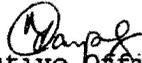


Department of Public Works

Bureau of Engineering
Report No. 3

June 20, 2016
CD No. 6

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California
AND REFERRED TO THE CITY COUNCIL
JUN 20 2016


Executive Officer
Board of Public Works

VAN NUYS FIRE STATION 39 CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (EIR) (STATE CLEARINGHOUSE [SCH] No. 2015031067) AND VAN NUYS FIRE STATION 39 PROJECT (PROJECT) APPROVAL BY THE LOS ANGELES CITY COUNCIL

RECOMMENDATIONS

In accordance with the California Environmental Quality Act (CEQA), review and consider the final Van Nuys Fire Station 39 Project EIR, and adopt and forward this report and transmittals to the Los Angeles City Council (Council) with the recommendations that it:

1. Certify that the Van Nuys Fire Station 39 Final EIR (Transmittal No. 1) was completed in compliance with CEQA; that the Final EIR was presented to the Council, as the decision-making body of the City of Los Angeles (City), and that the Council reviewed and considered the information contained in the Final EIR; and that the Final EIR reflects and expresses the City independent judgment and analysis.
2. Adopt the CEQA Findings of Fact (Transmittal No. 2).
3. Adopt the Mitigation Monitoring Program (Transmittal No. 3).
4. Specify that the documents constituting the record of proceedings in this matter are in the custody of the City Clerk located at 200 North Spring Street, Los Angeles, CA 90012 and in the files of the Department of Public Works (DPW) Bureau of Engineering (BOE), located at 1149 South Broadway, Suite 600, Los Angeles, CA 90015.
5. Approve the Project as described in the Final EIR.

TRANSMITTALS

1. Final EIR, dated May 2016 (which includes the Draft EIR dated March 2016).
2. CEQA Findings of Fact, dated May 2016.
3. Mitigation Monitoring Program, dated May 2016.

DISCUSSION

Background

In 1998, the City completed a Public Safety Facilities Master Plan Study. This study determined that most of the existing City fire stations were too small and failed to meet current Building and Safety Codes. Proposition F was placed on the ballot and approved by Los Angeles voters on November 7, 2000. Proposition F authorized the issuance of \$532.6 million in General Obligation Bonds to finance the construction and rehabilitation of fire stations and animal shelters throughout the City. Of the \$532.6 million authorized, \$378.5

million was allocated to build 19 neighborhood Fire/Paramedic Stations and an Emergency Air Operations/Helicopter Maintenance Facility.

Twenty projects have been completed. Upon contract award of the last of these original projects, the BOE reported Proposition F Program savings that could be used for construction of two new fire stations. In April 2009 and September 2009 respectively, the Mayor and Council approved two new projects using accrued interest and project savings. The proposed Fire Station 39 is one of the two added projects. It will replace the existing Fire Station 39 with a new Standard Fire/Paramedic Station.

Project Description

The proposed Project would be located at 14615 Oxnard Street within the Van Nuys-North Sherman Oaks Community Plan Area and within Council District No. 6. The City is proposing to construct a replacement fire station on vacant lots located on the corner of Oxnard Street and Vesper Avenue in Van Nuys. The existing Fire Station 39, located at 14415 Sylvan Street (approximately 0.5 mile northeast), cannot house the additional resources needed to meet present and future demands for fire protection services. The proposed Project will use accrued interest and savings from Proposition F. The replacement fire station will include an approximate 18,500-square-foot fire station and associated improvements on the approximately 1.2-acre site. Disposition of the existing Fire Station 39 has not been determined at this time. Until such a determination is made, the Department of General Services will maintain the buildings.

Environmental Review

The City prepared an Initial Study in compliance with the requirements of CEQA to assess the potential environmental impacts of the proposed Project. City staff determined that the proposed Project would not cause significant environmental impacts and published an Initial Study/Negative Declaration (IS/ND) for public review from May 23, 2013 to June 12, 2013.

After public meetings, City staff revised the IS/ND, incorporating among other things an acoustical study. The revised report, an initial study/mitigated negative declaration (IS/MND), was circulated for public review and comment from February 20, 2014 to March 24, 2014.

At its regular meeting held on May 14, 2014, the Board of Public Works considered the IS/MND and forwarded it to the Council for adoption. The Public Works and Gang Reduction Committee, at its regular meeting held on June 18, 2014, having provided an opportunity for public comment, moved to recommend consideration and adoption of the IS/MND and approval of the proposed Project by the Council. The Council adopted the IS/MND and approved the Project on June 25, 2014 (CF-13-1103). On December 12, 2014, the Council rescinded the action of June 25, 2014 and instructed staff to proceed with preparation of an EIR for the proposed Project.

Public Participation

On March 19, 2015, the City issued a Notice of Preparation of a Draft EIR for the proposed Project, and on April 9, 2015, the BOE held a public scoping meeting at the Van Nuys Branch

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Library to give an overview of the proposed Project, solicit comments, and answer questions.

Draft EIR Review and Comments

The Draft EIR was circulated for public review from March 24, 2016, to May 9, 2016. The Notice of Availability was sent to members of the public, local and state agencies, and other interested parties. A newspaper notice was posted on March 24, 2016, in the *Los Angeles Times*. In addition, the Notice of Availability and Draft EIR were sent to the State of California Governor's Office of Planning and Research, State Clearinghouse (OPR SCH), for further state agency distribution. The Draft EIR and the EIR Administrative Record were available at several local public facilities (i.e., the BOE office, the Van Nuys Branch Library, and the offices of Council District Nos. 6 and 4). The Draft EIR was also available on the BOE website. The BOE held a public hearing on April 14, 2016, at the Van Nuys Branch Library to solicit comments on the Draft EIR.

Seven comments were received during the Draft EIR public review period. None of the comments received identified any issues that were not addressed in the Draft EIR. Responses to comments are documented in the Final EIR. None of the public comments necessitated changes in the findings of the EIR, which show that, with implementation of mitigation measures, the proposed Project would result in less than significant impacts.

Findings of Final EIR

The Final EIR states that the proposed Project would have potentially significant environmental impacts related to hazards and hazardous materials and noise. The Final EIR and Mitigation Monitoring Program identify feasible mitigation measures that would reduce these impacts to a less than significant level. As such, the proposed Project does not require that a Statement of Overriding Considerations be adopted by the City Council to approve the proposed Project.

Project Alternatives

In accordance with the requirements of CEQA, the No Project Alternative was analyzed in the Draft EIR as well as five alternative sites from an initial screening consideration of 18 sites, including the proposed Project site.

No Project Alternative

Under the No Project Alternative, a new Fire Station 39 facility would not be constructed, and the existing Fire Station 39 would remain at its present location. This alternative would reduce impacts associated with construction. However, operational impacts would be largely similar to those for the proposed project at the existing site. Many of the project objectives would not be achieved under the No Project Alternative. Specifically, the existing Fire Station 39 facility site is not large enough to accommodate standard fire/paramedic facilities and proposed modernization improvements, and the site currently does not provide adequate on-site parking. Additionally, the existing Fire Station 39 site is located within an anti-gridlock zone and does not allow for pull-through access, which limits ingress/egress.

Alternative Sites

Five alternative sites were considered in detail in the Final EIR: 6550/6558 Van Nuys Boulevard, 6103 Cedros Avenue, 14400 Erwin Street, 14415 Sylvan Street (Expansion), and 6001 Van Nuys Boulevard. Generally, impacts anticipated under each of the alternative sites identified above would, overall, be worse than impacts anticipated to occur under the proposed Project. Construction impacts for the proposed Project site would generally be reduced compared to each of the alternatives, which would all require demolition of existing buildings. As discussed in the Final EIR, most of the alternative sites would also introduce new impacts that would not occur as a result of the proposed Project. Therefore, none of the alternatives would be environmentally superior to the proposed Project.

Project Schedule

The above recommended actions are necessary steps in the design phase of the proposed Project schedule. The proposed Project delivery schedule anticipates award of the construction contract in the 4th Quarter of 2016. Therefore, Council action is desired by July 1, 2016 to avoid further delays.

FISCAL IMPACT STATEMENT

The proposed Project has a construction budget of approximately \$20,200,000 with funding from the surplus Proposition F Fire Facilities General Obligation Bond Program savings, program contingency, and accrued interest.

(MEM ATK RMK ALM DW)

Report reviewed by:

BOE (ADM and BPD)

Report prepared by:

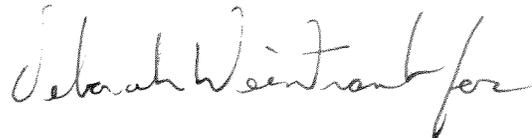
Environmental Management Group

Maria E. Martin
Environmental Affairs Officer
Phone No. (213) 485-5753

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Questions regarding this report may be referred to:
Maria E. Martin, Environmental Affairs Officer
Phone No. (213) 485-5753
E-mail: Maria.Martin@lacity.org
and/or
Allan Kawaguchi, Program Manager
Phone No. (213) 485-4687
E-mail: Allan.Kawaguchi@lacity.org

Respectfully submitted,



Gary Lee Moore, PE, ENV SP
City Engineer