



# MITIGATION MONITORING PROGRAM

*(Accompanies the Van Nuys Fire Station 39  
Initial Study/Mitigated Negative Declaration)*

## Van Nuys Fire Station 39

W.O. E170094B

February 2014



The California Environmental Quality Act (CEQA) requires public agencies to adopt a reporting or monitoring program for the changes to the project that have been adopted to mitigate or avoid significant effects on the environment (Public Resources Code Section 21081.6). The program must be adopted by the public agency at the time findings are made regarding the project. The State CEQA Guidelines allow public agencies to choose whether its program will monitor mitigation, report on mitigation, or both (14 CCR Section 15097(c)). This mitigation monitoring program contains the elements required by CEQA for the Citywide Cat Program project.

## **Project Description**

The City of Los Angeles is proposing to construct a two-story, approximately 18,533-square-foot fire station on an approximately 1.19-acre site located on the corner of Oxnard Street and Vesper Avenue in Van Nuys. At present, the project site is a paved vacant lot. The new facility would replace the existing FS 39, which is approximately 0.5 mile northeast of the project site. The existing FS 39, located at 14415 Sylvan Street, is an approximately 14,000-square-foot building located adjacent to the Van Nuys Civic Center. The existing FS 39, which was constructed in 1939, serves an area of approximately 6 square miles and responds to approximately 35 to 40 emergency service requests per 24-hour period. During the summer, the number of daily emergency responses increases by approximately 10%.

A wall, about 400 feet long and 6 to 8 feet tall would be constructed in the existing Oxnard Street public right of way, between the sidewalk on the south side of Oxnard Street and the abutting residential properties between Vesper Avenue and Cedros Avenue. The wall would end east of the existing driveway that provides access from Oxnard Street to 5945 Tiara Street.

Following the development of the new FS 39, the building that currently houses FS 39 would be retained by the Department of General Services until its future use is determined. Therefore, because the future use of the existing FS 39 is uncertain at this time, the disposition of that building is not part of this project for the purposes of CEQA.

## **Mitigation Measures**

The mitigation measures described in the following page are taken from the Initial Study/Mitigated Negative Declaration for this project. The following are identified for each mitigation measure:

- (1) A brief description of the impact that is being mitigated (i.e., the objective of the mitigation),
- (2) A description of the mitigation measure,
- (3) The party who is responsible for the necessary implementing actions,
- (4) The necessary implementing action,
- (5) The party who is responsible for verifying that the necessary implementing action is taken, and
- (6) The primary record documenting the necessary implementing action.

The mechanisms for verifying that mitigation measures have been implemented include design drawings, construction documents intended for use by construction contractors and construction managers, field inspections, field reports, and other periodic or special reports. All records pertaining to this mitigation program will be maintained and made available for inspection by the public in accordance with the City's records management systems.

<b>Mitigation Measures</b>						
<i>Impact/s</i>	<i>Measure</i>	<i>Description</i>	<i>Implementation Responsibility</i>	<i>Implementation Vehicle</i>	<i>Enforcement Responsibility</i>	<i>Record of Implementation</i>
<b>Hazards and Hazardous Materials</b>						
Hazard to the public or environment through routine transport, use, or disposal of hazardous materials.	HAZ-1	<p><b>HAZ-1: Identifying, Handling and Disposal of Contaminated Material</b></p> <p>The following measures apply to handling and disposing of stained or hydrocarbon-contaminated soils should they be encountered during site excavations, particularly at the 20-25 ft depth near the discovered cesspit structure. These measures will reduce hazards to the people or the environment from exposure to hazardous materials to less than significant.</p> <p><b><u>Excavation of Contaminated Soils</u></b></p> <p>The soils which have visible staining or an odor must be tested in the field by the contractor or qualified environmental subcontractor with an organic vapor analyzer (OVA) for volatile components, which require additional considerations in their handling Soil with OVA readings exceeding 50 ppm volatile organic compounds (probe held 3 inches from the excavated soil face), or which is visibly stained or has a detectable petrochemical odor should be stockpiled by the Contractor separately from uncontaminated soils. The stockpiles should be barricaded near the excavation area, away from drainage areas or catch basins, on an impermeable plastic liner (6 mil nominal thickness and tested at 100 psi strength). Caution must be taken to separate any contaminated soil from the remainder of the excavated material. If only a small amount of contaminated soil is encountered, it may be drummed in 55-gallon steel drums with sealing lids.</p> <p>The soil will then be sampled in a random and representative manner. To establish waste classification, samples will then be analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH), volatile organics (VOC), Semi-volatile Organic Compounds (SVOCs, which were found in the exploration), Title 22 heavy metals, reactivity (pH), corrosivity and toxicity. The number of samples will depend upon the volume of material removed, one sample for approximately every ton of soil. Storage space available at the site and neighborhood sensitivity will determine the amount of soil that can be stockpiled.</p> <p>If volatile compounds are present at concentrations exceeding 50 ppm, an AQMD permit will be required, which most likely will require control of vapor, such as covering the stockpiles with plastic sheeting or wetting with water or a soap solution. The Contractor shall obtain all permits.</p>	Project Engineer and Construction Contractor	Project Plans and Specifications	Public Works Inspector	Files of the Bureau of Engineering and Bureau of Contract Administration

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		<p>Suspected contaminated soil samples can be taken to a State-certified environmental laboratory or tested in the field with a mobile lab and technician using infrared spectrometry with EPA Method 1664 for TRPH. Materials with elevated levels of TRPH, metals or other regulated contaminants will require handling by workers who have been adequately trained for health and safety aspects of hazardous material handling.</p> <p><b><u>Removal and Classification of Excavated Soil</u></b></p> <p>Any contaminated material (soil, asphalt, brick, burned material, concrete, or debris) that is to be hauled off the site is considered a "waste product" and must be classified as hazardous or nonhazardous waste under all criteria by both State and Federal Codes prior to disposal. If the waste soil or other material is determined hazardous, a hazardous waste manifest will be prepared by the Contractor or its qualified representative and the material transported to an appropriate class of facility for recycling or landfill disposal by a registered hazardous material transporter. If the soil is nonhazardous but still exceeds levels that can be returned to the excavation, a less costly nonhazardous transporter and soil recycling facility may be used if no hazardous constituents are present above their respective action levels.</p> <p>The Bureau of Contract Administration Inspector for the project shall be notified of all contaminated material removals, and will document all quantities, help insure soil segregation and ensure copies of signed manifests are retained for the City records.</p> <p>Currently, there are no established regulatory limits or threshold values whereby soil with TRPH only can be classified as hazardous, although the California Code of Regulations (CCR) Title 22 provides limits for the volatile hydrocarbon constituents (including solvents), PCBs and metals. Therefore, until new criteria are released by the State or Federal agencies, soil levels of 100 ppm TRPH (crude oil, waste oil and diesel), 10 ppm gasoline, and 1/50/50/50/ ppm benzene, toluene, ethylbenzene and xylenes, respectively, are proposed. Soil contaminated with hydrocarbons at values less than these values may be backfilled, used for fill or paved over. A soil recycling facility should accept the material containing TRPH, assuming it is not hazardous due to metals or other contaminants, at a cost of \$40 to \$50 per ton. Depending upon the results of the sampling, this soil material is recycled into building foundation material, road pavement, landfill cover, etc. A recycling facility is preferred to landfills, as the latter raise future liability issues for the City should the landfill require remediation. GEO has a list of addresses and telephone</p>				

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		<p>numbers of local recyclers available. A Class III (municipal) landfill may also accept soils with only TRPH contamination above 1,000 but below certain levels specified by the Los Angeles Regional Water Quality Control Board, upon approval of an application (Report of Waste Discharge) with that agency. The disposal costs at a Class III landfill are approximately \$35 per ton. All excavated material moved offsite must be manifested, transported by a registered hauler, and disposed of in the proper class landfill or recycler. Transportation costs to the Class II or III facilities are estimated at \$5 per ton within the Los Angeles area. These facilities can be contacted ahead of time regarding their acceptance of SVOCs.</p> <p><b><u>Health and Safety Issues</u></b></p> <p>The contractor shall be licensed for hazardous materials handling and hauling or have a qualified licensed subcontractor on call. The workers exposed to or handling contaminated soils shall have sufficient health and safety training, consistent with OSHA Hazardous Waste Operation Standards (29 CFR 1910.120), and Cal-OSHA "Hazardous Waste Operations &amp; Emergency Response" (8 CCR 5192).</p> <p>The contractor, qualified subcontractor or an industrial hygienist shall prepare a site- specific health and safety plan. The plan shall appoint a site safety officer and establish responses to heavy metals, solvents, SVOCs and petroleum hydrocarbons, which may be encountered during excavations. Trapped pockets of methane and hydrogen sulfide gas and areas of low oxygen are common in excavations of this area, and are usually mitigated in confined excavations with proper monitoring and ventilation. The plan should specify particular action levels for each contaminant found during exploratory drilling and suspected to occur along the alignment and provide guidelines for personal safety and public protection, including monitoring and appropriate personal protective equipment needed on the jobsite during all phases of excavation of the project. The responsibility for maintenance and calibration of monitoring gear should be specified. The goal is to prevent health-significant inhalation and dermal exposure to hydrocarbon SVOC- or metal-contaminated soils, explosions and fires and to provide methods of decontaminating workers and equipment if contamination levels exceed those cited in the plan. Preventing unauthorized entry into the work and stockpile areas shall be included.</p>				

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<b>Noise</b>						
A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	NOI-1	<p><b>NOI-1: Oxnard St Wall</b></p> <p>The following measure will prevent fire station operations from causing a significant increase in community noise exposure levels in adjacent residential properties.</p> <p>The project shall include a wall in the existing Oxnard Street public right of way, between the sidewalk on the south side of Oxnard Street and the abutting residential properties. The wall shall extend from between Vesper Avenue to the existing driveway that provides access from Oxnard Street to 5945 Tiara Street. The wall shall be no less than six feet tall so as to break the line of site between a person of average height standing on the residential property and sirens mounted on fire equipment at the centerline of Oxnard Street and thereby limit project-related increase in ambient noise levels south of Oxnard Street to no more than 5 dBA above pre-existing levels. The City shall not be required to construct the wall adjacent to a property if the owner of that property objects.</p>	Project Engineer and Construction Contractor	Project Plans and Specifications	Public Works Inspector	"As Built" Plans