Scoping Meetings

Environmental Impact Statement (EIS)/ Environmental Impact Report (EIR) of the West Los Angeles Campus – Draft Master Plan

Wednesday, June 7, 2017
5:00PM PDT - 8:00PM PDT

Thursday, June 8, 2017
5:00PM PDT - 8:00PM PDT

Friday, June 9, 2017
8:30AM PDT - 11:30AM PDT
Introduction and Welcome

Scoping Meetings
Purpose of Today’s Meeting

- Announce the preparation of an Environmental Impact Statement (EIS) / Environmental Impact Report (EIR)
- Describe the Proposed Action
- Identify Alternatives
- Present EIS/EIR Timeline
- Solicit feedback, inquiries, and comments on environmental considerations related to the development of the EIS/EIR
The community is encouraged to submit comments for consideration in the EIS/EIR. The public comment period will conclude on Tuesday, June 30, 2017.

- **In-Person Comments:** Public comments can be shared during the Scoping Meeting, either verbally or written comment card.

- **Paper Mail Comments:**
  
  VA Greater Los Angeles Healthcare System  
  Attn: West Los Angeles Campus EIS/EIR  
  Program Manager  
  11301 Wilshire Blvd., Bldg. 500/Rm. 6409  
  Los Angeles, CA, 90073

- **Electronic Mail Comments:** [VHAGLAMasterPlan@va.gov](mailto:VHAGLAMasterPlan@va.gov)
Proposed Action

Scoping Meetings
The proposed action is to evaluate and improve the existing Draft Master Plan in order to develop the most effective use of the West Los Angeles Campus for Veteran services, particularly for homeless Veterans, including underserved populations such as female Veterans, aging Veterans, and those who are severely physically disabled.
The Draft Master Plan was adopted by the Secretary of VA in January 2016 and supports the revitalization of the 388-acre West Los Angeles Campus.

September 2016: The West Los Angeles Leasing Act of 2016 (Public Law 114-226) was enacted allowing Enhanced-Use Leases as the mechanism for VA to work with the private sector to provide permanent supportive housing on the West Los Angeles Campus.
An Enhanced-Use Lease (EUL) is a partnership with the community to provide housing to Veterans and families.

As part of the EUL process, and prior to execution of any EUL, VA is required to comply with applicable laws and Executive Orders.

### West Los Angeles Campus EULs

- Building 209
- Buildings 205 & 208
- MacArthur Field (*proposed*)
- Buildings 156, 157, & 158 (*proposed*)
WLA Campus Permanent Supportive Housing Phasing*

**Time to Occupancy for Permanent Supportive Housing Units**

**Initial-Phase Development**
- 0 Months
  - Legislation Passes
  - 12 Months
    - +54 Units
    - Building: 209
    - =54 Total Permanent Supportive Housing Units on Campus
  - 24-30 Months
    - +100 Units
    - Building: 205 & 208
    - =150+ Total Permanent Supportive Housing Units on Campus
  - 30-48 Months
    - +330 Units
    - Building: 156, 157, 158, & New Construction
    - =480+ Total Permanent Supportive Housing Units on Campus

**Mid-Term Development**
- 4-5 Years
  - +280 Units
  - Building: 206, 207, 210, 256 & 257
  - =760+ Total Permanent Supportive Housing Units on Campus

**Future Development**
- 6-10 Years
  - +440 Units
  - Building: TBD
  - =1,200+ Total Permanent Supportive Housing Units on Campus

*Anticipated timeline*
Healthcare & Research

- Enhanced Main Hospital
- Diagnostic & Treatment Facilities
- Acute Care
- Ambulatory Outpatient Care & Clinics
- Centralized Research
- Hospitality for Visitors & Patients
National Environmental Policy Act (NEPA) & California Environmental Quality Act (CEQA)

Scoping Meetings
The National Environmental Policy Act (NEPA) of 1969 requires Federal agencies to undertake an assessment of the environmental effects of their proposed actions prior to making decisions.

NEPA is an “umbrella” law for the integrated compliance with other environmental laws to comprehensively evaluate a proposed action’s potential impacts.

VA’s compliance with NEPA will include preparation of an EIS/EIR that will be made available for public review and comment.
The California Environmental Quality Act (CEQA) is a California statute requiring state and local agencies to review a proposed project for significant environmental impacts and to identify measures to reduce these impacts where possible.

CEQA is often conducted in parallel with NEPA document development.

VA’s compliance with CEQA will include preparation of a combined EIS/EIR that will be made available for public review and comment.
National Environmental Policy Act (NEPA) -- Scoping

- Scoping is the first formal phase of the NEPA process

- Began with VA’s Notice of Intent published in the Federal Register on May 19, 2017

- Scoping is the best time to identify issues, determine points of contact, establish project schedules, and provide recommendations to VA

- Overall goal is to define the scope of issues to be addressed, in depth, in the analyses that will be included in the EIS/EIR

- Veterans, Veteran organizations, historic and cultural resource groups, affected Tribes, local and state government agencies, and the surrounding community are encouraged to participate.
**Process Flow -- High-level Overview**

1. **Agency Identifies a Need for Action**
   - Are Environmental Effects Likely to Be Significant?
   - Significant Environmental Effects May or Will Occur
   - Notice of Intent to prepare Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) & notice of substitution
   - Public scoping & public outreach/identify consulting parties

2. **Final EIS/EIR with mitigation or agreement document for adverse effects to historic properties**
   - Draft EIS/EIR
   - Research affected environment & potential environmental consequences and identify & assess adverse effects to historic properties

3. **Record of Decision**
   - Public review & comment and resolve adverse effects to historic properties
   - Implementation of environmental mitigation

**West Los Angeles Campus Draft Master Plan – EIS/EIR**
The Environmental Assessment (EA) for the Building 209 EUL has been finalized

The EA for Buildings 205 & 208 EUL is moving forward

The EA for the Columbarium Expansion Project has been finalized

On May 19, 2017, VA issued its Notice of Intent regarding the West Los Angeles Campus Draft Master Plan EIS/EIR
The West Los Angeles Campus Draft Master Plan EIS/EIR will analyze various resource areas in depth, identifying both beneficial and detrimental effects of the proposed action:

- Aesthetics
- Air Quality
- Historic and Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Wildlife and Habitat
- Noise
- Land Use
- Floodplains, Wetlands & Coastal Zone Management
- Socioeconomics
- Community Services
- Solid Waste and Hazardous Materials
- Transportation, Traffic, and Parking
- Utilities
- Environmental Justice
Proposed Alternatives

- **Alternative A**: Relocation of any existing tenants and services to another existing building, complete renovation and retrofit of the existing building or buildings for a new function and service provider;

- **Alternative B**: Relocation of any existing tenants and services to another existing building or buildings, complete renovation and retrofit of the existing building or buildings, and relocation of tenants back to the newly completed renovation;

- **Alternative C**: Relocation of any existing tenants and services to another existing building or buildings, and the attendant complete demolition of former building or buildings, with construction of completely new building or buildings;

- **Alternative D**: Relocation of any existing tenants and services to another existing building or buildings, complete demolition of former building or buildings, with no replacement of the demolished building or buildings;

- **Alternative E**: Study of the impacts associated with the No Action or “status quo” alternative, as a basis for comparison to the action alternatives.
The WLA Campus Draft Master Plan EIS/EIR is anticipated to require at least 24 months to complete.

- **Supplemental and Supporting Environmental Studies and Analyses**
- **Draft EIS/EIR** – will be made available to the public for review with a 60-day comment period
- **Final EIS/EIR** – will be made available to the public for review
- **Record of Decision**
National Historic Preservation Act (NHPA)

Scoping Meetings
NEPA requires analysis of impacts to all types of cultural resources:

- Historic properties
- Paleontological remains
- Cemeteries
- Parks
- Archaeological Sites
- Sacred Practices

*Impacts to all cultural resources evaluated in the Draft Master Plan will be addressed in the EIS/EIR*
The National Historic Preservation Act (NHPA) of 1966 is our nation’s most comprehensive piece of legislation related to the protection of historic properties.

Section 106 of the NHPA requires Federal agencies to consider the effects of undertakings they carry out, assist, fund, or permit on historic properties and to provide the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings.

In the interests of efficiency, completeness, and facilitating public involvement, it is VA’s intention to fully incorporate the review procedures for historic properties into its NEPA analysis.
Area of Potential Effect (APE)

- APE for this undertaking is the boundaries of the West Los Angeles Campus and the Los Angeles National Cemetery

- Historic properties within the APE include:
  - West Los Angeles Veterans Affairs Historic District, including the Los Angeles National Cemetery
  - The Wadsworth Chapel (Building #20)
  - The Streetcar Depot (Building #66)
  - Known Archaeological Deposits
  - Potential Archaeological Sites
Historic Properties -- West Los Angeles Veterans Affairs Historic District

- The West Los Angeles VA Historic District was listed in the National Register of Historic Places (NRHP) in 2014

- Character-Defining Features:
  - Victorian; Shingle; Colonial, Mission, & Mediterranean Revival Style buildings
  - Cladding: Wood, Stucco, Concrete
  - Roofing: Terra Cotta Tile, Asphalt shingles
  - Circulation pattern of the North Campus & select landscapes included
  - Includes Los Angeles National Cemetery
  - Use as a Veterans facility
The Wadsworth Chapel, also known as the Catholic-Protestant Chapels, was individually listed in the NRHP in 1972

Character-Defining Features:

- Dual sanctuaries
- Dual entrances (gable)
- Towers with pyramidal roofs
- Arched portico
- Listed as an example of Shingle architectural style
Historic Properties -- Streetcar Depot (Building #66)

- The Streetcar Depot, also known as the News Stand or the Trolley Stop, was individually listed in the NRHP in 1972

- Character-Defining Features:
  - *Arched windows*
  - *Wood siding*
  - *Brackets*

- Building has been moved previously and the roof materials have been changed
Previous surveys on the West Los Angeles Campus have identified four (4) archaeological deposits.

The presence of deposits and the locations of other archaeological sites nearby suggest other deposits may be located within the campus boundaries.

VA will take into account the potential for archaeological sites as part of the EIS/EIR process.
## Potential Effects to Historic & Cultural Resources

<table>
<thead>
<tr>
<th>WLA Veterans Affairs Historic District</th>
<th>Alternative A: Relocate Services, Renovate, New Functions</th>
<th>Alternative B: Relocate Services, Renovate, Return Services</th>
<th>Alternative C: Relocate Services, Demolish, Construct New Building</th>
<th>Alternative D: Relocate Services, Demolish, No New Building</th>
<th>Alternative E: No Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovation(s) of select buildings</td>
<td>Renovation(s) of select buildings</td>
<td>Demolition of select buildings</td>
<td>Demolition of select buildings</td>
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<tr>
<td>Installation of sidewalk(s)/parking facilities</td>
<td>Change in historic use</td>
<td>Interruption of contributing landscape &amp; circulation pattern</td>
<td>Interruption of contributing landscape &amp; circulation pattern</td>
<td>Interruption of contributing landscape &amp; circulation pattern</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Vibrations related to demolition or construction</td>
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<td>Vibrations related to demolition or construction</td>
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<tr>
<td></td>
<td></td>
<td>Change in scale, massing, density, &amp; rhythm</td>
<td></td>
<td></td>
<td>None proposed</td>
</tr>
<tr>
<td>Wadsworth Chapel</td>
<td>None proposed</td>
<td>None proposed</td>
<td>None proposed</td>
<td>None proposed</td>
<td>None proposed</td>
</tr>
<tr>
<td>Streetcar Depot</td>
<td>Effect if moved</td>
<td>Effect if moved</td>
<td>Effect if moved</td>
<td>Effect if moved</td>
<td>None proposed</td>
</tr>
<tr>
<td>Archaeological Sites</td>
<td>Ground disturbance</td>
<td>Ground disturbance</td>
<td>Ground disturbance</td>
<td>Ground disturbance</td>
<td>None proposed</td>
</tr>
</tbody>
</table>

None proposed
Use of NEPA Analysis Procedures for NHPA Compliance to Address Impacts to Historic Properties

Agency Identifies a Need for Action

Are Environmental Effects Likely to Be Significant?

Significant Environmental Effects May or Will Occur

Notice of Intent to prepare Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) & notice of substitution

Public scoping & public outreach/identify consulting parties

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Public review & comment and resolve adverse effects to historic properties

Implementation of mitigation for impacts to historic properties

Research affected environment & potential environmental consequences and identify & assess adverse effects to historic properties
The 1887 Fund, a federally recognized non-profit organization, is working with VA to restore five historic buildings on the West Los Angeles Campus:

- Wadsworth Chapel
- Governor’s Mansion
- Superintendent’s Home
- Streetcar Depot
- Hoover Barracks
Conclusion

Scoping Meetings
The Draft Master Plan Website, linked through VA’s Greater Los Angeles Medical Center webpage, provides:

- Frequently Asked Questions
- VA Partnerships both on and off Campus
- Master Plan and NEPA/NHPA Documents & Information
- Public Hearing Information
- Town Hall Information

The Master Plan webpage provides Veterans, community partners, and the general public with a “one-stop shop” for centralized Master Plan information and updates on progress and next steps.

- [http://www.losangeles.va.gov/MasterPlan/](http://www.losangeles.va.gov/MasterPlan/)
- Facebook “VA West LA Master Plan”
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