

CATEGORICAL EXEMPTION and GOVERNMENT OPERATIONS COMMITTEE REPORT relative to the acquisition of property located at 16300 Foothill Boulevard in Council District Seven for the future development of a new fire station.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE the Sylmar Fire Station Property Acquisition Project is exempt from the California Environmental Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332, In-fill Development Projects and that none of the limitations set forth in State CEQA Guidelines 15300.2 apply as detailed in Exhibit B of the February 27, 2025 Municipal Facilities Committee report, attached to the Council File.
2. ADOPT Findings on the Sylmar Fire Station Property Acquisition Project for Fire Station No. 31 located at 16300 Foothill Boulevard as detailed in Exhibit C of the February 25, 2025 MFC report, attached to the Council File.
3. AUTHORIZE the Department of General Services, with the assistance of the City Attorney, to accept a deed transferring the property located at 16300 Foothill Boulevard to the City or any similar conveyance instrument and execute all documents necessary to effectuate the contemplated acquisition of the property located at 16300 Foothill Boulevard (APN: 2603-007-038).
4. AUTHORIZE the GSD to make payment of up to \$20,000 from Account No. 100/40, 3040 - Contractual Services, for all expenses related to acquisition of the property located at 16300 Foothill Boulevard account to Chicago Title Company necessary for the acquisition of said property.
5. DIRECT that ongoing maintenance needs for the site detailed in the above recommendations will be addressed by the GSD in coordination with the City Administrative Officer and Council District Seven.

Fiscal Impact Statement: The MFC reports that there is no impact to the General Fund for the acquisition of the property located at 16300 Foothill Boulevard (APN: 2603-007-038) during the current Fiscal Year (FY). Potential impacts depend on the funding provided for fencing and maintenance for the FY 2025-26 budget.

Community Impact Statement: Yes

For:  
Sylmar Neighborhood Council

Summary:

On March 18, 2025, your Committee considered a February 25, 2025 MFC report relative to the acquisition of property located at 16300 Foothill Boulevard in Council District Seven for the future development of a new fire station. According to the MFC, the property is being dedicated/transferred to the City of Los Angeles, at no cost to the City, for fire station purposes. The current owner of the Property, LDAR Cascade, LLC, acquired the Property in 2022. The prior owner was a developer that built residential units in the area. In connection with the prior owner's development activities, an Irrevocable Offer of Dedication was unilaterally recorded in 2014 by the prior owner, dedicating the property to the City.

The City never accepted the 2014 dedication since the City, at the time, expected a dedication of a completed fire station from the developer, not just the land. However, in order for the developer to be obligated to complete a fire station and dedicate it to the City, 500 dwelling units had to be built, which are now impossible to construct as further detailed in the MFC report. The current owner acquired the Property in 2022, subject to the recorded obligation to honor such irrevocable dedication. The City has now conducted the proper due diligence and is in a position to acquire/accept the Property without the fire station.

As part of the process in response to City Council (Council File No. 23-0929), the GSD obtained a property appraisal, preliminary title report, a Phase I Environmental Site Assessment and performed other due diligence in connection with this property. The appraised value will be used for obtaining title insurance. The property contains a land area of approximately 35,067 square feet (sf) and is vacant. Once the Property is acquired, the Los Angeles Fire Department, through the Bureau of Engineering, will begin preparations to construct a new fire station on the property; thereby expanding and enhancing public safety in the Sylmar community and in the Northeast San Fernando Valley (Service Area). A new fire station would reduce response times from approximately eight to nine minutes to three to four minutes to all fire and emergency medical services incidents in the Service Area. After further consideration and having provided another opportunity for public comment, the moved to recommend approval of the recommendations contained in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

**COUNCILMEMBER VOTE**

PADILLA: YES

LEE: ABSENT

JURADO: YES

ARL

3/18/25

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**