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DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

To the Public Works Committee
Of the Honorable City Council
Of the City of Los Angeles

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated **MAY 29 2013** for Council review and approval of:

MAY 29 2013

Council File No. 13-0625

Council District: 15

Contact Person: Dale Williams

Phone: (213) 202-3491

VACATION APPROVAL - VAC- E1401210 - Council File No. 13-0625 -- 184th Street between Hoover Street and the Dominguez Channel.

RECOMMENDATIONS:

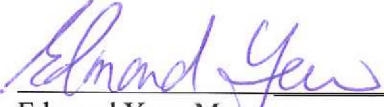
1. That the City Council find that it has imposed all the mitigation measures that are within the control of the City, as described in the Notice of Exemption that are associated with the impacts of the street vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of the Los Angeles Unified School District, dated August 15, 2012, a copy of which is attached and incorporated.
2. Adopt the City Engineer's report dated **MAY 29 2013** with the conditions contained therein.
3. Fiscal Impact Statement:



The petitioner has paid a fee of \$32,100.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code may be required of the petitioner.

4. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
5. There were no objections to the vacation submitted for this project.

Attachment:


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW/
H:\

Office of the City Engineer
Los Angeles, California

To the Public Works Committee
Of the Honorable Council

Of the City of Los Angeles

MAY 29 2013

Honorable Members:

C. D. No. 15

SUBJECT:

VACATION APPROVAL - VAC- E1401210 - Council File No. 13-0625 – 184th Street
between Hoover Street and the Dominguez Channel

RECOMMENDATIONS:

- A. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right-of-way indicated below and shown colored blue on the attached Exhibit "B":

184th Street between Hoover Street and the Dominguez Channel
- B. That the vacation of the area shown colored orange on Exhibit "B", be denied.
- C. That the City Council find that it has imposed all the mitigation measures that are within the control of the City, as described in the Notice of Exemption that are associated with the impacts of the street vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of the Los Angeles Unified School District, dated August 15, 2012, a copy of which is attached and incorporated.
- D. That the City Council find that there is a public benefit to this street vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easements.
- E. That, in conformance with Section 556 of the City Charter, the Council make the finding that the vacation is in substantial conformance with the purposes, intent and provisions of the General Plan.

- F. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for non-motorized transportation facilities.
- G. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for present or prospective public use.
- H. That the Council adopt the City Engineer's report with the conditions contained therein.
- I. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works Committee approval so the City Clerk and Bureau of Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$32,100.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

Maintenance of the public easement by City forces will be eliminated.

NOTIFICATION:

That notification of the time and place of the Public Works Committee and the City Council meetings to consider this request be sent to:

1. Los Angeles Unified School District
ATTN: Aaron Bridgewater, Deputy Dir. Asset Mgmt.
333 S Beaudry Av., 23rd Floor
Los Angeles CA 90017

CONDITIONS:

The Conditions specified in this report are established as the requirements to be complied with by the petitioner for this vacation. Vacation proceedings in which the conditions have not been completed within 2 years of the Council's action on the City Engineer's report shall be terminated, with no further Council action.

1. That any fee deficit under Work Order E1401210 be paid.
2. That a suitable map, approved by the Harbor District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Land Development Group prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the area being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
4. That a title report indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
5. That the petitioner record an agreement acknowledging that when this site is to be redeveloped in the future, street dedication and improvement requirements will be imposed at that time.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power, AT & T, and Southern California Gas Company for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
7. That consents to the vacation be secured from the owner of Fractional Lot 109 of McDonald Tract and from the owner of Arb 7 of Fractional Lots 20 and 28 of Stimson Bros. Resubdivision of Farm Lots 18 and 19 South Gardena Tract, adjoining the area to be vacated.
8. That plot plans be submitted to the Fire Department for their review and approval.
9. That street trees be planted and tree wells to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated July 30, 2012, from Aaron Bridgewater.

DISCUSSION:

Request: The petitioner, Aaron Bridgewater, representing the Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street area shown colored blue and orange. The

purpose of the vacation request is to provide for parking lot and garage, and voltaic panel area.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Resolution to Vacate: The Resolution to Vacate will be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The City Council on May 28, 2013, under Council File No. 13-0625 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the northwest and southeast are zoned PF and developed with school bus parking and garage facilities. At the west end of 184th Street, the Dominguez Channel adjoins the vacation area and is zoned OS.

Description of Area to be Vacated: The area sought to be vacated is 184th Street from Hoover Street to its westerly terminus within the Dominguez Channel of the Los Angeles County Flood Control District. 184th Street is dedicated 40 feet wide and is currently paved as part of a LAUSD parking facility. The westerly approximately 170 feet of the vacation area lies within the Dominguez Channel.

Adjoining Street: Hoover Street is a Local Street dedicated 44 and 46 feet wide, with a 15-foot wide half roadway, curb and gutter and no sidewalk.

Surrounding Properties: The owners of lots adjoining the vacation area have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of 184th Street from Hoover Street to the Dominguez Channel would have no adverse effect on circulation since the street is currently not improved and not accessible to the public. Consent to the vacation from all properties adjoining the vacation area would be required as a condition of the vacation.

The street is also not needed for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: There were no objections to the vacation submitted for this project.

Reversionary Interest: No determinations of the underlying fee interest of the vacation area has been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provide for the dedications and improvements as outlined in the conditions of this report.

Sewers and Storm Drains: There are no existing sewer or storm drain facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power, Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letter dated August 31, 2012.

Tract Map: Since the required dedications can be acquired by separate instruments and the necessary improvements can be constructed under separate permit processes, the requirement for the recordation of a new tract map could be waived.

City Department of Transportation: The Department of Transportation stated in its communication dated March 11, 2013 that based on traffic considerations, the vacation is not opposed provided that all property owners are in agreement with the proposed vacation, and that provisions are made for lot consolidation, driveway and access approval by DOT, and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department in its memo dated September 18, 2012 provided various recommendations and requirements for the site. Plot plan approval will be required as a condition of this report.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated August 31, 2012.

Conclusion: The vacation of the public street area as shown colored blue on attached Exhibit "B" could be conditionally approved based upon the following:

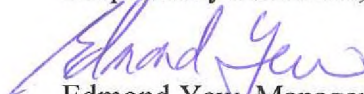
1. It is unnecessary for present or prospective public use.
2. It is not needed for vehicular circulation or access.
3. It is not needed for non-motorized transportation purposes.

The area shown colored orange should not be vacated because it is needed for public street purposes.

Report prepared by:

LAND DEVELOPMENT GROUP

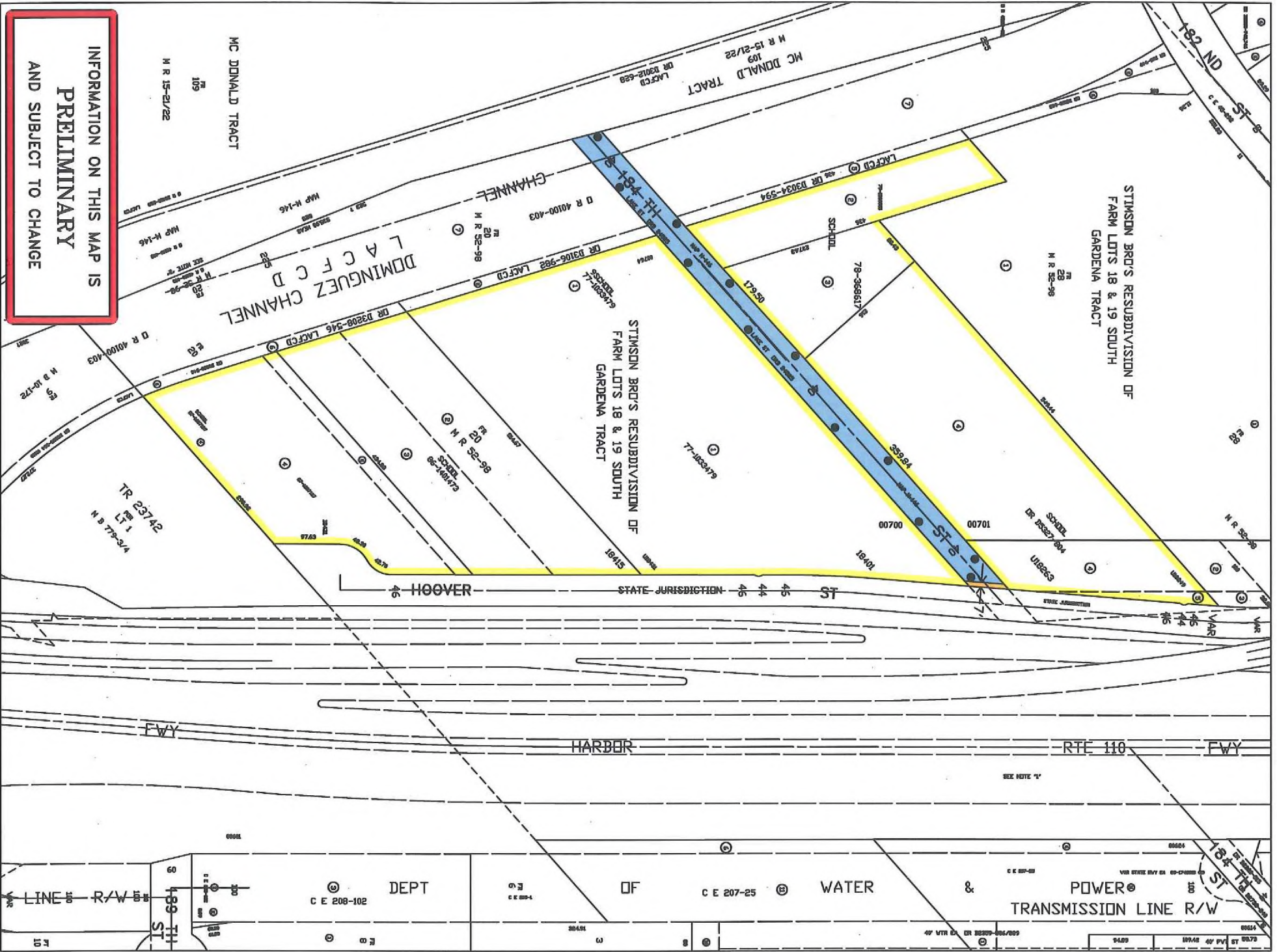
Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Dale Williams
Civil Engineer
(213) 202-3491

EY/DW /

Q:\LANDDEV\STREET VACATIONS\E1401210\E1401210Report.doc



INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE

TITLE: 184TH STREET BETWEEN HOOVER STREET AND
 THE DOMINGUEZ CHANNEL

WORK ORDER NO. VAC- E1401210
 COUNCIL FILE NO. 13-0625
 COUNCIL DIST. 15 DIV. INDEX 243
 ENG. DIST. HARBOR T.G. 764-B1
 DISTRICT MAP 063 B 201



DEPT. OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 CITY OF LOS ANGELES

EXHIBIT B

Legend: Vacation boundary as shown



APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL - (No copies or faxes)

DATE: 7/30/12

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: 184th Street
(Street/Avenue/Boulevard/alley/walk: N/S/E/W/O)
and is located between: Hoover Street and Dominguez Channel
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
Attach a map if necessary.
- (2) The vacation area lies within or is shown on:

- (a) Engineering District: (check appropriately)
 Central Harbor Valley West Los Angeles
- (b) Council District No. 15
- (c) District Map No. 63B201
- (d) A CRA Redevelopment Area: N/A OR _____
(YES) (NO)

- (3) Area (in sq. ft.) of the proposed vacation area is approx. _____ sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit. This will also increase the processing time by approximately 6 months.

- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit.

- Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.

- If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.

- (4) Purpose of vacation (future use of vacation area) is: vacation area to be used as part of parking garage, parking lot and voltaic panel area.

- (5) Vacation is in conjunction with: (Check appropriately)

Revocable Permit Tract Map Parcel Map Zone Change
 Other _____

Los Angeles Unified School District

Office of Environmental Health and Safety

JOHN E. DEASY, Ph.D.
Superintendent of Schools

ENRIQUE G. BOULL'T
Chief Operating Officer

JOHN STERRITT
Director, Environmental Health and Safety

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: Los Angeles Unified School District
Office of Environmental Health and
Safety (OEHS)
333 S. Beaudry Avenue, 28th Floor
Los Angeles, CA 90017

County Clerk and Registrar-Recorder
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

Project Title:
Gardena Bus Garage Photovoltaic System

Project Location – Specific:
18421 South Hoover Street, Gardena, CA

Project Location – City:
Los Angeles

Project Location – County:
Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The scope of the project consists of the installation of 1400 solar photovoltaic (PV) modules placed in four “busport” arrays in the existing paved parking area of the Los Angeles Unified School District’s (LAUSD) Gardena Bus Garage. The arrays are mounted structurally slab on-grade with steel columns supporting aluminum framework creating PV “canopies” a minimum of 12-feet in height. The busport arrays would be primarily tilted to the south for maximum solar exposure.

The four busport arrays would amount to a combined total of 24,948 square feet of PV module coverage. The PV project would consist of the installation of PV canopies, structural concrete foundation footings and pads, lighting, PV monitoring, metering, and communications equipment, and power interconnectivity to the utility grid. Approximately 450 linear feet of 36-inch deep trenching is required to place conduit and wiring underground to connect the busport arrays to electrical equipment. The project would also include the vacation of an unimproved street on the LAUSD parcel by the City of Los Angeles.

The project would not result in increased enrollment, capacity or intensity of use at the site. All structures would be installed per Division of State Architect (DSA) approved design specifications. This project would be executed per appropriate and current District standards, design guidelines and construction Best Management Practices (BMPs). The beneficiaries of this project include the school District and the general public.

Name of Public Agency Approving Project:
Los Angeles Unified School District

Name of Person or Agency Carrying Out Project:

Los Angeles Unified School District

Exempt Status: (check one below)

- Ministerial (Sec. 21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption:
- *Section 15301 – Existing Facilities*
 - *Section 15303 – New Construction or Conversion of Small Structures*
 - *Section 21080.35 -- Cal. Pub. Res. Code - Solar CEQA Exemption*
- Statutory Exemption:

Reasons why project is exempt:

Section 15301 – Existing Facilities.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The installation of PV busport arrays and installation of other minor associated mechanical and electrical equipment would constitute a minor alteration of existing public structures. The project would propose no expansion of the facility's use. It therefore fulfills the requirements for a Class 1 Categorical Exemption.

Section 15303 New Construction or Conversion of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

The installation of new PV canopies would constitute the construction of new small structures. The PV busports would be characterized as new, small facilities or accessory structures as defined by Section 15303 (e) "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." It therefore fulfills the requirements for a Class 3 Categorical Exemption.

Section 21080.35 -- Cal. Pub. Res. Code - Solar CEQA Exemption

Section 21080.35 of the California Public Resources Code provides a categorical exemption for the installation of a solar energy system on the roof of an existing building or at an existing parking lot, where any necessary "associated equipment" is onsite or adjacent to the parcel and occupies no more than 500 square feet; the project does not require federal permits or is in violation of federal law; and, in the case of a parking lot, the parking lot has been used as such for at least two years prior to the application, and no protected trees or native trees over 25 years-old would be removed.

The proposed project would be installed on an existing parking lot that has been used for this purpose since 1944. No protected or native trees 25 years or older would be removed. The associated equipment for the project would not occupy more than 500 square feet. It therefore fulfills the requirements for a Solar Categorical Exemption.

Section 15300.2 – Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the project indicates that it would not violate any of the exceptions, as indicated below.

- (a) *The project would occur in certain specified sensitive environments or locations;*

The proposed project will be located on an existing school bus maintenance and parking site. The site is fully developed and situated within a highly urbanized community. The project site has not been designated as a biologically sensitive site or location.¹ Additionally, the proposed project would not result in the development on or removal of any biologically sensitive uses.

- (b) *Cumulative impacts would be considerable because successive projects of the same type would occur at the same place over time;*

Currently, there are no other successive projects of the same type planned for the Gardena Bus Garage.² Therefore, no cumulative impacts would result.

- (c) *There is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances.*

There are no known unusual circumstances that would have a significant effect on the environment. The project site is located on a triangular parcel with an open flood control culvert to the west and south, and the 110 Freeway to the east. The PV busport arrays would tilt primarily to the south in the direction of the culvert and Freeway. No high rise or mid-rise structures are located to the north, south, east or west of the proposed project. As such, no glare or reflective light from the solar modules would potentially impact adjacent buildings or vehicles on the Freeway or adjacent roads.

The project would require the vacation of an onsite, unimproved street by the City of Los Angeles. The street was never fully constructed or paved and has been incorporated as part of the school bus parking site. There are no potential physical impacts to public vehicular circulation or access, public street parking, or public safety as a result of the vacation.

There will be minor ground-disturbing activities associated with digging trenches to underground wiring conduit and to set concrete footings for the structural columns supporting the busport arrays. Therefore, consideration must be given to the management of excavated soil associated with earthwork activities for the proposed project. Excavated soils will only be reused onsite if they are to be placed beneath paved areas. If construction or earthmoving activities require import or export of soils and materials, OEHS must be notified to provide oversight to ensure that these activities are conducted in compliance with the requirements of District Specification 01 4524 and applicable environmental agency rules and requirements. Furthermore, construction activities must be stopped immediately and OEHS notified upon discovery of subsurface features, such as buried resources (i.e., paleontological resources, archaeological resources), tanks or seepage pits or stained/odoriferous soils.

Compliance with District specifications would substantially reduce any reasonable possibility that the project would have a significant effect on the environment due to unforeseen circumstances.

¹ <http://zimas.lacity.org/>, accessed August 7, 2012.

² <http://mo.laschools.org/fis/existing-facilities/m-and-o/ef-projects/project-segments?locn=9558>, accessed August 7, 2012.

- (d) *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The closest officially designated scenic highway is the State Route 2 (SR2), which is located more than 25 miles north of the project site.³ Therefore, the project would not result in damage to scenic resources or similar resources within a highway officially designated as a state scenic highway.

- (e) *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.⁴ Therefore, the proposed project would have no impacts related to being located on a hazardous waste site.

- (f) *The project may cause a substantial adverse change in the significance of a historic resource.*

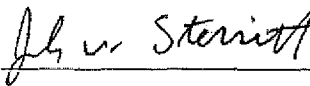
The Gardena Bus Garage was originally opened in 1944 as a bus maintenance and parking facility for LAUSD. The scope of the proposed project would be limited to the installation of PV panels over the existing parking lot. No structures at the site would be impacted by the project. Since the proposed project would not require any demolition or major physical modifications to any buildings on the site, there would not be any impact to a potential historic resource as a result of the proposed project. The project would predominantly entail improvements to the parking lot with minor trenching and the installation of electrical equipment at grade that do not impact any of the existing structures.

Lead Agency/Contact Person:
Timothy Popejoy

Area Code/Telephone/Extension:
(213) 241-6250

Date Received for Filing:

Signed by:



John Sterritt

Title:

CEQA Officer of the Los Angeles Unified School District

Date:

8/15/12

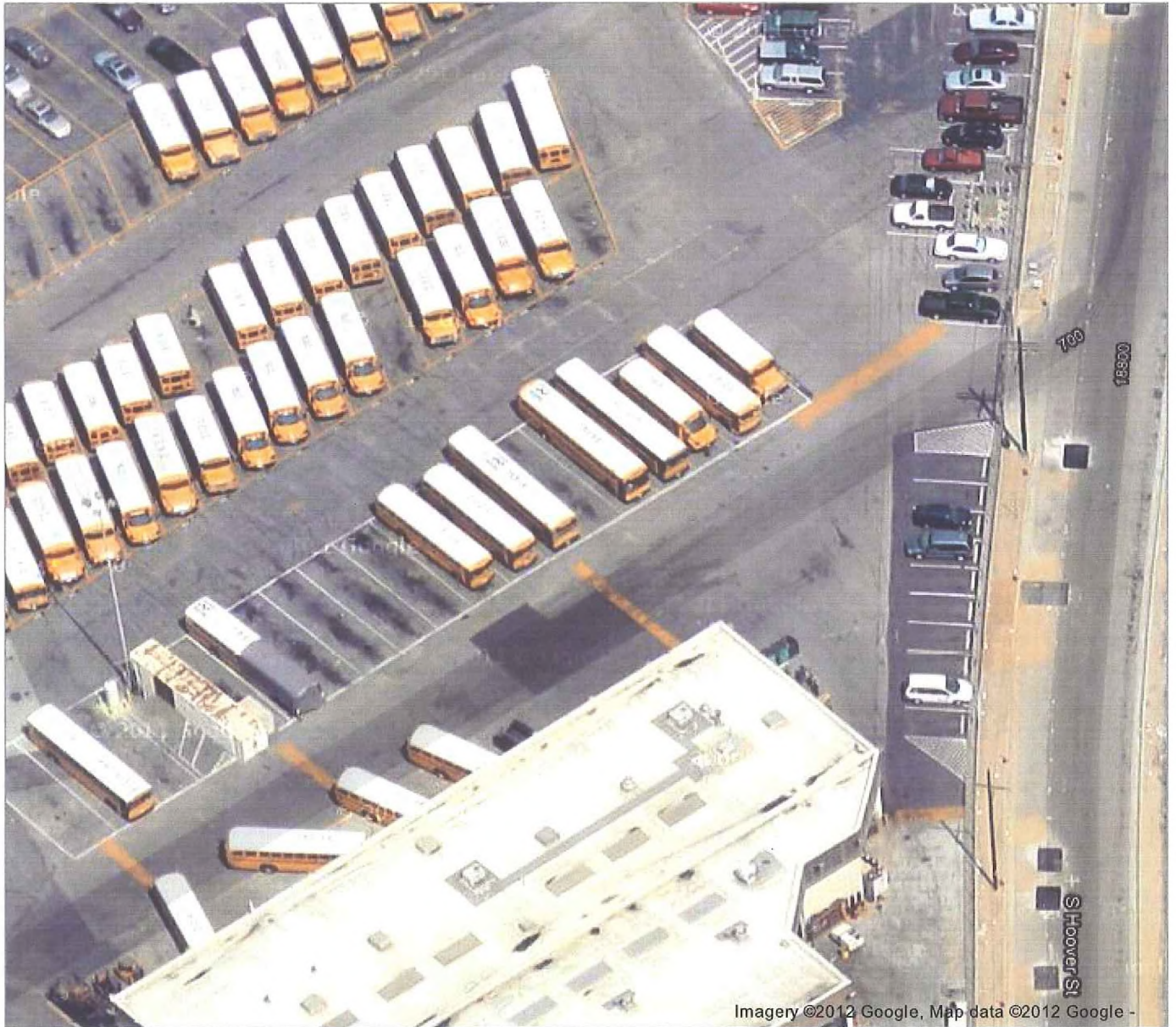
³ http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed August 7, 2012.

⁴ http://www.dtsc.ca.gov/database/Calsites/Coresetese_List.cfm, accessed August 7, 2012.

To see all the details that are visible on the screen, use the "Print" link next to the map.

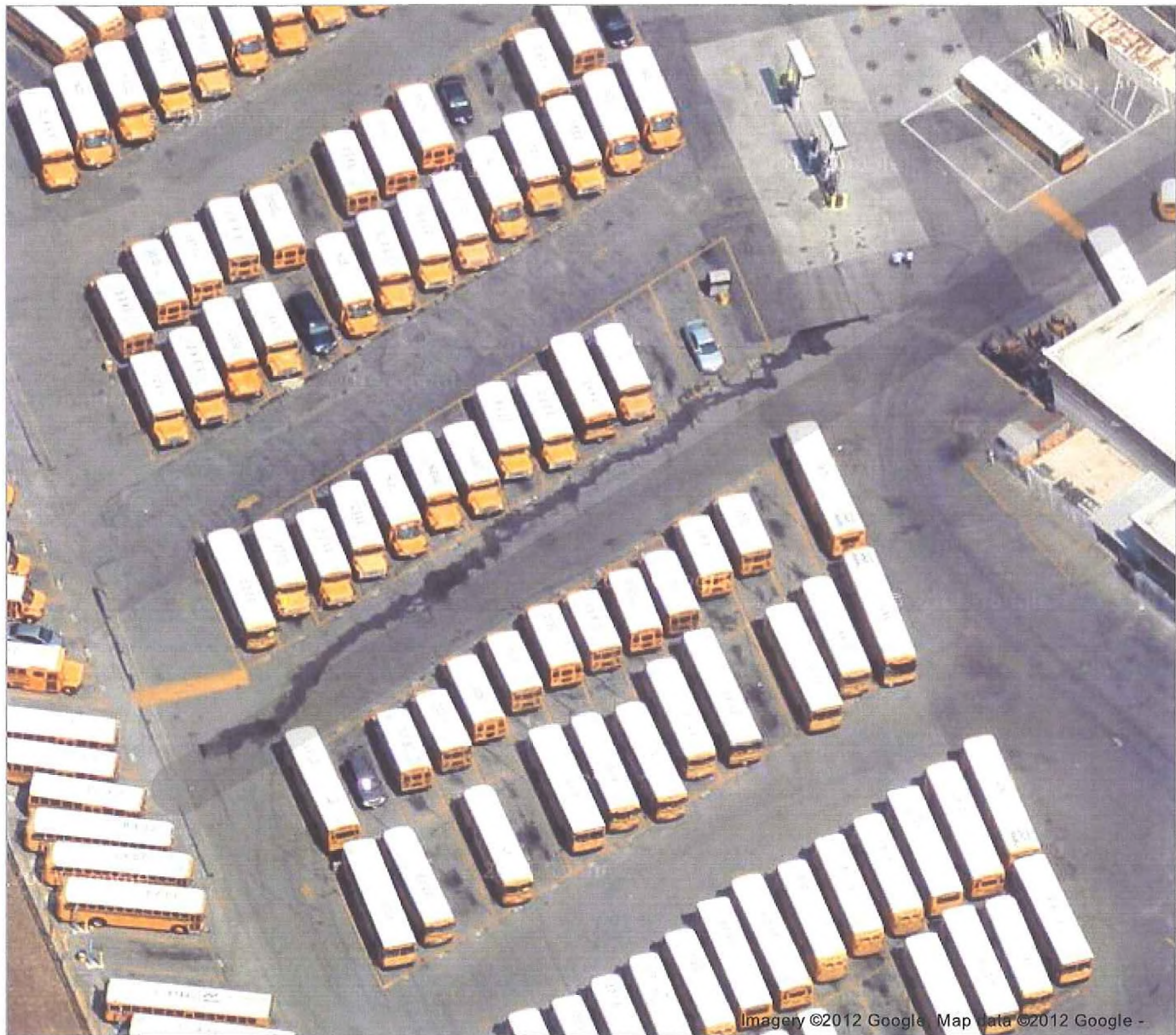


To see all the details that are visible on the screen, use the "Print" link next to the map.



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To see all the details that are visible on the screen, use the "Print" link next to the map.



Imagery ©2012 Google, Map data ©2012 Google -



Address **South Hoover Street / West 184th Street**

Address is approximate





Address **South Hoover Street / West 184th Street**

Address is approximate





Address **South Hoover Street / West 184th Street**

Address is approximate



© 2012 Google



Address **South Hoover Street / West 184th Street**

Address is approximate



© 2012 Google



Address **South Hoover Street / West 184th Street**

Address is approximate

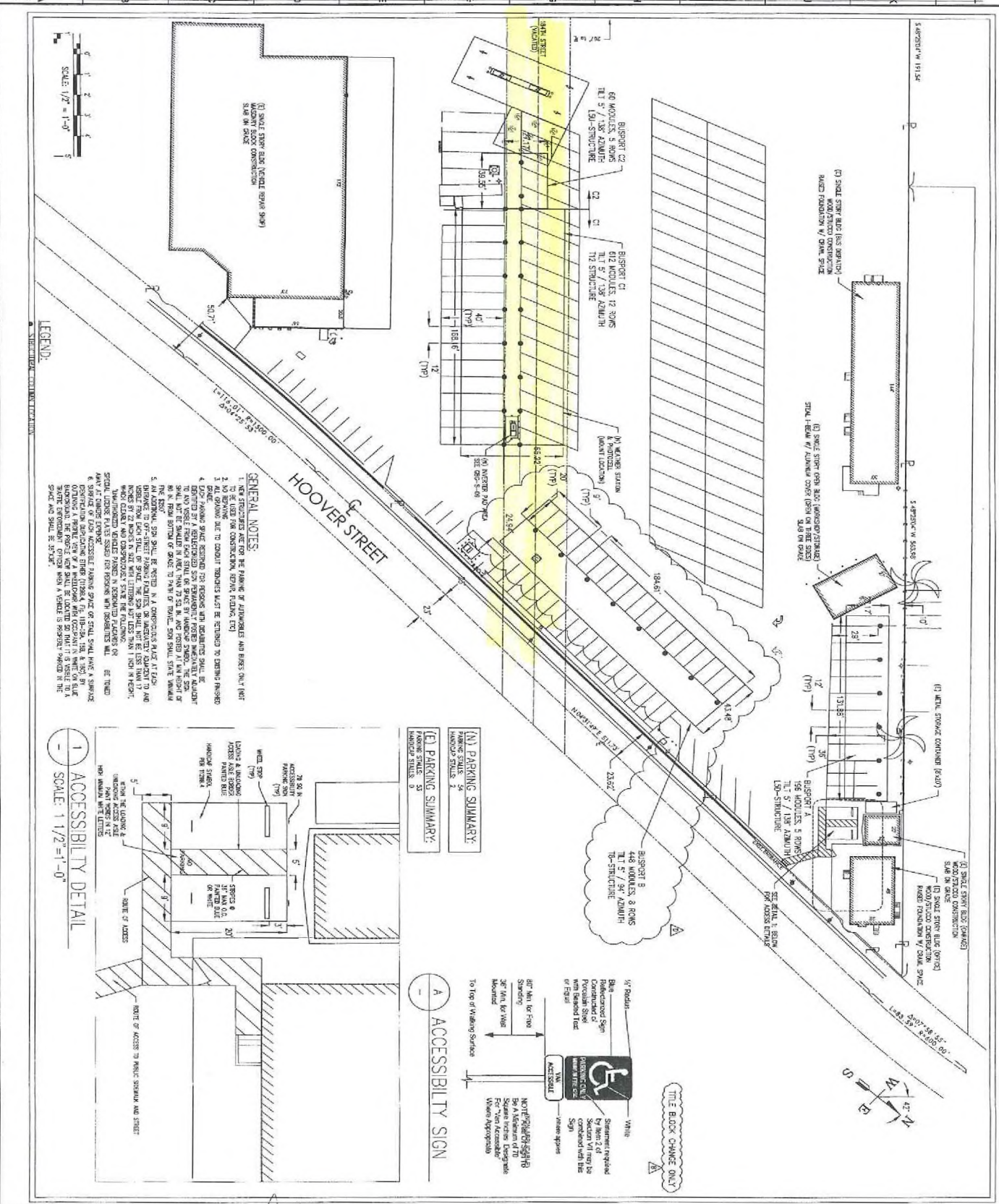




Address **South Hoover Street / West 184th Street**

Address is approximate





TRACT: REMOVAL AND RECONSTRUCTION OF FAIRMA LOTS 16 & 18 SOUTH GARDAVA TRACT, LOT 18 (PART OF) AND LOTS 16 & 18 (PART OF) BLOCK 102.

PLANS PREPARED BY:

PERMACITY THE SOLAR EVOLUTION
 Designers and Builders of Renewable Energy
 1609 W. Carson St., Suite 100
 Long Beach, CA 90801
 P: 310.835-9090 F: 310.241-4994
 www.permacity.com
 CA Electrical Contractors License #631321

MANGAN
 Engineering & Architectural Consultants
 1506 W. CARSON ST., SUITE 100
 LONG BEACH, CA 90801

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING APPROVAL:

DATE: BY: 02/11/11 RBC
 CHECKED BY: VMD
 DESIGNED BY: RBC
 DRAWN BY: RBC
 ENGINEER: MANGAN, INC.
 DESIGNED BY: PERMACITY CONSTRUCTION CORP.
 CHECKED BY: VMD
 APPROVED BY: RKM

BUREAU OF ENGINEERING:

DATE: BY: 02/11/11 RBC
 CHECKED BY: VMD
 DESIGNED BY: RBC
 DRAWN BY: RBC
 ENGINEER: MANGAN, INC.
 DESIGNED BY: PERMACITY CONSTRUCTION CORP.
 CHECKED BY: VMD
 APPROVED BY: RKM

INDEX NO: **D-34255** B - PERMITS BR600467