

REPORT OF GENERAL MANAGER

NO. 10-020

DATE January 20, 2010

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OLD ENCINO FIRE STATION NO. 83 - TRANSFER OF JURISDICTION TO EXPAND THE ENCINO COMMUNITY CENTER AND SITE REFURBISHMENT

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>cmf</u>

V. Israel for
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the Resolution on file in the Board Office authorizing staff, per Charter Section 594 (a) and (b), to request the assistance of the Department of General Services to complete a non-financial transfer of jurisdiction to the Department of Recreation and Parks (Department) of the old, vacated Encino Fire Station No. 83, having the address of 5001 Balboa Boulevard;
2. Authorize the reallocation of \$50,000, previously allocated for the Building and Outdoor Park Improvements project (W.O. #PRJ20108) at Encino Community Center, approved on February 4, 2009 per Board Report No. 09-021, Account No. 460K-EN, to pay for the Phase I assessment and any recommended supplemental testing, for lead paint/asbestos and underground fuel tank remediation and for preliminary site refurbishment at Old Encino Fire Station No. 83 (W.O. #PRJ20449); and,
3. Declare that upon completion of the transfer of jurisdiction, the parcel with the old fire station is to be set apart and dedicated as park property in perpetuity as an expansion of the Encino Community Center.

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SUMMARY:

The passage in November 2000 of Proposition F, the "Fire Facilities Bond Program", resulted in the replacement or expansion of nearly 20 fire stations throughout the City. One of the replacements involved Encino Fire Station No. 83. The former, vacated station is 5,150 square feet and has an address of 5001 Balboa Boulevard. The site is a rectangular corner lot of 0.37 acre a block north of both Encino Park and the Encino Community Center. The vacated site is Assessor Parcel Number 2258-016-901.

In 2007, the Fire Department requested that the Department of General Services maintain all the vacated stations until they could be sold or put to another City use. On December 3, 2008, attendees at a general meeting of the Encino Neighborhood Council expressed interest in having the local vacated station refurbished in order to supplement the recreational programming offered nearby at the Park and Community Center. Department staff expressed interest in the plan, and the Councilmember for the Fifth District introduced a motion requesting that Department consider accepting the site through a non-financial transfer of jurisdiction. The motion was adopted on December 16, 2008 (Council File No. 08-2917).

If the Department accepts jurisdiction of the site, the action will result in the second recent expansion of the Community Center. The first occurred in 2004 with the acquisition of a structure known as the Encino Woman's Club, which is adjacent to the Community Center, between it and the Park, as depicted on the attached Exhibit. The scope, funding and time frame for the station's refurbishment will be determined in conjunction with the approved scope of work which can include remediation and preliminary refurbishment of the vacated station.

Since it was built in 1948, the Fire Department consulted with the State's Office of Historic Preservation. They did not consider that the station had cultural significance, so there will be no constraints concerning these issues in planning for future recreational use.

The initial expenditure needed there is \$4,700 for a Phase I assessment. It has been completed but staff has not yet received a formal report. A preliminary report found no recognized environmental condition at the site except for the presence of a 1,000-gallon underground fuel storage tank. In 1991 it had replaced a smaller tank. Some years later, the Fire Department upgraded or removed certain fuel dispensing and other equipment associated with the tank. Soil testing performed in this period indicated that the tank was not leaking. The recent preliminary report recommended that if the site is to be refurbished for adaptive reuse, more soil testing should occur; any remediation should be performed in compliance with Fire Department protocols. Based on staff's experience at other sites, the cost of this work could be nearly \$50,000. While the Fire Department oversaw some asbestos abatement, the site needs a further survey and abatement that will also include the lead paint found there. This additional

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remediation is expected to cost less than \$30,000. Basic refurbishment of the site could cost over \$200,000.

Upon approval of this report, \$50,000 in Subdivision/Quimby Fees, from a previous allocation of \$1,347,095.45 for the Building and Outdoor Park Improvements project (W.O. #PRJ20108) at Encino Community Center, approved on February 4, 2009, per Board Report No. 09-021, can be reallocated for the Phase I assessment, supplemental testing, and preliminary site refurbishment at Old Encino Fire Station No. 83 (W.O. #PRJ20449). These Fees were collected within two miles of Encino Recreation Complex, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

For the short term, the Valley Region is interested in the station becoming a training center for youths 18-24 years old who are enrolled in the Department's "Smart Irrigation Retro-Fit Program." It began in early 2008 with funding from the Department of Water and Power. The goal is to promote water conservation by retro-fitting or replacing less efficient irrigation systems and by installing weather-sensitive irrigation controllers. Seven projects have been completed in five Council districts. The training program prepares young adults for entry-level, private sector jobs in landscaping. Participants also take classes in equipment safety and life-skills development; some of the classes involve teachers from Los Angeles Valley College in Van Nuys. To date, 25 youths have participated in the program, which has a waiting list of applicants. Staff hopes to expand the program as funding permits. Holding some of the training at the vacated fire station, which is close to one of the project sites, will provide an interim use for the structure until it can be more completely refurbished and made available for public recreation.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the project being recommended to the Board consists of the acquisition of property with the intent to establish a recreation facility but to use it, short term, for purposes that do not expand the previous level of activity. Therefore, the immediate project is categorically exempt from the provisions of CEQA pursuant to Article III, Section 1(a), Class 1(1) and Section 1(y), Class 25(5) of the City CEQA Guidelines. Staff understands that future refurbishment of the station in order to join it to programming offered at the nearby Park and Community Center will be integrated into whatever CEQA determination is needed for approved projects at these other sites.

In addition to the Office of Council District Five, the Assistant General Manager of Operations West and the Acting Superintendent of the Valley Region concur with staff's recommendations.

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FISCAL IMPACT STATEMENT:

Valley Region staff estimate that the initial annual maintenance of the station and outdoor area will cost approximately \$30,000, and they will submit a budget request. There is no other anticipated impact to the Department's General Fund. The environmental assessments, remediation and preliminary refurbishment recommended in this report will be funded from the Board-approved allocation of February 4, 2009. This allocation involves Quimby/Subdivision and Zone Change/Park fees. A more extensive future refurbishment will be funded from other collected fees or from grant-funding sources.

This report was prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management, Planning and Construction Division.

EXHIBIT

Encino Old Fire Station



- 1) Red – Old Fire Station: 5001 Balboa Boulevard – APN 2258-016-901
- 2) Green – Encino Park: 16953 Ventura Boulevard – APN 2258-017-900
- 3) Orange – Encino Woman’s Club: 4924 Paso Robles Avenue – APN 2258-018-901
- 4) Yellow – Encino Community Center: 4935 Balboa Boulevard – APN 2258-018-900