed Action would provide beneficial impacts to circulation, transportation, and accessibility by providing new trails for pedestrian and equestrian users. The Proposed Action would potentially allow for future connections and accessibility to other portions of the existing Sonoran Preserve and/or into the Cave Buttes Recreation Area. Therefore, beneficial impacts are anticipated.

4.8. WILDLIFE HABITAT AND BIOLOGICAL RESOURCES

ALTERNATIVE A

No Impacts - Under Alternative A, the site would remain the same and there would be no changes to wildlife habitat or biological resources.

ALTERNATIVE B

Conversion Site: Negligible Impacts –The site does not contain any suitable habitat for any ESA-listed species identified via IPaC; therefore, no such species have the potential to be present in the vicinity of the conversion site, as described in **Section 3.8**. Therefore, the Proposed Action would have no impacts to threatened or endangered species or proposed or designated critical habitat for any such species. Potential impacts to existing vegetation as a result of the Proposed Action include removal of approximately 10-20 trees. However, it is anticipated that more than 20 new trees would be planted for the Farm at Los Olivos. Therefore, negligible impacts are anticipated.

Replacement Site: Beneficial Impacts – The Proposed Action would have no impacts to threatened or endangered species or proposed or designated critical habitat for any such species. Although portions of the Cave Creek channel have areas that, when wetted, could potentially be used as a stopover by migratory California least tern, there is no suitable habitat for nesting and it is highly

unlikely for this species to occur, as described in **Section 3.8**. The Proposed Action would place federal protections over a parcel that is not currently subject to such protections. Potential impacts to existing vegetation as a result of the Proposed Action include removal of some upland vegetation during trail and parking construction. However, beneficial impacts include preservation of remaining vegetation in perpetuity with inclusion into the City's Mountain Preserve System, as well as Chapter 26 of the Phoenix City Charter. Therefore, beneficial impacts are anticipated.

4.9. RECREATIONAL RESOURCES

ALTERNATIVE A

No Impacts - Under Alternative A, the site would remain the same and there would be no changes in recreation. Under this alternative, however, the construction of the working urban farm and concessions of the Farm at Los Olivos would not exist as an educational opportunity.

ALTERNATIVE B

Conversion Site: Beneficial Impacts – No adverse impacts to recreational resources at the conversion site are anticipated as a result of the Proposed Action. The three impacted holes of disc golf course would be relocated to another portion of the remaining Los Olivos Park and still be accessible once the relocation was complete. While the Proposed Action would result in the loss of open turf area for recreation, the Proposed Action would offer more diverse recreational and educational uses at the conversion site. New facilities would offer indoor and outdoor education available to the public. Therefore, beneficial impacts are anticipated.

Replacement Site: Beneficial Impacts – No adverse impacts to recreational resources at the replacement site are anticipated as a result of the Proposed Action. The site is currently owned by ASLD, which provides public access for recreation upon applying for a permit. No recreational facilities currently exist on the replacement parcel. The Proposed Action would provide a beneficial impact to recreation through the development of an open and accessible trail system and implementation into the City's Mountain Preserve System which would provide connectivity to public recreation properties in the area. Trails would be developed for pedestrian, biking, and equestrian use. ASLD lands are considered private property and are managed for the benefit of the trust, not recreation. Property could be sold, or recreation prohibited at any time. Therefore, beneficial impacts are anticipated.

4.10. VISUAL RESOURCES

ALTERNATIVE A

No Impacts - Under Alternative A, the site would remain the same and there would be no visual changes.

ALTERNATIVE B

Conversion Site: Negligible Impacts – Potential impacts to visuals as a result of the Proposed Action include temporary and permanent visual modifications to the site. Temporary changes to visuals may include fencing, material staging, and mechanical equipment during construction. Permanent impacts include construction of a 2,500-square foot (sf) indoor/outdoor education center, a 4,000-sf casual concession and market, and a 6,000-sf full-service farm-to-table restaurant. The Proposed Action includes the removal of up to 20 trees; however, more than 20 trees would be planted. The conversion site is located within an existing dense urban built environment. Therefore, negligible impacts are anticipated.

Replacement Site: Negligible Impacts – Potential impacts to visuals as a result of the Proposed Action include temporary visual disturbances during trail and parking construction. Vegetation and topography would remain as-is apart from where at-grade trails would be located. Under the Proposed Action, the site would be preserved in perpetuity. Therefore, negligible impacts are anticipated.

4.11. HISTORICAL AND CULTURAL RESOURCES

ALTERNATIVE A

Not Applicable — No known historical or cultural resources are present at Los Olivos Park.

ALTERNATIVE B

Conversion Site: No Impacts – The Proposed Action would have no effect on historical or cultural resources. In the unlikely event that archaeological resources or human remains are found, the City would comply with procedures described in the Arizona Antiquities Act and Native American Graves Protection and Repatriation Act.

Replacement Site: Beneficial Impacts – Prior to trail development of the replacement site, the City would consult with State and local authorities to ensure protection of historical and cultural resources at the site. The proposed parking area has been previously surveyed and will not impact known cultural resources. The Proposed Action would place federal protections over a parcel that is not currently subject to such protections. Under the Proposed Action, the site would be preserved in perpetuity. ASLD will require a complete archaeological survey of the property at the time of the sale and adverse

effects to any identified cultural resources avoided or mitigated during trail planning. Therefore, beneficial impacts are anticipated.

4.12. SOCIOECONOMICS RESOURCES AND MINORITY/LOW-INCOME POPULATIONS

ALTERNATIVE A

No Impacts - Under Alternative A, the site would remain the same and there would be no changes to economic resources or demographics.

ALTERNATIVE B

Conversion Site: Beneficial Impacts – While the conversion site is located within a minority-based EJ neighborhood, no adverse impacts to minority populations or socioeconomic conditions including adverse effects to protected populations are anticipated as a result of the Proposed Action. Beneficial impacts to socioeconomics due to increased employment opportunities during construction; job opportunities for work at the Farm at Los Olivos; and increased business for locals with the introduction of concessions are anticipated.

Replacement Site: No Impacts – No adverse impacts to socioeconomic conditions, including adverse effects to protected populations, are anticipated as a result of the Proposed Action, as no protected populations are located in proximity to the replacement site.

5. COORDINATION, CONSULTATION, AND COMMENT

This EA will be released for a 30-day public comment period. Other aspects of this project have provided opportunities for public comment prior to the development of this assessment, as described below:

On November 30, 2017, an open house was held at the Devonshire Senior Center. Notification of this open house was displayed on a flyer at the center. Between December 11, 2017 and January 11, 2018, Greenbelt was required to notify residents within a two-mile radius of the Park about the proposed project, resulting in 22,000 mailers and 395 door-to-door notifications.

A second opportunity for public comment occurred on February 27, 2018 at the Devonshire Senior Center open house. Notification of this open house was sent via U.S. Postal Service, emails, and signage at the park. On March 22, 2018, the Parks and Recreation Board held a meeting where all public input was gathered and presented.

The following individuals, firms, and resources contributed, directly or indirectly, to the development of this EA:

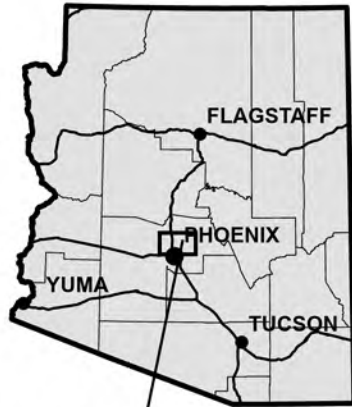
Judy Weiss, CPRE, City of Phoenix, Deputy Parks and Recreation Director
Tricia Balluff, City of Phoenix, Environmental Programs Coordinator
James Marshall, City of Phoenix, Street Transportation Department
Engineering and Environmental Consultants (*Phase I Environmental Site Assessment for Portions of Maricopa County APNs 163-02-001G and 163-02-001B, September 4, 2019*)
AECOM (*Phase I Environmental Site Assessment Arizona State Land South of East Sonoran Desert Drive and North of East Dynamite Boulevard Phoenix, Arizona 85085 Parcel Number: Unassessed Land, September 11, 2019*)
Adan Reyes, Jr., Salt River Project, SRP Shareholder Accounting
Tom Klimas, WestLand Resources, Inc., Senior Environmental Specialist
Stacey McClure, WestLand Resources, Inc., Environmental Specialist
Kimberly Otero, WestLand Resources, Inc., NEPA Specialist
Samantha Blonder, WestLand Resources, Inc., Environmental Specialist

6. REFERENCES

- AECOM. 2019. Phase I Environmental Site Assessment Arizona State Land South of East Sonoran Desert Drive and North of East Dynamite Boulevard Phoenix, Arizona 85085 Parcel Number: Unassessed Land. *Prepared for City of Phoenix*. Phoenix, Arizona: AECOM. September 11, 2019. 200.
- Arizona Department of Environmental Quality. 2020. "Why do I need an AZPDES Construction Activity General Permit (CGP) for Stormwater?". Arizona Department of Environmental Quality. www.azdeq.gov/AZPDES/CGP.
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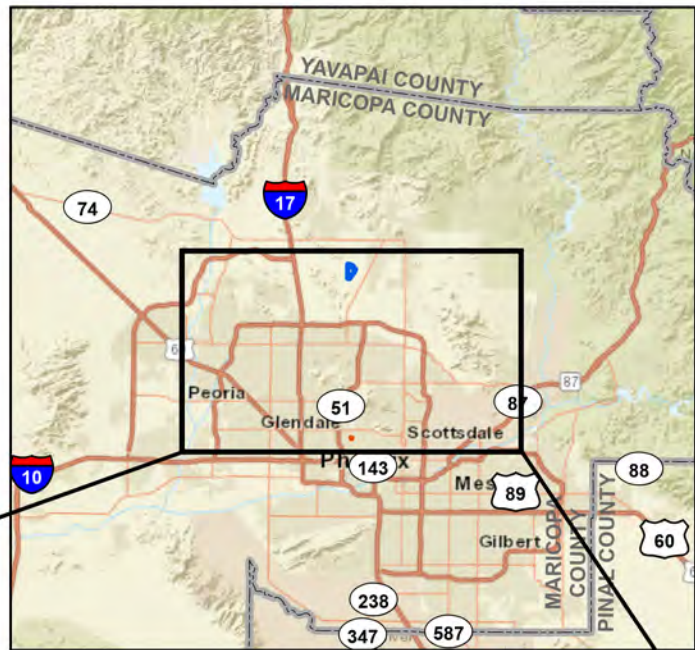
FIGURES

ARIZONA

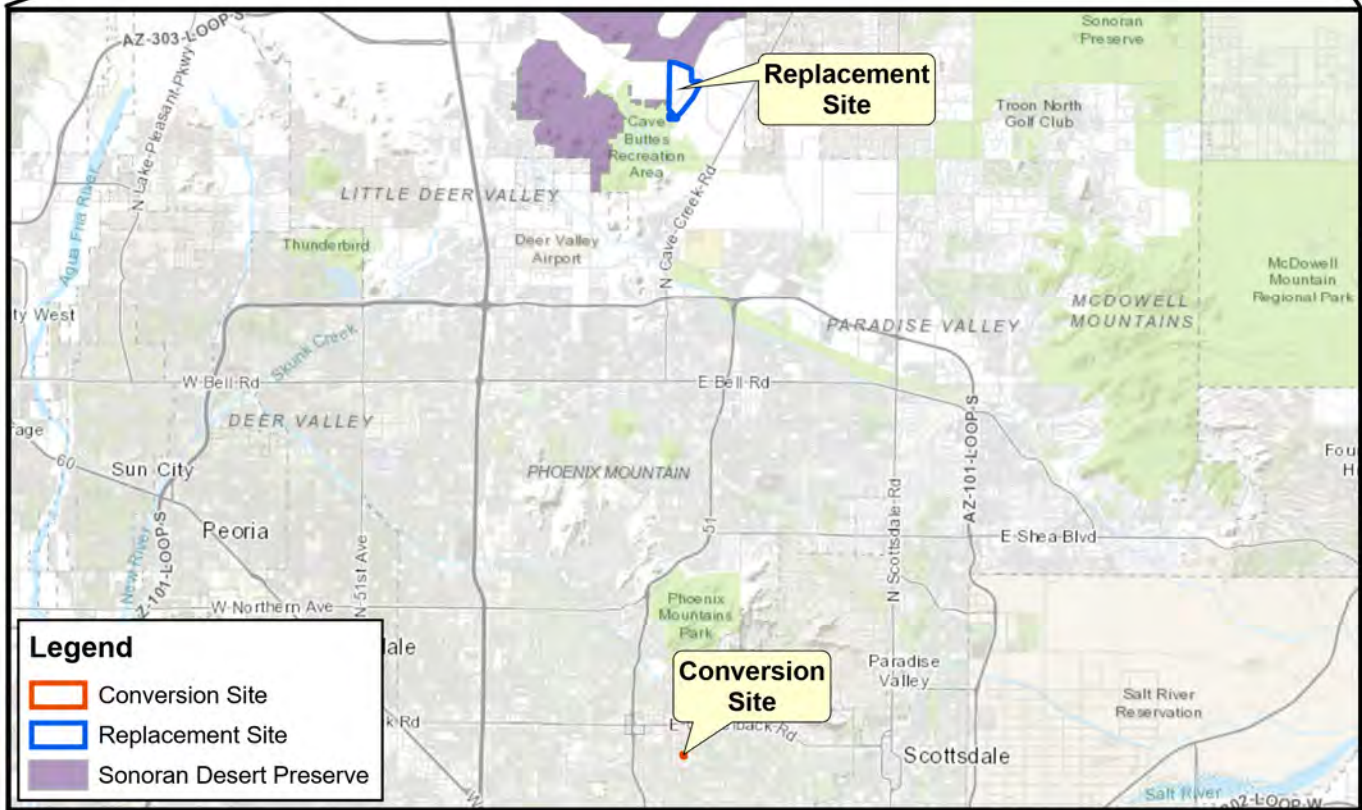


PROJECT LOCATION

PROJECT VICINITY



Approximate Scale 1 Inch = 20 Miles



T2N, R3E, Portion of Section 23,
 T5N, R3E, Portions of Sections 23, and 26,
 Maricopa County, Arizona,
 Image Source: ArcGIS Online World Topo
 and World Street Map



0 3 6 Miles

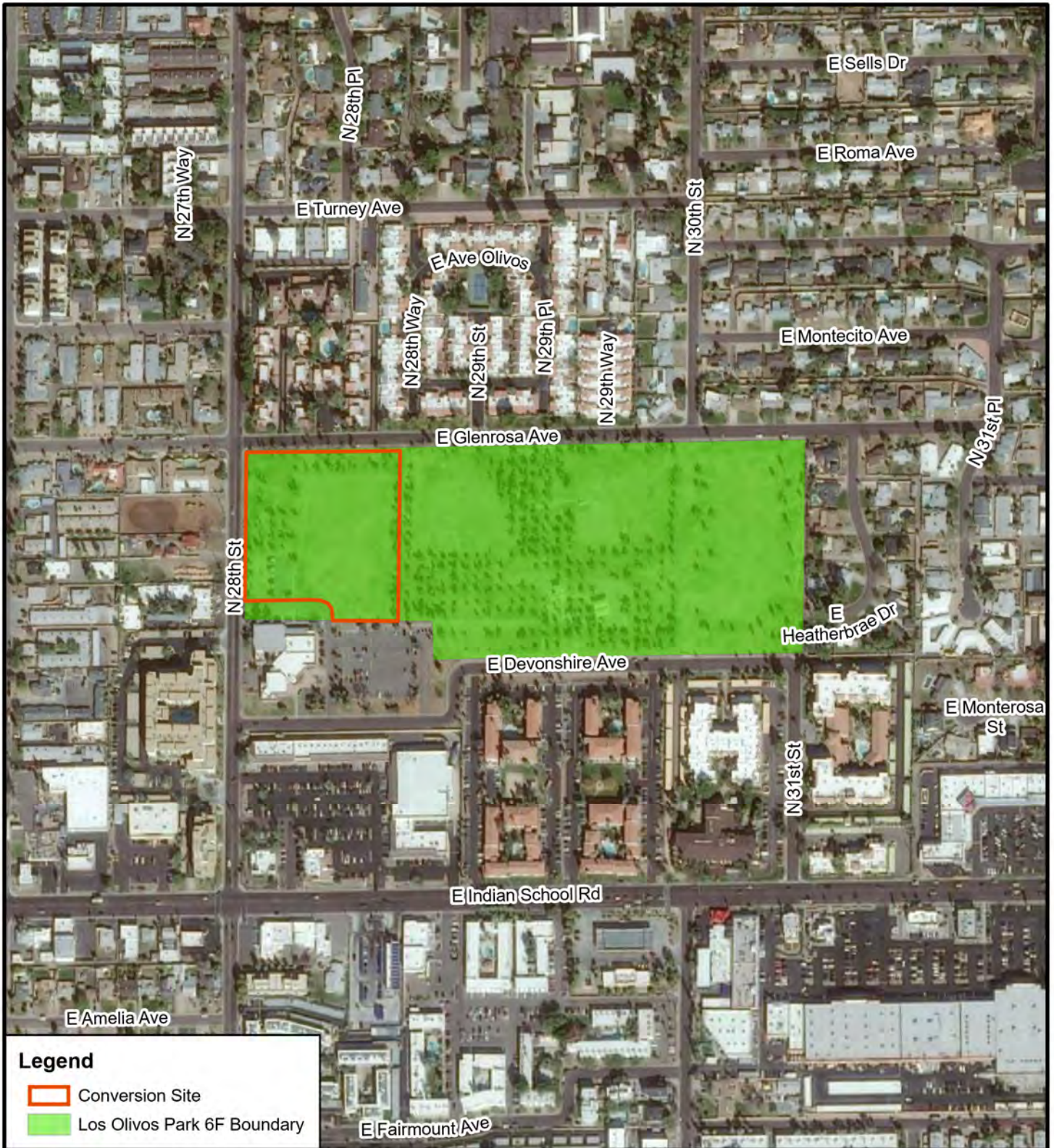
0 6 12 Kilometers

**NATIONAL PARK SERVICE
 PROPOSED LOS OLIVOS PARK
 LAND AND WATER CONSERVATION FUND 6(f)
 LAND CONVERSION PROJECT**

Draft Environmental Assessment

VICINITY MAP

Figure 1



Legend

- Conversion Site
- Los Olivos Park 6F Boundary

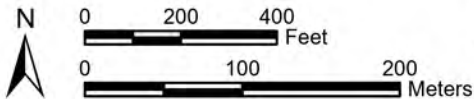
T2N, R3E, Portion of Section 23,
 Maricopa County, Arizona,
 Image Source: Maxar 11/17/2018

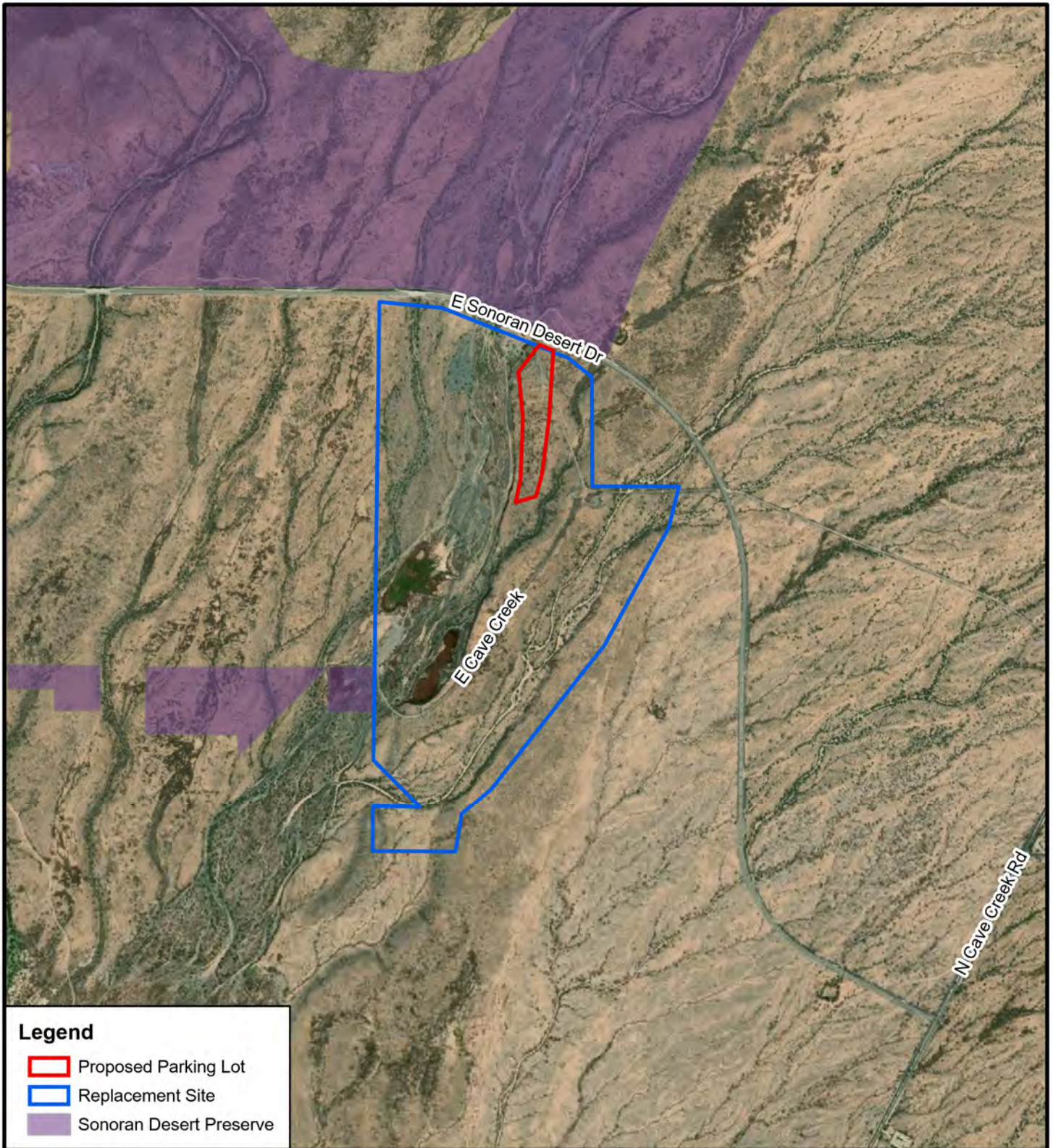
**NATIONAL PARK SERVICE
 PROPOSED LOS OLIVOS PARK
 LAND AND WATER CONSERVATION FUND 6(f)
 LAND CONVERSION PROJECT**

Draft Environmental Assessment

CONVERSION SITE AERIAL OVERVIEW

Figure 2





Legend

- Proposed Parking Lot
- Replacement Site
- Sonoran Desert Preserve

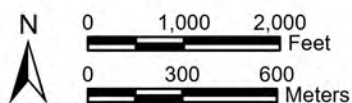
T5N, R3E, Portions of Sections 23, and 26,
 Maricopa County, Arizona,
 Image Source: Maxar 11/17/2018

**NATIONAL PARK SERVICE
 PROPOSED LOS OLIVOS PARK
 LAND AND WATER CONSERVATION FUND 6(f)
 LAND CONVERSION PROJECT**

Draft Environmental Assessment

REPLACEMENT SITE AERIAL OVERVIEW

Figure 3



**APPENDIX A
Proposal
Description and
Environmental
Screening Form**

PROPOSAL DESCRIPTION AND ENVIRONMENTAL SCREENING FORM
Land and Water Conservation Fund

LWCF Proposal:

6(f) conversion proposal for a portion of Los Olivos Park

LWCF Project Number:

#04-00112, Los Olivos Park (1971)
#04.00112.1, Los Olivos Park (1972)
#04.00112.2, Los Olivos Park (1973)
#04-00294, Los Olivos Park (1974)

State Project Sponsoring Agency:

Arizona State Parks
Mickey Rogers, Chief of Grants and Trails

Local Sponsor Contacts:

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602-262-4987

List of Attachments:

Table 1: Alternate Park Sites Proposed during Competitive Solicitation Process
MAP A: 3-mile radius - Los Olivos Park
MAP B: Alternative Parcels - Los Olivos Park
MAP C: Alternate Private Parcels – Los Olivos Park
Attachment A: Appraisal Report, April 24, 2019 – Los Olivos
Attachment B: Aerial map of Los Olivos Park
Attachment C: Village Planning Map
Attachment D: Geographic Location Map of Los Olivos Park
Attachment 5E: Map of 470-acre replacement property

PROPOSAL DESCRIPTION AND ENVIRONMENTAL SCREENING FORM
Land and Water Conservation Fund

City of Phoenix
Parks and Recreation Department
6(f) Conversion Proposal (Partial)
Los Olivos Park Project #04-00112

STEP 3B Section 6(f)(3) Conversion Proposal

1. *A letter of transmittal from the SLO recommending the proposal.*

SLO to provide.

2. *A detailed explanation of the sponsor's need to convert the Section 6(f) parkland including all efforts to consider other practical alternatives to this conversion, how they were evaluated, and the reasons they were not pursued.*

The Los Olivos Park site was chosen after a competitive request for proposal (RFP) process initiated in October of 2016. The RFP process was entitled, "Development and Operation of a Working Urban Farm and Concessions at a City of Phoenix Public Park" (RFP-PKS-MSD-P17-001 (MS)) and was open to any public park within the City of Phoenix. **Table 1** lists the Phoenix park sites that were proposed to develop the Urban Working Farm by the three proposers and analyzes why they were rejected.

Options Considered nearby Los Olivos Park for Replacement

Map A depicts a 3-mile radius around Los Olivos Park. The density of urban development in this area precludes a 4.5-acre parcel to be acquired for public outdoor open space.

Other Options Considered for Replacement Property for Los Olivos

Map B indicates 4 other parcels that were considered for replacement. These are ADOT basins that cannot be purchased by the City but may be placed under long term lease through an Intergovernmental Agreement. One of these parcels is too small; the others are basin areas along roadways in the southern portion of the City that are not suitable for development as outdoor recreation areas.

Map C shows 2 potential private parcels that were considered. These privately-owned parcels are adjacent to South Mountain Park and attractive for that reason. However, one parcel has existing development, both are next to developed commercial buildings; and with the unknown factor of willing sellers, these parcels were rejected.

3. *An explanation of how the conversion is in accord with the State Comprehensive Outdoor Recreation Plan (SCORP).*

The 2018-2022 SCORP focuses on the National Recreation and Park Association's "Three Pillars of Recreation", adding a local fourth pillar: Optimizing System Vitality.

Conservation. The SCORP notes, "Population growth, the expanding urban/rural interface, and a diversifying population are increasing the need for outdoor recreation spaces and natural and cultural resources to be protected, maintained, and accessible. These areas include contiguous and connected open space, forests, deserts, wetlands, unique ecosystems, and endemic species of our state." With the inclusion of this property into the Phoenix Mountain Preserve System,

specifically the Sonoran Preserve, it will be preserved in perpetuity not only through LWCF, but through Chapter 26 of the Phoenix City Charter.

Social Equity and Health and Wellness. Also applicable to the Farm at Los Olivos project are the NRPA pillars of as described on pages 57-61 of the 2018-2022 SCORP. The SCORP identifies:

“The benefits of accessibility and inclusion to public parks and recreation are many, including:

- *Public enjoyment and engagement. Where parks and open space are plentiful and recreation services strong, residents enjoy the closest attachment and engagement within their communities; and studies indicate higher levels of local gross domestic product and economic well-being;*
- *Quality recreation time with family and friends. Parks and recreation services provide a space and a reason to enjoy quality time, relaxation, and fun among family members and friends, thus strengthening the social and familial bonds that provide balance and satisfaction in life;*
- *Improvement of mental and physical health. Parks and recreation can reduce the impacts of chronic diseases, especially in such vulnerable populations as children, seniors, and the underserved; and*
- *Measurable decreases in rates of crime and other detrimental activities. Communities are safer as a result of a wholesome atmosphere created by well managed parks and recreation services in communities through healthy activities and programming for all people. “*

The Farm at Los Olivos will bring together the entire spectrum of the population to get outside at their neighborhood park and participate in a “hands-on” experience at a working urban farm planting vegetables, tilling the earth, harvesting, etc. The Devonshire Senior Center is located adjacent to the site and will provide these outdoor recreation opportunities to the senior users of that facility.

Quality recreation time with family and friends will be provided through educational classes and workshops around food, nutrition, and agriculture in an urban environment.

All of the public activity at this Park in Central Phoenix will serve to encourage positive activity and will serve to eliminate the negative activity that occurs on occasion at this park.

Optimizing Capacity and Vitality. The proposed Farm at Los Olivos project is in alignment with the pillar of “Optimizing Capacity and Vitality” (page 62).

“As traditional sources of funding and budgets shrink, public land managing agencies are being challenged to identify non-traditional, alternative funding sources. However, in addition to funding, agencies are increasingly being tasked with increasing the strategic and responsible investment made with existing resources in order to responsibly manage maintenance and growth. More agencies are using business tools to assess return on investment of resource allocation and to identify waste and inefficiencies in processes and improve or eliminate waste to improve the customer experience.”

The project planned for the converted parcel can be considered a “non-traditional” form of recreation. It is a public-private partnership that will provide a form of outdoor recreation, develop facilities for indoor education at the park site, and provide an on-going revenue stream that will be returned to the Phoenix Parks and Recreation system for reinvestment in other public parks and recreation programs and services. This also speaks to the SCORP priority, **“Collaboration and Partnerships”** (page 71).

With this project, the City of Phoenix is **optimizing capacity and vitality** and aligning with the State's priority of **collaboration and partnerships**.

Accessibility and Inclusion. Further, this project aligns with the SCORP's priority issue: "Accessibility and Inclusion" (page 69). The demographics of the neighborhood surrounding Los Olivos Park was one of the considerations for siting this project at this facility. The neighborhood is diverse and centrally located within the City. The adjacent Devonshire Senior Center has an established clientele. All aspects of the project will be ADA accessible with pathways through the Farm and opportunities for all to participate in the programming that will be available.

Because this project is unique to the area in what it will offer, it will allow accessibility to the public for new recreational and educational experiences.

4. *Completed "State Appraisal/Waiver Valuation Review form in Step 7 for each of the converted and replacement parcels certifying that the appraisals meet the "Uniform Appraisal Standards for Federal Land Acquisitions." States must retain copies of the appraisals/waiver valuations and make them available for review upon request.*

The appropriate Appraisal for the proposed partial conversion at Los Olivos Park is attached as **Attachment A**.

The appropriate Appraisal for the Replacement Property is included under separate cover.

5. *For the park land proposed for conversion, a detailed description including the following:*
 - a. *Specific geographic location on a map, 9-digit zip code, and name of park or recreation area proposed for conversion.*

Attachment D is the geographic location of the portion of Los Olivos Park proposed for conversion.

- b. Description of the area proposed for the conversion including the acreage to be converted and any acreage remaining. For determining the size of the conversion, consider not only the physical footprint of the activity precipitating the conversion, but how the precipitating activity will impact the entire 6(f) park area. In many cases the size of the converted area is larger than the physical footprint. Include a description of the recreation resources, facilities, and recreation opportunities that will be impacted, displaced or lost by the proposed conversion. For proposals to partially convert a Section 6(f) park area, the remaining 6(f) park land must remain recreationally viable and not be impacted by the activities that are precipitating the conversion. If it is anticipated that the precipitating activities impact the remaining Section 6(f) area, the proposed area for the conversion should be expanded to encompass all impacted park land.*

Los Olivos Park is 26.2 acres (per Maricopa County Assessor) located at 2802 East Devonshire Avenue in Phoenix. The portion proposed for conversion is 4.582 acres on the northwestern edge of the park. The proposed partial conversion is 17% of the park. Please note that included in the park acreage is a 23,000 square foot Devonshire Senior Center which was removed from the LWCF 6(f) boundary by amendment in 1973.

The west end of the park is an open area with turf and trees. The parking lot in that area is currently planned to remain. Most of the olive trees will also remain and be supplemented by additional plant material. There is a disc golf course at Los Olivos and

3 of the 9 “holes” will be relocated to the east end of the park. The City and the developer will work in partnership with the disc golf club to re-design the entire course and utilize the remainder of the park to enhance the disc golf experience at Los Olivos. None of the other amenities – the playground, FitPHX walking path, nor volleyball courts will be impacted by the proposed conversion. The Farm at Los Olivos will be an added recreational amenity to this Park.

Attachment B is an aerial map of Los Olivos Park with the location portion to be converted depicted.

- c. *Description of the community and population served by the park, including users of the park and uses.*

Description. The City of Phoenix is the 5th largest city in the US with a population of 1.5 million. It is divided into 15 Urban Villages. Each Village has a Village Planning Committee that is appointed by the City Council. The Village Planning Committees assist the Planning Commission in the performance of its duties. Village Planning Committee activities include: identifying areas or provisions of the General Plan text that need refinement and updating; identifying problems and needs related to implementation of the General Plan; defining in greater detail the intended future function, density and character of subareas of the village; and commenting on proposals for new zoning districts or land use districts.

Los Olivos Park is located in the **Camelback East Village** (see **Attachment C**). **Camelback East Village** has two primary cores: the 24th Street and Camelback Road core and the 44th Street and Van Buren Avenue core. The village offers a range of housing diversity and neighborhood types with a major portion of the housing stock built between 1950 and 1970. The housing stock is evenly split in the number of single-family and multifamily residences, and the price ranges accommodate all levels of income. Areas such as the Arcadia neighborhood consist of large, acre lots while higher density residential developments surround the more concentrated centers like the Camelback East primary core. Several prominent Valley landmarks, including Papago Park, Piestawa Peak Mountain Park, the Phoenix Zoo and the Desert Botanical Gardens bring visitors from all over the state.

A 2015 City of Phoenix Community Assessment reports that the population of this Village is 133,562, with 37.5% of residents between 5-11 years of age; 22.2% of residents 35-44 years of age; and 10.6% of residents 75 years and over.

The area immediately around Los Olivos Park is densely developed and primarily multi-family housing including apartments, condominiums and townhomes. Single family homes appear to the east and northeast with a commercial strip mall to the southwest of the park.

Uses. Uses of the park tend to be more passive with the adjacent Devonshire Senior Center, and the types of amenities contained within the park: a FitPHX walking path, 9-hole disc golf course, playground, sand volleyball, picnic ramada, and open turf areas for unstructured play.

- d. *For partial conversions, a revised 6(f) map clearly indicating both the portion that is being converted and the portion remaining intact under Section 6(f).*

See **Attachment D**.

6. *For each proposed replacement site:*
 - a. *Specific geographic location on a map, 9-digit zip code, and geographical relationship of converted and replacement sites. If site will be added to an existing public park/outdoor recreation area, indicate on map.*

The replacement site is not adding to an existing public park or outdoor recreation area.

- b. *Description of the site's physical characteristics and resource attributes with number and types of resources and features on the site, for example, 15 acres wetland, 2,000 feet beachfront, 50 acres forest, scenic views, 75 acres riparian, vacant lot, special habitat, any unique or special features, structures, recreation amenities, historic/cultural resources, hazardous materials/contamination history, restrictions, institutional controls, easements, rights-of-way, overhead/underground utilities including overhead wires, towers, etc.*

The Replacement Site. The acreage proposed for replacement is a 470-acre parcel of Arizona State Land located adjacent to the Cave Buttes Recreation area south of East Sonoran Desert Drive. When acquired, this acreage will be designated as part of the Phoenix Sonoran Preserve, part of the overall Phoenix Mountains Preserve system. See **Attachment 5E**, 470-acre parcel. Please note that an application to acquire was submitted to the Arizona State Land Department in May 2019.

The site contains large washes, hills, and variations in topography, flora, and fauna common to the Sonoran Desert.

This proposed replacement property is adjacent to private property known as the "MacEwan 480" which is currently winding its way through the City of Phoenix development process with a proposal to build a residential community containing 1400 homes.

- c. *Identification of the owner of the replacement site and its recent history of use/function up to the present.*

The Replacement Site is currently owned by the Arizona State Land Department. It is vacant desert with no current outdoor recreation amenities developed.

- d. *Detailed explanation of how the proposed replacement site is of reasonably equivalent usefulness and location as the property being converted, including a description of the recreation needs that will be met by the new replacement parks, populations to be served, and new outdoor recreation resources, facilities, and opportunities to be provided.*

The Replacement Site will be acquired by the City of Phoenix to add to the City of Phoenix Sonoran Preserve to provide connectivity to public recreation properties in that area.

The recreational uses in the Sonoran Preserve are comparable to other Mountain Preserves within the City: hiking, biking, picnicking, and equestrian use. Only non-motorized vehicles are allowed within the Phoenix Mountains Preserve.

The intent of the City with this proposed replacement site is to develop a trail system with associated trailhead(s) which will allow the recreational user a trail network within the replacement property; and/or to use future connections to hike to other portions of already acquired Sonoran Preserve and/or into the Cave Buttes Recreation Area. This trail system represents new outdoor recreational opportunities for the public.

- e. *Identification of owner and manager of the new replacement park?*

Once acquired from the Arizona State Land Department, the owner and manager of the replacement park will be the City of Phoenix. Specifically, the replacement area will be managed by the City of Phoenix Parks and Recreation Department.

- f. *Name of the new replacement park. If the replacement park is added to an existing public park area, will the existing area be included within the 6(f) boundary? What is the name of the existing public park area?*

The replacement park will be named in accordance with the City of Phoenix Parks and Recreation Board Naming Policy once it is approved and acquired.

- g. *Timeframe for completing the new outdoor recreation area(s) to replace the recreation opportunity lost per the terms of conversion approval and the date replacement park(s) will be open to the public.*

The Replacement Site awaits an Arizona State Land Department auction for the City to acquire the property. The auction is anticipated early 2021. The availability to the public is anticipated by the end of 2022. Trail planning, design and construction should be complete by end of 2023.

- h. *New Section 6(f) map for the new replacement park.*

A 6(f) boundary map is pending Arizona State Land acquisition and can be submitted upon acquisition of replacement property. The 6(f) boundary may not include the

entirety of the Arizona State Land property acquired.

7. *NEPA environmental review, including NHPA Section 106 review, for both the converted and replacement sites in the same document to analyze how the converted park land and recreational usefulness will be replaced. Except for “small” conversions (see LWCF Manual Chapter 8), conversions usually require an EA.*

The **Summary Form** of the **Phase I Environmental Review for Los Olivos Park** is included as Appendix B of the Environmental Assessment. A summary of the findings:

The final Phase I Environmental Site Assessment, performed on the real property located at the aforementioned address/APN [Los Olivos Park]. The assessment was performed, and the report prepared by Engineering & Environmental Consultants, Inc. (EEC) an environmental consulting firm.

Based on the results of the Phase I assessment, GHD summarized the following conclusions:

- No Recognized Environmental Conditions (RECs) were identified associated with the subject parcels.
- No Controlled Recognized Environmental Conditions (CRECs) were identified associated with the subject parcels.
- No Historic Recognized Environmental Conditions (HRECs) were identified associated with the subject parcels.
- No *de minimis* conditions were identified associated with the subject parcels.
- The City Archaeologist reported that there are no known archeological sites located within the project area. However, if any archeological materials are encountered during construction, all ground disturbing activities must cease within 10 meters of the area of discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to assess the materials.

The following item was noted for the subject property in the Phase I. This is not considered a REC, however there is potential for both a financial impact and a time delay in developing the subject property that should be taken into account.

- The property is formal agricultural land and pesticides/herbicides were likely used. There is no record of the type or amount of pesticides and agricultural related chemicals that could have been used on the site. Possible soil screening may be warranted depending on future development of the site.

The City of Phoenix Environmental Quality Specialist reviewed the report and reviewed the scope of activities and agrees with the findings. Work was conducted in accordance with ASTM E1527-13 and the City of Phoenix ESA Scope of Services. Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's environmental Site Assessment Policy.

The **Summary Form** of the **Phase I Environmental Review for the Replacement Property** is included as Appendix C of the Environmental Assessment.

STEP 5 Summary of Previous Environmental Review

1. *Date of environmental review(s), purpose for the environmental review(s) and for whom they were conducted.*

No previous environmental reviews have been conducted for either the proposed conversion or replacement properties.

TABLE 1
Alternate Park Sites Analyzed through the Urban Working Farm Request for Proposal

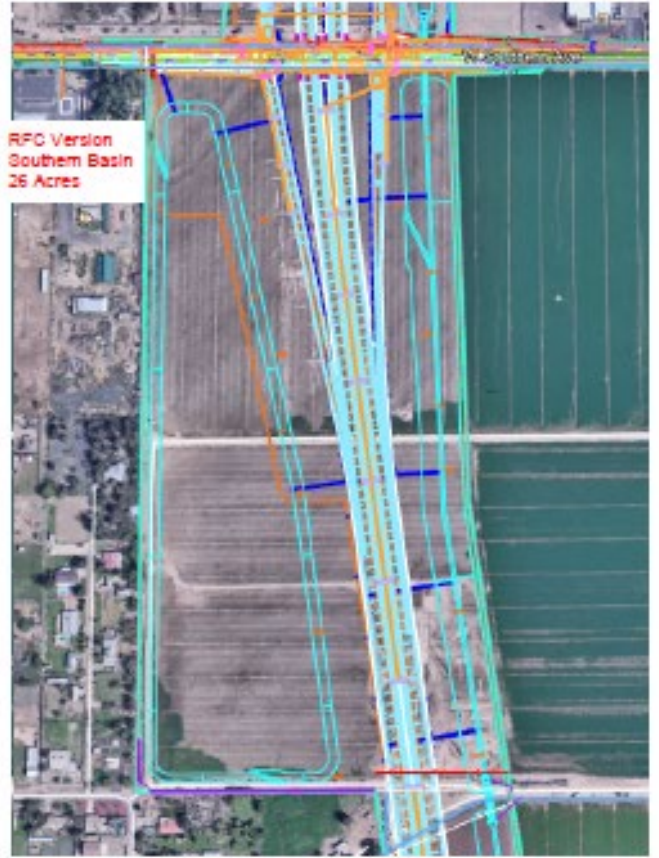
	Alternate Park Sites Proposed through the Los Olivos RFP	Location	Analysis
1	El Oso Park	Maryvale Village Planning Area	33 acre fully developed community level park
2	Marivue Park	Maryvale Village Planning Area	33 acre fully developed community level park with pool
3	Sueno Park	Maryvale Village Planning Area	38 acre developed community level park
4	Cielito Park	Alhambra Village Planning Area	44 acre fully developed community level park with pool
5	La Pradera Park	Alhambra Village Planning Area	38 acre developed community level park with pool
6	El Prado Park	South Mountain Village Planning Area	39 acre developed community park with pool
7	Hermoso Park	South Mountain Village Planning Area	24 acre fully developed community park with pool and community center
8	Santa Maria Park	Estrella Village Planning Area	28 acre fully developed community level park
9	Margaret T. Hance Park	Downtown Phoenix	32-acre deck park that sits atop Interstate 10 with maximum soil depth of 4 feet.
10	Los Olivos Park	Camelback East Village	24-acre community level park

Sites 1 through 8 were proposed by one proposer. The RFP required a revenue share from the operation. This proposer was deemed non-responsive since they suggested that there be no revenue share. In addition, Sites 1 through 8 met the acreage needs as described in the solicitation but did not include the same opportunity to convert 4.5 acres and maintain the same level of recreation use for the public. All of the parks have master plans which show that, although there may be open space, an urban working farm would either be incompatible with existing recreational use or the master plan would have to be amended to change this use from a future phase of park development.

Site 9 was proposed by a second proposer. Margaret T. Hance Park sits atop the I-10 freeway and is owned by the Arizona Department of Transportation. A citizen vetted master plan is in place which does not include an urban working farm. Further, the soil depth on top of the freeway deck would not support a farm operation.

Site 10 is the site that was chosen by the evaluation committee as the most viable site to support the desired activity.

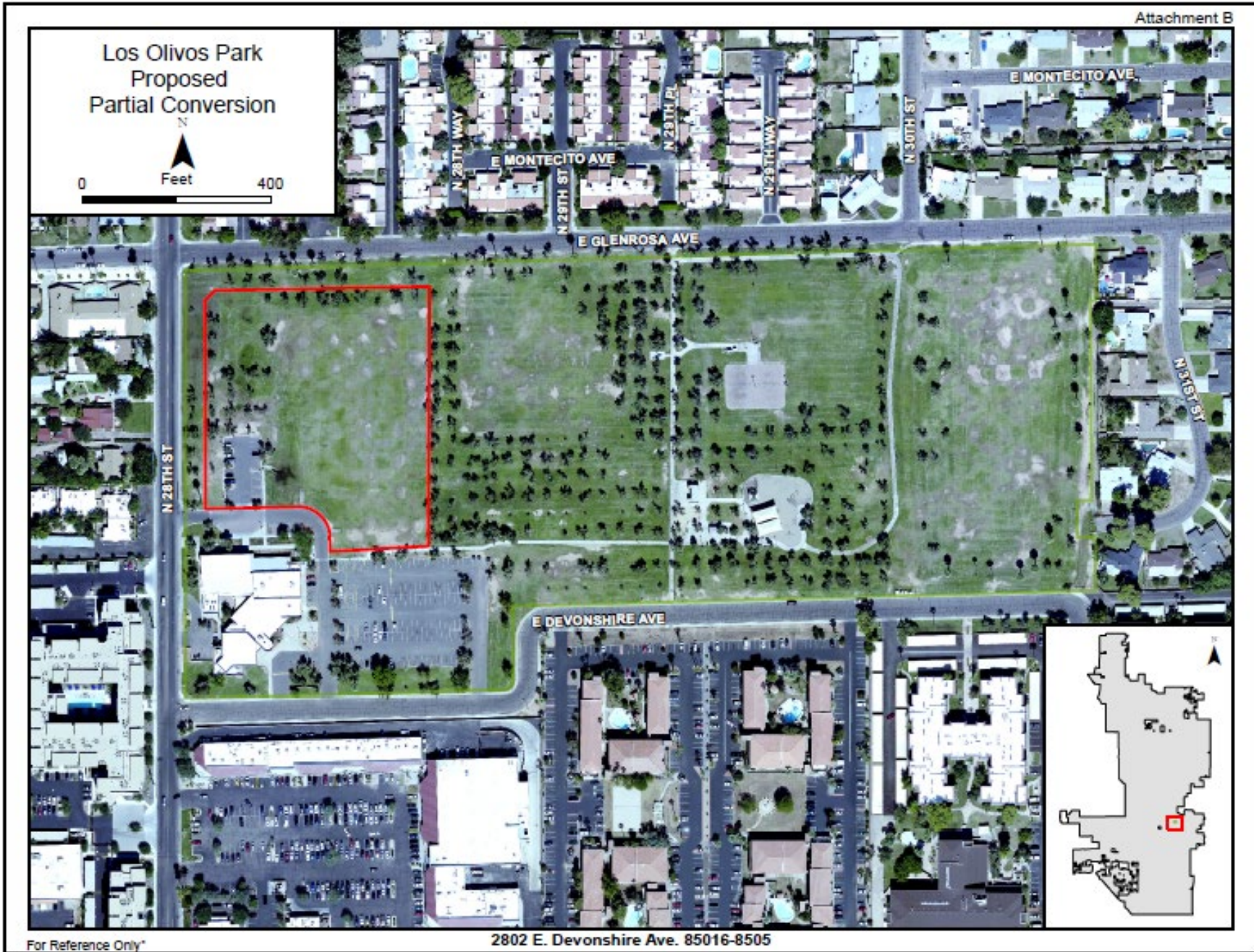
MAP B



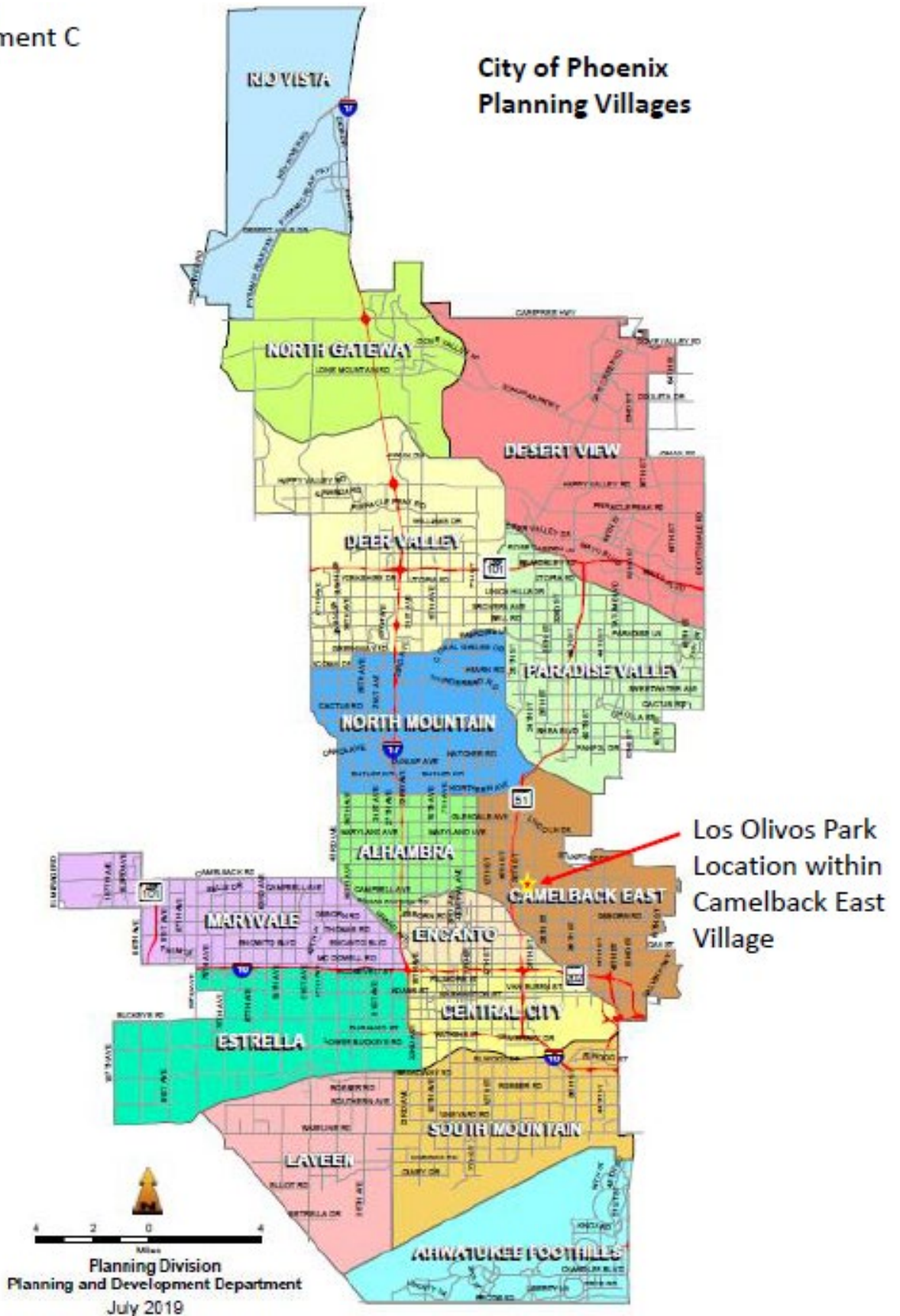
MAP C



ATTACHMENT B

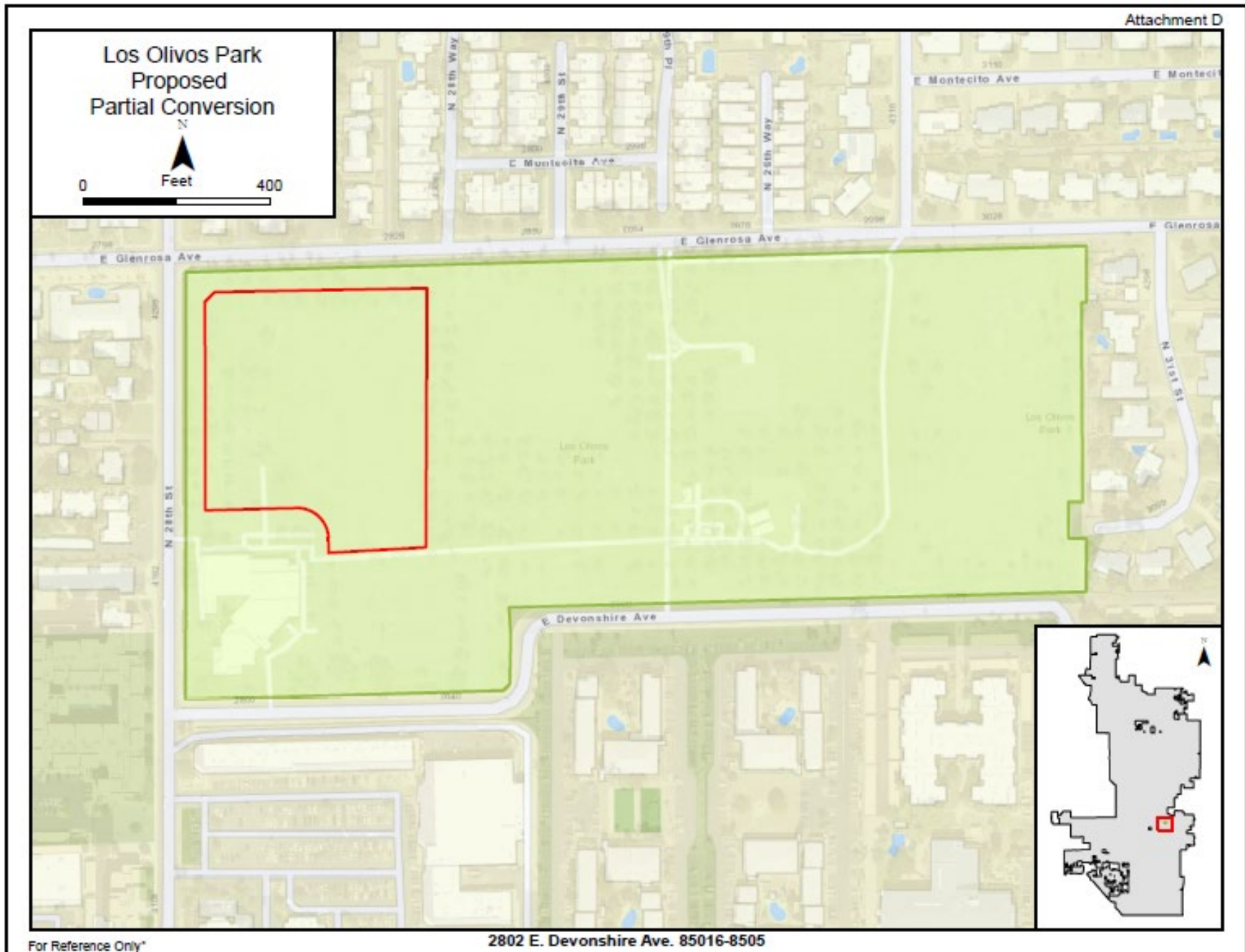


City of Phoenix Planning Villages

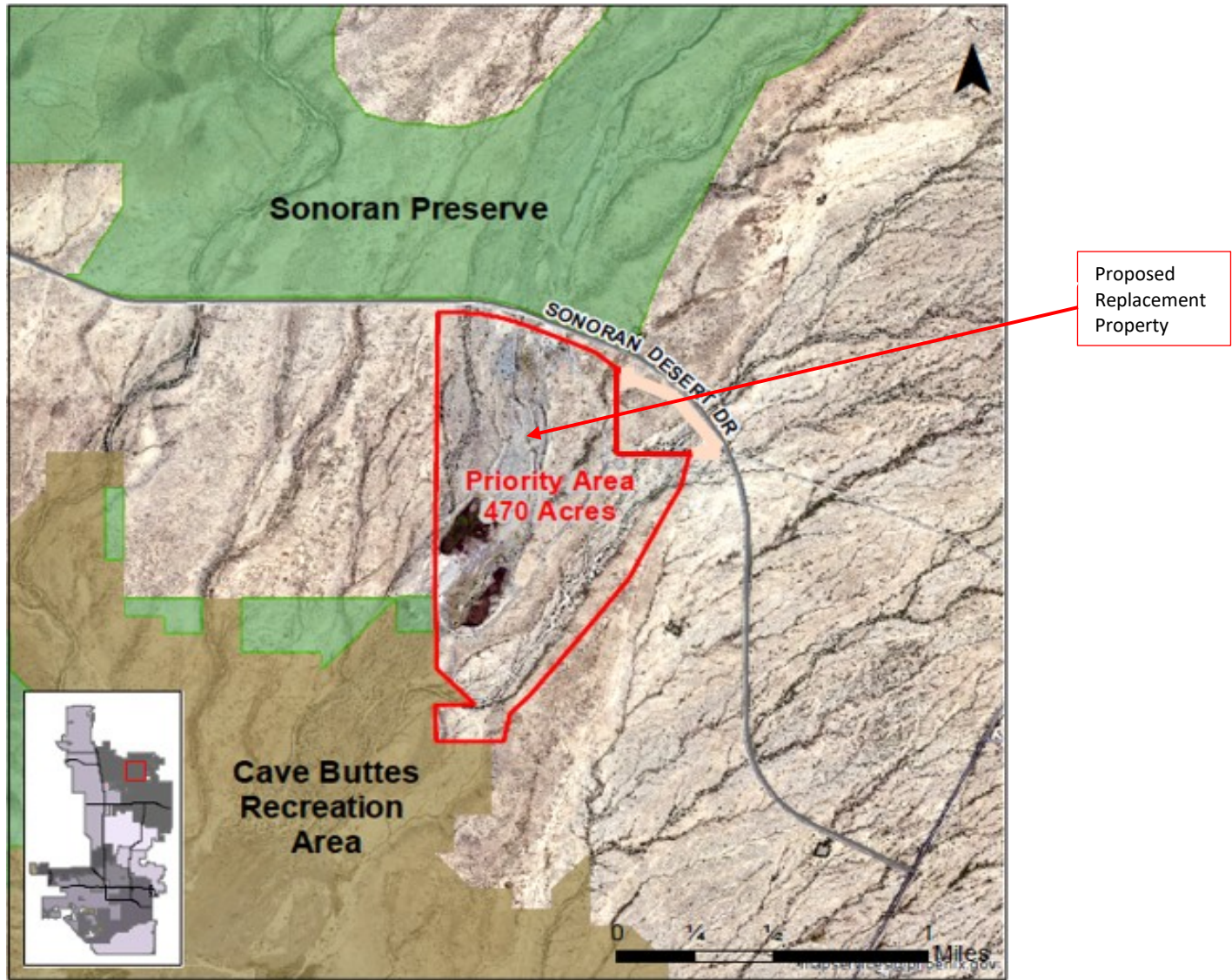


Planning Division
Planning and Development Department
July 2019

ATTACHMENT D



ATTACHMENT 5E



APPENDIX B
Conversion Site
Phase I Summary
Form



City of Phoenix

To: Judy Weiss, Parks & Recreation Department Date: September 6, 2019

From: James Marshall
Street Transportation Department: Environmental Section

Subject: Phase I Environmental Site Assessment,
2833 East Glenrosa Avenue & 2802 East Devonshire Avenue
APNs: 163-02-001G & 163-02-001B
Project Number: 7420100000; EAS No. 9212
AAI Date: August 24, 2019

Please find enclosed the final Phase I Environmental Site Assessment, performed on the real property located at the aforementioned address/APN. The assessment was performed, and the report prepared by Engineering & Environmental Consultants, Inc. (EEC) an environmental consulting firm.

Based on the results of the Phase I assessment, GHD summarized the following conclusions:

- No Recognized Environmental Conditions (RECs) were identified associated with the subject parcels.
- No Controlled Recognized Environmental Conditions (CRECs) were identified associated with the subject parcels.
- No Historic Recognized Environmental Conditions (HRECs) were identified associated with the subject parcels.
- No *de minimis* conditions were identified associated with the subject parcels.
- The City Archaeologist reported that there are no known archeological sites located within the project area. However, if any archeological materials are encountered during construction, all ground disturbing activities must cease within 10 meters of the area of discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to assess the materials.

The following item was noted for the subject property in the Phase I. This is not considered a REC, however there is potential for both a financial impact and a time delay in developing the subject property that should be taken into account.

- The property is formal agricultural land and pesticides/herbicides were likely used. There is no record of the type or amount of pesticides and agricultural related chemicals that could have been used on the site. Possible soil screening may be warranted depending on future development of the site.

I have reviewed the report and reviewed the scope of activities, and I agree with the findings. Work was conducted in accordance with ASTM E1527-13 and the City of Phoenix ESA Scope of Services. Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's environmental Site Assessment Policy. Should you have any questions, please do not hesitate to contact me at 602-534-3747.

Enclosures: 1 Electronic Copy

c: James Marshall,STD

Central Records, STD

Admin, STD

Contract # 147899

APPENDIX C
Replacement Site
Phase I Summary
Form



City of Phoenix

To: Cristina Hernandez, Finance Department Date: September 11, 2019

From: James Marshall
Street Transportation Department: Environmental Section

Subject: Phase I Environmental Site Assessment
South of East Sonoran Desert Drive & North of East Dynamite Boulevard Alignment
Project Number: PA75100171-1; EAS No. 9215
AAI Date: August 30, 2019

Please find enclosed the final Phase I Environmental Site Assessment, performed on the real property located at the aforementioned address/APN. The assessment was performed, and the report prepared by AECOM Technical Services, Inc. (AECOM) an environmental consulting firm.

Based on the results of the Phase I assessment, AECOM summarized the following conclusions:

- No Recognized Environmental Conditions (RECs) were identified associated with the subject parcels.
- No Controlled Recognized Environmental Conditions (CRECs) were identified associated with the subject parcels.
- No Historic Recognized Environmental Conditions (HRECs) were identified associated with the subject parcels.
- No *de minimis* conditions were identified associated with the subject parcels.

The following items were noted for the subject property in the Phase I. These are not considered RECs, however, they may still have both a financial impact and a time delay in developing the subject property.

- The City of Phoenix Archaeology Office representative, Laurene Montero, has stated that the project area (subject property) is partially located within the Cave Creek Archaeological District, which is listed on the Arizona Register of Historic Places, and includes 11 known recorded archaeological sites. The list of archeological sites and the archaeological surveys conducted in the subject property area are attached to this letter.
- **Recommendations:** The City of Phoenix Archaeology Office (CAO) recommends an archaeological survey of the portion of the project area not surveyed previously. The CAO also recommends a reconnaissance survey to assess the conditions of the previously recorded sites in the project area. Additional archaeological work may be necessary based on the results of the survey and a review of the project scope of work for any future projects within this area. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

I have reviewed the report and reviewed the scope of activities, and I agree with the findings. Work was conducted in accordance with ASTM E1527-13 and the City of Phoenix ESA Scope of

Services. Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's environmental Site Assessment Policy. Should you have any questions, please do not hesitate to contact me at 602-534-3747.

Enclosures: 1 Electronic Copy

c: James Marshall,STD

Central Records, STD

Admin, STD

Contract # 147886