

Record of Decision

West Los Angeles Medical Center Campus Proposed Master Plan for Improvements and Reconfiguration: Programmatic Environmental Impact Statement and Section 106 Consultation

1 Introduction and Summary

As required by the National Environmental Policy Act (NEPA), the U.S. Department of Veterans Affairs (VA) developed a Programmatic Environmental Impact Statement (PEIS) to identify, analyze, and document the potential environmental, cultural, and socioeconomic impacts associated with the implementation of the *Draft Master Plan for the Greater Los Angeles Campus*. The West Los Angeles (WLA) Campus, one of VA's largest health care facilities, is an integral part of the Greater Los Angeles Healthcare System, which serves more than 80,000 Veterans annually from the five counties of Kern, Los Angeles, San Luis Obispo, Santa Barbara, and Ventura. VA's Proposed Action is the implementation of the Draft Master Plan.

1.1 Statutory and Regulatory Authorities

The PEIS process was conducted in accordance with the National Environmental Policy Act (NEPA) (42 United States Code [U.S.C.] § 4321 et seq.); the Council on Environmental Quality's (CEQ) Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (40 Code of Federal Regulations [CFR] Parts 1500-1508); VA's NEPA regulations, Environmental Effects of the Department of Veterans Affairs Actions (38 CFR Part 26); and VA's *NEPA Interim Guidance for Projects*. Pursuant to 36 CFR § 800.8(c) and VA Directive 7545, *Cultural Resource Management*, VA is also using this PEIS process to comply with requirements of Section 106 of the National Historic Preservation Act (NHPA) (54 U.S.C. § 306101 et seq.) in lieu of the procedures set forth in 36 CFR §§ 800.3 through 800.6

1.2 Purpose and Need

The *purpose* of VA's Proposed Action is to revitalize the WLA Campus to provide a safe and vibrant Veteran-centric community where Veterans in the greater Los Angeles area can access improved and expanded services. The Proposed Action is particularly geared towards improving VA services for vulnerable Veterans populations, including Veterans who are homeless, aging, female, or have significant medical needs. The intent is not only for the WLA Campus to be a 21st century health care facility and a home, but also to attract all Veterans and assist them with their reintegration into the community.

The Proposed Action is *needed* because the existing campus infrastructure is not sufficient to serve the current and future needs of the regional Veteran population, including health care, homeless housing, and supportive services. Many of the older campus facilities require significant repair or renovation, and as a result have become vacant or underutilized. Also, many of the older buildings do not meet current seismic, accessibility, or life safety standards. Additionally, the campus is not currently equipped to provide supportive housing or other related services.

1.3 NEPA Public Involvement Process

Development of the PEIS began with publication of the Notice of Intent (NOI) in the *Federal Register* on May 19, 2017 (82 FR 23135). The NOI included information regarding the Proposed Action and alternatives and opened a 44-day public comment period that ended June 30, 2017. In addition to publishing the NOI in the *Federal Register*, VA distributed 774 email announcements to Veterans, Veteran Service Organizations (VSOs), invited Consulting Parties as defined by the NHPA, and interested parties who had been previously involved in the Draft Master Plan and were part of the email distribution list.

VA conducted scoping meetings on June 7, 8, and 9, 2017 at the WLA Campus. Each of the three meetings started with a one-hour poster session where the public could review informational materials about the Proposed Action and talk to VA staff about the project and the PEIS. Each scoping meeting also included a project overview presented by VA's PEIS team. After the presentation, attendees provided verbal comments or left written comments.

The availability of the Draft PEIS was announced by the Environmental Protection Agency (EPA) in the *Federal Register* on December 7, 2018 (83 FR 63161), followed by a VA Notice of Availability (NOA) on December 14, 2018 (83 FR 64431). In addition to publishing the NOAs in the *Federal Register*, VA distributed an email announcement to the entire Draft Master Plan email distribution list inviting more than 700 Veterans, VSOs, Consulting Parties, and interested parties to comment on the Draft PEIS. Copies of the Draft PEIS and supporting technical documents were posted at the Draft Master Plan website, <http://westladraftmasterplan.org/>, and hard copies of the Draft PEIS were made available at the Brentwood, West Los Angeles, and Westwood public libraries, Los Angeles City Hall, and the VA main hospital building (Building 500). VA also submitted individual letters to 29 key agencies, organizations, and elected officials requesting review and comment on the Draft PEIS.

VA published a notice in the *Los Angeles Times* on December 20, 21, and 22, 2018 further advertising the comment review period for the Draft PEIS and announcing three meetings to be held in the community to answer questions and receive comments on the Draft PEIS. The meetings were also announced through the email distribution list and the Draft Master Plan website. The meetings were held on January 15, 16, and 17, 2019 at the VA main hospital building (Building 500). During the public meetings, the public was provided an opportunity to provide verbal and written comments.

The original comment period was scheduled to last until January 29, 2019. In response to requests from stakeholders and due to a lapse in appropriation of funding for certain federal agencies during the comment period, the end of the comment period was extended until February 13, 2019.

VA responded to substantive comments received on the Draft PEIS in the Final PEIS. No significant new information was identified that necessitated a supplemental draft PEIS. The release of the Final PEIS was announced in the *Federal Register* by VA on June 26, 2019 (84 FR 30311) and by EPA on June 28, 2019 (84 FR 31063). An email announcement was sent to the entire Draft Master Plan email distribution list. The PEIS is incorporated by reference in its entirety into this Record of Decision (ROD).

1.4 NHPA Consultation Process

On March 23, 2017, VA met with the California State Historic Preservation Officer (CA SHPO) to discuss VA's proposal to use the NEPA process to comply with NHPA Section 106. This substitution process is described in 36 CFR §800.8(c). On May 19, 2017, VA submitted 21 letters and 23 emails to various stakeholders to notify them of its intent to use substitution and invited these organizations to participate in consultation as Consulting Parties. Invited parties included the CA SHPO, the Advisory Council on Historic Preservation (ACHP), state recognized tribes with a geographic and/or cultural affiliation with the WLA Campus area, and related stakeholder groups. The following seven parties responded to VA with their intent to participate in consultation:

- ACHP
- CA SHPO
- 1887 Fund
- Los Angeles Conservancy
- Veterans Park Conservancy
- Gabrielino Tongva Indians of California Tribal Council
- Tongva Ancestral Territorial Tribal Nation (TATTN)

Two additional stakeholders were later added as Consulting Parties: the Gabrielino Band of Mission Indians-Kizh Nation and the West LA Veterans Collective LLC (Principal Developer).

VA hosted a consultation working session with the Consulting Parties on November 29, 2017, to present information about each alternative and the anticipated effect each alternative would have on the identified historic properties.

A draft programmatic agreement (PA) was developed to establish a process for consultation, review, and compliance with NHPA for projects associated with the Proposed Action. The draft PA was distributed to all Consulting Parties for review and comment on October 25, 2018. VA hosted a meeting on November 15, 2018, to discuss the draft PA with Consulting Parties. During this meeting, VA reviewed the milestones of the substitution process. VA also described the proposed preservation priorities; the project review process; the proposed mitigation measures; the process for identifying, evaluating, and, as appropriate, mitigating archaeological properties; and opportunities for Consulting Party comment on the draft PA and Draft PEIS.

On March 21, 2019, VA hosted a third Consulting Party working session. Parties to this conference call/webinar discussed revisions to the draft PA based on comments received from Consulting Parties and members of the public.

On April 9, 2019, VA hosted a conference call/webinar with the CA SHPO and the ACHP, as signatory parties, to discuss specific questions concerning the revised draft PA. The discussions focused on the project review processes, the preservation priorities and management areas, and the inclusion of mitigation measures in the PA. On April 18, 2019, VA released a revised PA to all Consulting Parties for review and comment that incorporated comments received from the signatories during the April 9 call and subsequent discussions. VA requested comments by April 22, 2019. On April 23, 2019, the ACHP expressed support for the revised PA as distributed. VA extended the comment period to April 24, 2019, in response to a request from the CA SHPO and the TATTN.

VA, the CA SHPO, and the ACHP executed the *Programmatic Agreement Among the U.S. Department of Veterans Affairs, Veterans Health Administration, Greater Los Angeles Healthcare System, the Advisory Council on Historic Preservation, and the California State Historic Preservation Officer Regarding Redevelopment of the West Los Angeles Campus of the Veterans Affairs Greater Los Angeles Healthcare System* on May 1, 2019 and filed a copy with the ACHP per 36 CFR § 800.8(c)(4)(i). Through compliance with the PA, VA will satisfy the agency's Section 106 responsibilities for the projects associated with the Proposed Action. The executed PA is included as Attachment B to this ROD.

2 Alternatives

2.1 Alternatives Analyzed

The PEIS scoping process described in Section 1.3 of this ROD, which included substantial stakeholder input, yielded the alternatives as summarized below that were analyzed in detail in the PEIS.

- **Alternative A:** Renovation of select existing buildings for same or new functions; up to 821 new units of supportive housing for homeless Veterans created.
- **Alternative B:** Demolition of select existing buildings and relocation of existing tenants and services to other remaining buildings; no new units of supportive housing for homeless Veterans created.
- **Alternative C:** Demolition and replacement of select existing buildings, and additional construction of new buildings on open land; up to 1,622 new units of supportive housing for homeless Veterans created.
- **Alternative D:** Renovation or demolition/replacement of select existing buildings, and additional construction of new buildings on open land; up to 1,622 new units of supportive housing for homeless Veterans created.
- **Alternative E:** No Action alternative, or the "status quo".

Alternative D was identified as the Preferred Alternative in the Final PEIS.

2.2 Environmentally Preferable Alternative

Based on the potential environmental impacts described in Chapters 4 and 5 of the PEIS and the available mitigation measures identified in Attachment A of this ROD, the environmentally preferable alternative is Alternative E, No Action. However, adoption of the No Action alternative does not meet VA's purpose and need as identified in the PEIS.

3 Environmental Impact Analysis

The PEIS evaluated the potential environmental, cultural, and socioeconomic impacts of the Proposed Action and alternatives (including the No Action alternative) at the WLA Campus. Detailed analysis of impacts is found in Chapters 4 and 5 of the PEIS.

The PEIS identified no significant adverse impacts to the following resource areas under any of the alternatives analyzed: Aesthetics, Geology and Soils, Hydrology and Water Quality, Wildlife and Habitat, Land Use, Floodplains, Wetlands and Coastal Zone, Community Services, Solid Waste and Hazardous Materials, Utilities, and Environmental Justice. Nevertheless, VA has identified mitigation measures to avoid or minimize project impacts. These measures are outlined in Attachment A to this ROD.

Major impacts were identified for the following resource areas under one or more alternatives. Efforts were made to avoid and minimize impacts, and VA is committed to mitigation for impacts that could not be avoided or minimized.

Air Quality

Alternatives A, B, and D are all expected to result in increases in emissions of criteria pollutants, toxic air contaminants, and greenhouse gases during the construction phase. These emissions are expected to be below significance levels, particularly once mitigation measures are applied. However, based on the conservative modeling assumptions applied for Alternative C, the construction and/or operational emissions of the projects would result in an exceedance of significance thresholds for criteria pollutant emissions for the years 2022, 2026, and 2027, even after mitigation. VA anticipates reevaluating air quality impacts within five years of project implementation (by 2024) to verify that mitigation measures continue to be effective in minimizing impacts to air quality associated with construction activities.

Cultural Resources, Including Historic Properties

Portions of the WLA Campus are part of the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD), a property listed in the National Register of Historic Places (NRHP) in 2014 for its Mission Revival architecture, and as a symbol of the history of care provided by the Federal Government to Veterans. The WLA VA NRHD includes the entirety of the North Campus, the northwest corner of the South Campus, and the whole Los Angeles National Cemetery (LANC). In addition, the Wadsworth Chapel (Building 20) and the Streetcar Depot (Building 66) at the WLA Campus are individually listed in the NRHP. For purposes of the Proposed Action, VA defined the area of potential effect (APE) for this undertaking to include the WLA Campus and the LANC. However, this undertaking does not include any projects at the LANC.

Alternatives B and C involve the demolition of multiple resources contributing to the WLA VA NRHD, which would result in significant adverse impacts to individual historic buildings as well as adverse effects to the WLA VA NRHD, including potentially rendering the historic district ineligible for continued listing in the NRHP. Alternatives A and D involve renovation of contributing resources, and in the case of Alternative D, potential demolition of contributing resources, presenting the potential for a major impact on the NRHD depending on the nature and scope of renovations and demolitions.

The PA is applicable to Alternatives A, B, C, and D, and VA will follow the review procedures of the executed PA for all redevelopment projects.

Noise

Construction and demolition-related noise impacts could occur under Alternatives B, C, and D, and have the potential to impact sensitive receptors on campus (e.g., patients, campus residents) due to the abundance and distribution of such receptors. The intensity of those impacts would depend on the location

of the projects compared to on-campus receptors. While mitigation measures such as daytime scheduling of construction activities and noise shielding would be implemented, short-term noise impacts above significance thresholds could occur for on-campus receptors. Off-site noise receptors (e.g., surrounding residential neighborhoods) are located farther away from construction than the on-site noise receptors. As a result, construction noise is expected to attenuate before reaching off-site receptors.

Transportation and Traffic

Construction traffic impacts could occur under Alternatives A, B, C, and D. Due to the proximity of the WLA Campus to the I-405 and its location north and south of Wilshire Boulevard, which are both major haul routes, users of the area roadway network could experience the effects of construction-related traffic during some periods of the construction phase (2019-2029). Potential impacts on traffic conditions associated with construction activities are typically considered short-term adverse impacts. Construction management plans will be put in place to mitigate these short-term traffic impacts.

Operational impacts to transportation and traffic have been determined to be less than significant for all alternatives once mitigated as documented in the *Transportation Impact Analysis for the WLA Campus Draft Master Plan (TIA)* completed in August 2018. The City of Los Angeles Department of Transportation (LADOT) reviewed the 2018 TIA and concurred with the conclusion that project impacts will be mitigated to less than significant through the implementation of the proposed transportation demand management (TDM) plan, proposed roadway improvements inside the WLA Campus, and potential traffic signal system upgrades.

Socioeconomics

Alternatives A, C, and D provide overall socioeconomic benefit as buildings are redeveloped or replaced, providing for continued economic activity and services for Veterans in the local area. However, Alternative B, which involves the demolition of 33 buildings on the WLA Campus, would result in a major adverse impact to the local economy and the social patterns of Veterans that reside on or visit the WLA Campus.

4 Agency Preference and Factors in Decision

Based on the purpose and need for the Proposed Action, public input received, the analysis contained in the PEIS, and with the implementation of identified mitigation measures to avoid or minimize impacts, VA has determined its preference to implement Alternative D. VA's decision is based upon the analysis of potential impacts presented in the PEIS and its conclusion that Alternative D meets VA's purpose and need and is fully consistent with the Agency's mission to provide high-quality, safe and accessible health care for Veterans well into the twenty-first century. At the same time, Alternative D best addresses the need to provide housing for vulnerable Veterans, including Veterans who are homeless, aging, female, or have significant medical needs.

On the South Campus, Alternative D includes the partial or complete demolition of existing health care facilities that are not seismically compliant and construction of new facilities that include a new critical care center (new hospital), outpatient care clinic, and surge building, totaling approximately 1,200,000 ft². In addition, VA would construct a new regional kitchen to replace the kitchen operations currently in Building 300 on the North Campus, a replacement central utility plant and boiler plant, a new research

building up to consolidate research functions currently in several buildings of the North Campus, and a new parking garage.

On the North Campus, Alternative D includes the renovation or replacement of 703,832 ft² of existing buildings that are vacant or underutilized to provide supportive housing for Veterans and other campus support operations. In addition, approximately 680,850 ft² of additional buildings would be constructed on currently vacant or underutilized land to accommodate new supportive housing for homeless Veterans. The potential locations considered for new buildings construction include MacArthur Field, Heroes Golf Course, the northeast corner of Veterans Barrington Park, a parcel between the golf course and Veterans Barrington Park, and/or open land south of the Veterans Home of California – West Los Angeles (CalVet) facility. In addition, up to an additional 450,000 ft² of new construction is projected for the development of a new multi-use town center on existing vacant land and parking lots. Between possible renovation of existing buildings and new construction, up to 1,622 new supportive housing units are estimated to be created under Alternative D.

Alternative D would generate additional demand for utilities and infrastructure, as the use of buildings is optimized and new residential units, including new buildings on previously vacant or underutilized land, are created. In addition, improvements to the internal road network may be required to improve circulation. These systems will be upgraded as necessary to support that increased demand.

5 Avoiding or Minimizing Environmental Impacts

VA has adopted all practicable means to avoid or minimize environmental harm from the selected Alternative D. Attachment A to this ROD summarizes the mitigation measures identified in the PEIS and the applicable monitoring and enforcement program.

This ROD is subject to the Anti-Deficiency Act (31 U.S.C. § 1341). VA's responsibilities to implement any actions under this ROD are contingent upon the availability of appropriated funds from which payment, if any, can be made. Should funds not be available to allow VA to meet its responsibilities, VA shall resume consultation to resolve unfunded measures pursuant to 36 CFR §800.8(c)(5), as applicable.

6 Recommendation and Decision

6.1 Recommendation

I certify that this PEIS and ROD meet the technical standards regarding preparation of NEPA documentation as prescribed by 38 CFR Part 26, VA's *NEPA Interim Guidance for Projects*, and VA Directive 0067, *VA National Environmental Policy Act Implementation*.

Glenn Elliot
VA National Environmental Policy Act (NEPA) Implementation Officer
U.S. Department of Veterans Affairs

6.2 Decision

It is my decision to approve and implement Alternative D for the proposed improvements and reconfiguration of the West Los Angeles Medical Center Campus. This decision is subject to the terms, conditions, stipulations, and environmental protection measures reflected in this ROD.

Michael W. Fisher
Network Director, VA Desert Pacific Healthcare Network
U.S. Department of Veterans Affairs

Attachment A. Mitigation Monitoring and Enforcement Plan

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
Aesthetics			
<p>AES-1: Minimize Light Trespass</p> <p>For VA-led projects, new or replacement exterior lighting must comply with the VA <i>Lighting Design Manual</i> requirements. Exterior luminaires must meet Dark Sky recommendations and be full cutoff.</p> <p>For private developer projects, exterior lighting must be shielded or otherwise be designed, located and arranged so as to reflect the light away from any streets and any adjacent premises</p>	Construction Contractor	VA, Private developers	Design reviews; construction oversight
<p>AES-2: Maintain Vegetation Buffers</p> <p>Retain existing vegetation buffers (e.g., trees, bushes, overgrowth) on the north, northwest, and northeast property boundaries. Where new construction will change the existing landscape or viewsheds from neighboring properties, provide additional vegetation buffers or planting of trees for long-term visual shielding.</p>	Construction Contractor	VA, Private developers	Design reviews; construction oversight
Air Quality			
<p>AQ-1: Apply Dust Control Measures</p> <p>All projects must apply SCAQMD Rule 403 best available control measures for fugitive dust.</p> <p>VA-led projects must additionally implement the dust control requirements of the VA Site Development Design Manual.</p>	Construction Contractor	VA, Private developers, South Coast Air Quality Management District (SCAQMD)	Inclusion in contract prior to issuance; construction oversight
<p>AQ-2: Reduce Heavy Equipment Emissions</p> <p>Construction equipment for VA-led projects will meet the most stringent of applicable federal or state standards (e.g., Tier 4 engine standards) or the equivalent retrofitted construction equipment to achieve Tier 4 engine emission standards.</p> <p>All projects must limit idling of construction vehicles to no more than in accordance with 13 CCR Section 2449, General Requirements for In-Use Off-Road Diesel-Fueled fleets.</p>	Construction Contractor	VA, Private developers	Inclusion in contract prior to issuance; construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<p>AQ-3: Construction Phasing</p> <p>Prior to commencement of construction activities for the preferred alternative, additional air quality modeling will be performed based on project plans, construction methods, and construction phasing. If necessary, construction phasing on the North Campus would be staggered and areas of simultaneous ground disturbance, demolition and grading would be limited to ensure that all air quality impacts associated with the preferred alternative are reduced below a level of significance.</p>	VA, Private developers	VA	Additional air quality modeling within 5 years of master plan implementation (2024)
Cultural Resources, Including Historic Properties			
<p>HIST-1: Apply SOI Standards and Campus Historic Resource Plan (CHRP)</p> <p>VA will develop a CHRP specific to application of the Secretary of Interior (<i>SOI Standards</i>) to the historic resources located on the WLA Campus. For all demolition, maintenance, rehabilitation, renovation, replacement, construction of new buildings and building additions, and repair WLA Campus resources, VA will first apply <i>SOI Standards</i> and, once finalized, the CHRP. The CHRP will include the restriction of building heights on the WLA Campus to less than 299 feet, the height of Building 500 (main hospital).</p>	VA	VA, CA SHPO, ACHP	CHRP development within 365 days of PA execution; application of SOI Standards and CHRP monitored through consultation during planning phase
<p>HIST-2: Implement Archeological Measures</p> <ul style="list-style-type: none"> VA has consulted with SHPO, ACHP, and state-recognized Native American tribes to develop an archeological sensitivity model that delineates areas of the WLA Campus by their potential to hold intact archeological deposits. The WLA Campus <i>Archeological Sensitivity Model (ASM)</i> was last revised in June 2018. VA will apply the guidance of the ASM to identify potential archeological deposits in areas proposed for ground disturbance as required for implementation of the ASM. If deposits are identified, VA will apply the Criteria for Evaluation as stated in 36 CFR § 60.4 to determine if the deposit is eligible for listing in the NRHP. VA will forward its determinations to SHPO and other Consulting Parties for review in accordance with the PA. If deposits are determined eligible and VA determines it cannot alter its construction plans to avoid the resource, VA will consult with SHPO and other Consulting Parties with an interest in the specific archeological materials to develop a data recovery plan. VA will implement the plan once finalized. 	VA	VA, CA SHPO, ACHP	Consultation during planning phase; construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<ul style="list-style-type: none"> Materials of significance recovered from archeological sites determined eligible for the NRHP that are not subject to repatriation under the Native American Graves Protection and Repatriation Act (NAGPRA, 25 U.S.C. § 3001 et seq.,) shall be curated at the UCLA Fowler Museum pursuant to the curation agreement executed on January 23, 2019. Any human remains or funerary/burial objects that are identified shall be treated as outlined in the draft NAGPRA Plan of Action as described in Mitigation Measures HIST-3, <i>Implement Measures for Discovery of Human Remains</i>. 			
<p>HIST-3: Implement Measures for Discovery of Human Remains</p> <p>If human remains are discovered during construction, VA will follow procedures consistent with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. If the Los Angeles County Coroner determines that the remains are of Native American origin and outside the jurisdiction of the Los Angeles County Coroner and/or the Los Angeles County Sheriff, VA will comply with the provisions of NAGPRA and the WLA Campus-specific NAGPRA Plan of Action once developed.</p>	VA	VA, CA SHPO, ACHP	Construction oversight
<p>HIST-4: Compliance with the PA</p> <p>VA will comply with the terms and procedures of the PA executed among VA, SHPO, and ACHP on May 1, 2019, and signed by the Principal Developer as a concurring party on June 5, 2019.</p>	VA	VA, CA SHPO, ACHP	Consultation during planning phase; construction oversight
<p>Geology and Soils</p>			
<p>GEO-1: Apply Erosion Control Measures</p> <p>VA-led projects must apply erosion and sediment control strategies provided in VA Site Development Design Manual and VA Master Construction Specifications, Section 01 57 19, Temporary Environmental Controls, which include:</p> <ul style="list-style-type: none"> Minimize the amount of exposed soils around project site where possible. Install silt fences, straw bales, plastic ground cover, erosion control fabric, or rip-rap surrounding the project site. Limit areas affected by vehicular traffic or subsoiling (i.e., soil ripping) to depths of 20 inches. Minimize areas of soil compaction where possible. 	Construction Contractor	VA, Private developers, Los Angeles County Department of Public Works (LADPW) (when applicable)	Inclusion in contract prior to issuance; building permit (when applicable); construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<ul style="list-style-type: none"> Quickly revegetate disturbed areas following project completion <p>Private developer projects must comply with applicable local codes for development of an erosion and sediment control plan (ESCP).</p>			
<p>GEO-2: Apply Methane Mitigation Measures</p> <p>Projects will comply with the County of Los Angeles 2008 Building Code methane mitigation requirements for the construction of new buildings within 300 feet of an oil well, including:</p> <ul style="list-style-type: none"> A Methane Gas Control System Plan must be developed to establish a schedule for methane tests (i.e., prior to occupancy; monthly for three months; and quarterly thereafter). Prior to occupancy, as-built site plans must be provided with a written statement that methane gas controls have been installed in accordance with the submitted drawings and the building is methane free. Special safety precautions would be enabled for work that occurs below grade. All permits would be obtained prior to the commencement of project work. County of Los Angeles Department of Public Works (LADPW) would be notified at least two days prior to the installation of an impermeable membrane beneath a new structure. The 2008 Building Code identifies specific installation instructions for impermeable membranes and requirements for a methane monitoring system. A passive gas control system must be installed that includes trenches that within 25 feet of the building foundation. 	Construction Contractor	VA, Private developers, LADPW (when applicable)	Building permit (when applicable), construction oversight
<p>GEO-3: Apply Liquefaction and Seismic Settlement Mitigation</p> <p>Geotechnical engineers will evaluate liquefaction-prone sites to estimate the potential magnitude of liquefaction. Based on this evaluation, a suitable mitigation approach will be selected based on State of California Guidelines. Mitigation measures could include structural design or deep soil mixing.</p>	Construction Contractor	VA, Private developers, LADPW (when applicable)	Building permit (when applicable), construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
Hydrology and Water Quality			
<p>WQ-1: Implement Stormwater Management for Construction Activities</p> <ul style="list-style-type: none"> All projects disturbing more than one acre of land will require a NPDES Construction General Permit and a stormwater pollution prevention plan (SWPPP) to minimize the potential for discharge of pollutants from the site during construction activities and to assure that the flood capacity of existing drainage or water conveyance features will not be reduced in a way that will cause ponding or flooding during storms. VA-led projects must additionally follow the strategies of the VA Site Development Manual for stormwater management. Private developer projects must additionally comply with applicable local codes, including the Los Angeles County Code Chapter 12.80, Stormwater and Runoff Pollution Control. 	Construction Contractor	VA, Private developers, Regional Water Quality Control Board (when applicable)	Inclusion in contract prior to issuance; construction oversight
<p>WQ-2: Use Low Impact Development (LID) Techniques</p> <ul style="list-style-type: none"> VA-led projects must follow the requirements of the VA Site Development Manual as a design approach for new construction to minimize impacts to site characteristics and drainage patterns. For development areas larger than 5,000 GSF, comply with the requirements of EISA 538 to restore the pre-development hydrology to the maximum extent practicable. Private developer projects must comply with applicable local codes for LID, including the Los Angeles County Code Chapter 12.84, Low Impact Development. 	Construction Contractor	VA, Private developers, LADPW (when applicable)	Inclusion in contract prior to issuance; design reviews; building permit (when applicable)
Wildlife and Habitat			
<p>WH-1: Apply Migratory Bird Impact Reduction Measures</p> <p>VA contractors and private developers will avoid disturbing nests for migratory bird species in accordance with the Migratory Bird Treaty Act and California State Codes 3503 and 3503.5. During the nesting season (February 1 through August 31), construction areas will be surveyed for nesting birds, and active nests will be avoided. VA will follow U.S. Fish and Wildlife Service's (USFWS) Nationwide Standards for Conservation Measures for migratory birds, particularly for potential stressors resulting from vegetation removal. If these measures cannot be followed, then VA will contact the local USFWS office.</p>	Construction Contractor	VA, Private developers	Construction oversight (applicable February 1 through August 31)

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<p>WH-2: Protect Existing Trees and Vegetation</p> <p>VA-led projects will follow the strategies of the VA Site Development Manual for landscape planning, including saving existing mature trees and vegetation where possible, particularly non-invasive trees or plant species. If construction or demolition activities require the removal of a Native California oak, VA or its contractor will obtain a permit from the Los Angeles County Department of Regional Planning.</p>	Construction Contractor	VA, Private developers, Los Angeles County Department of Regional Planning (if applicable)	Inclusion in contract prior to issuance; design reviews; tree permit (when applicable)
<p>WH-3: Revegetate or Plant with Native Trees and Vegetation</p> <p>VA-led projects will follow the strategies of the VA Site Development Manual for landscape planning, including using native trees and vegetation for new landscaping to minimize water and other maintenance requirements and reduce the quantity of invasive species on the WLA Campus.</p> <p>For private developer projects, comply with applicable local codes associated with sustainable landscaping, including the Los Angeles County Green Building Standards Code (Title 31).</p>	Construction Contractor	VA, Private developers, LADPW (when applicable)	Inclusion in contract prior to issuance; design reviews; building permit (when applicable)
Noise and Vibration			
<p>NOI-1: Minimize Noise during Construction Activities</p> <ul style="list-style-type: none"> • No outdoor construction activities using heavy equipment will be conducted during the weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, unless a variance is obtained, consistent with the Los Angeles County Code Section 12.08.440 (Construction Noise). • Where possible, construction equipment will be electrically-powered to minimize the use of noisy power generators. • The movement of construction equipment should be limited to designated areas away from noise sensitive receptors such as residential neighborhoods. Parking for such equipment should also be limited in a similar manner. • Intensive noise activities, such as demolition and pile driving, will be limited to an as-needed basis. Alternative methods to impact pile driving should be considered. • VA-led projects will apply noise control measures according to VA Master Construction Specifications, Section 01 57 19, Temporary Environmental Controls, 	Construction Contractor	VA, Private developers	Inclusion in contract prior to issuance; construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
including: ensure proper maintenance of construction equipment, and use equipment muffler systems			
<p>NOI-2: Monitor Construction Noise and Vibration</p> <p>VA will monitor exterior noise levels at on-site receptors located closest to a particular construction site for a 24-hour period at the onset of each major phase of construction (e.g., demolition, trenching, structure erection). If noise levels are found to exceed 55 dBA Ldn, VA will implement additional measures to reduce noise levels at affected on-site receptors as a result of construction noise. If noise levels are found to exceed 55 dBA Ldn, implement additional measures to reduce noise levels at affected on-site receptors:</p> <ul style="list-style-type: none"> • Install temporary acoustic attenuating features/barriers. • Prevent line of sight between receptor and noise source. • Provide in-room sound-masking equipment (e.g., white noise). <p>VA will monitor vibration levels at the nearest interior location of adjacent medical structures containing vibration-sensitive equipment to monitor potential impacts from construction. If measured vibration levels exceed 65 VdB and would disturb the operation of sensitive medical equipment, implement additional measures to reduce vibration levels.</p> <ul style="list-style-type: none"> • Providing notice to equipment operators to coordinate timing of construction activities with vibration levels above 65 VdB. • Temporarily relocate sensitive equipment. • Installing isolation equipment (i.e., vibration-dampening mounts). <p>VA will manage and monitor noise disturbance during construction activities conducted on-site. Signage would be posted to indicate "Noise Control Zone" in sensitive noise sites. The project engineer will be responsible for responding to and addressing complaints received from staff, patients, or nearby residents with respect to construction noise. Contact information will be available in the Engineering Office and will be provided to the community. When complaints are received, the project engineer will notify the WLA Medical Center Safety and Emergency Management Service to conduct necessary surveys and determine the necessary actions needed to lessen the disturbance.</p>	VA	VA	Construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
Community Services			
<p>CS-1: Develop Construction Phasing and Sequencing Plan</p> <p>VA will develop a sequencing plan for all renovation/demolition/new construction activities for all the anticipated work. The sequencing plan would detail the schedule of construction and the relocation of services as buildings are undergoing work to ensure continuity of services at the WLA Campus. The sequencing plan will include information from VA-led projects as well as projects undertaken by third-party developers.</p>	VA	VA	Maintain throughout project implementation
<p>CS-2: Manage Worker Safety, Fire, and Security Risks at Construction Sites</p> <p>All projects will comply with Department of Labor's Occupational Safety and Health Administration (OSHA) Construction Safety standards.</p> <p>VA-led projects will require contractor compliance with VA Master Construction Specification 01 35 26, Safety Requirements, and 01 00 00, General Requirements, Construction Security. Requirements include:</p> <ul style="list-style-type: none"> • Development of an accident prevention plan in accordance with 29 CFR Part 1926 Subpart B to be submitted to VA prior to the preconstruction conference. • Designation of a Site Safety and Health Officer (SSHO). • Mandatory OSHA 10-hour training for all workers and OSHA 30-hour training for Trade Competent Persons. • Minimum daily job site safety and health inspection during periods of work activity. • Site monitoring and security fencing to prevent unauthorized entry to buildings and construction sites. 	Construction contractor	VA, Private developer	Construction oversight
<p>CS-3: Provide WLA Employee Training</p> <p>VA will provide initial or refresher training to all WLA Campus Medical professionals, as well as law enforcement service employees, to help deal with situations requiring specialized skills, such as patients having post-traumatic stress disorder (PTSD) episodes. This includes situations associated with construction impacts such as loud noises or disruptions in traffic and pedestrian circulation.</p>	VA	VA	Maintain throughout project implementation

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<p>CS-4: Develop Construction Communications Plan</p> <p>The WLA Communications Teams will develop and implement a construction communication plan to relay updates, warnings, and important details relevant to the campus construction activities to patients, visitors, staff, and residents on the WLA Campus and to local elected officials, businesses, and residents. Elements of the Construction Communications Plan could include:</p> <ul style="list-style-type: none"> • Early information and schedules on expected locations and duration of construction activities. • Use of signage on campus to help direct patients and campus visitors to their destinations safely. • Updates on construction activities during quarterly town hall meetings. 	VA	VA	Maintain throughout project implementation
Solid Waste and Hazardous Materials			
<p>WASTE-1: Require Construction Waste Management Plans</p> <p>VA-led projects will require the construction contractor to submit to VA construction waste management plans that include a minimum waste diversion rate of 50 percent for C&D debris.</p> <p>Private developer projects must comply with Section 4.408.1 of Title 31 of the Los Angeles County Code, which requires newly constructed projects and additions and alterations to existing buildings to recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous C&D debris.</p>	Construction Contractor	VA, Private developers, LADPW (when applicable)	Inclusion in contract prior to issuance, building permit (when applicable)
<p>HAZMAT-1: Hazardous Materials Management</p> <p>Construction contractors must implement best management practices and safety measures to protect the project area from contamination due to accidental release of hazardous materials. These measures shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Follow manufacturers' recommendations and regulatory requirements for use, storage, and disposal of chemical products and hazardous materials used in construction. • Hazardous materials shall be stored in containers that are chemically inert to and appropriate for the type and quantity of the hazardous substance. 	Construction Contractor	VA, Private developers	Construction oversight

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<ul style="list-style-type: none"> Containers shall not be stored where they are exposed to heat sufficient enough to rupture the containers or cause leakage. During routine maintenance of construction equipment, properly contain and remove grease and oils. In the event of an accidental release of hazardous materials during construction, containment and cleanup, and disposal shall occur in accordance with applicable regulatory requirements. 			
Transportation and Traffic			
<p>TT-1: Implement Transportation Demand Management (TDM) Plan</p> <p>A TDM Plan will be developed and implemented to reduce the number of vehicle trips generated by the project (especially during the peak commute periods). TDM strategies encourage travelers to and from the project to use alternative travel methods (e.g., transit, walking, bicycling), through the provision of information services and various programs and physical amenities. TDM plan measures could include:</p> <ul style="list-style-type: none"> Enhanced shuttle service Designation of On-Site Transportation Coordinator Dissemination of information on alternative travel methods (including website, bulletin boards, and kiosks) Designated parking for employee carpools and vanpools Employee and resident orientation sessions Flexible/alternative work schedules. 	VA	VA	Maintained and updated throughout project execution
<p>TT-2: Implement Transportation Systems Management (TSM) Plan</p> <p>The TSM Plan will increase the person trip capacity of the transportation system in West Los Angeles by employing measures to shift area travelers out of the drive-alone automobile mode of travel and by improving the intersection roadway capacity. The TSM Plan consists of providing assistance to the City of Los Angeles with the following measures:</p> <ul style="list-style-type: none"> Signal upgrades such as ATCS improvements or other signal improvements 	VA	VA, LADOT	Maintained and updated throughout project execution

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<ul style="list-style-type: none"> • An Expo Line/West Los Angeles and/or other Transit/West Los Angeles shuttle, which could be provided through an existing transit agency, such as LA Metro or LADOT • Enhancements to the shared-car programs serving the West Los Angeles area where parking is usually the biggest issue • Implementation of a WLA Campus charging station for the LADOT electric-vehicle car sharing program • Transit network improvements such as BRT lanes and bus station improvements on Santa Monica Boulevard and Wilshire Boulevard • Bicycle system upgrades such as a West Los Angeles Bike Share Program or bicycle lane installation program • Pedestrian amenities on nearby roadways, especially on routes to transit stops • Neighborhood traffic management programs to reduce through traffic intruding onto local streets. 			
<p>TT-3: Implement Circulation Improvement Plan</p> <p>A Circulation Improvement Plan would be implemented to improve existing access to and circulation within the WLA Campus. The Circulation Improvement Plan would include recommendations for improving internal circulation via:</p> <ul style="list-style-type: none"> • Roadway reconfigurations • Traffic calming measures • Improved transit accessibility and connectivity • Enhanced pedestrian sidewalks • Bicycle infrastructure to be built in a manner to close existing gaps in the overall bicycle network • Offer direct connections to the future LA Metro Westwood/VA Hospital Station. 	VA	VA	Maintained and updated throughout project execution

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
<p>TT-4: Implement Construction Management Plan</p> <p>A Construction Management Plan will be developed by the contractor for each construction project and approved by the City of Los Angeles that will outline, but is not limited to, the following:</p> <ul style="list-style-type: none"> • Identify the locations of the haul routes and off-site truck staging. Specify detailed measures to ensure that trucks use the specified haul routes and staging areas, and do not travel through nearby residential neighborhoods. • Schedule truck trips to ensure that there are no vehicles waiting off site and impeding public traffic flow on the surrounding streets. • Establish requirements for loading/unloading and storage of materials on the WLA Campus to shift haul trips to off-peak hours. • Coordinate work areas and haul routes with the City of Los Angeles and emergency service providers to ensure adequate access is maintained to the WLA Campus and neighboring businesses. <p>During construction activities when construction worker parking cannot be accommodated on site, a Construction Worker Parking Plan will be prepared to identify alternate parking location(s) to be used by construction workers and the method of transportation to and from the WLA Campus (if beyond walking distance). The Construction Worker Parking Plan will be prepared in consultation with the City of Los Angeles, will prohibit construction worker parking on residential streets, and will prohibit on-street parking on City of Los Angeles streets, except as approved by the City of Los Angeles.</p> <p>The Construction Management Plan will also contain preliminary traffic control plans:</p> <ul style="list-style-type: none"> • For any traffic controls on City of Los Angeles streets, a work site traffic control plan would be required to be approved by the City of Los Angeles to ensure that any construction-related effects are minimized to the greatest extent possible. • All construction sites entirely within the WLA Campus will require traffic control plans approved by VA. Traffic controls lasting shorter than 72 hours must conform to the Worksite Area Traffic Control Handbook (WATCH) manual. <p>Traffic controls lasting 72 hours or longer must conform to the California Manual on Uniform Traffic Control Devices.</p>	<p>Construction Contractor</p>	<p>VA, Private developers, LADOT</p>	<p>Inclusion in contract prior to issuance; construction oversight</p>

Mitigation Measure	Party Responsible for Implementing Mitigation	Party Responsible for Monitoring and Enforcement	Monitoring/ Enforcement Action and Timeframe
Utilities			
<p>UT-1: Apply Sustainable Building Design Standards</p> <p>VA-led projects will apply VA Master Specification Section 01 81 13, Sustainable Construction Requirements, and the VA Sustainable Design Manual, to all new construction and major building upgrade projects.</p> <p>Private developer projects must meet the U.S. Green Building Council LEED Silver certification or higher or other compatible sustainable certification, and meet applicable local codes, including the Los Angeles County Green Building Standards Code (Title 31).</p>	Construction Contractor	VA, Private developers, LADPW (when applicable)	Design reviews; building permit (when applicable)
<p>UT-2: Coordinate with Utility Providers</p> <p>VA contractors and private developers will coordinate with utility providers during the preliminary engineering, final design, and construction stages of the project. Coordination will include:</p> <ul style="list-style-type: none"> • Identifying and physically locating existing utilities during engineering and design to avoid conflicts with the proposed projects. • Field-verifying existing utilities prior to the start of construction • Planning for the location and requirements for new or upgraded utility services • Minimize or eliminate interruption in utility service to customers. 	Construction Contractor	VA, Private developers	Design reviews; construction oversight

Appendix B. Executed Programmatic Agreement

**PROGRAMMATIC AGREEMENT
AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS, VETERANS HEALTH
ADMINISTRATION, GREATER LOS ANGELES HEALTHCARE SYSTEM,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING REDEVELOPMENT OF THE WEST LOS ANGELES CAMPUS OF THE
VETERANS AFFAIRS GREATER LOS ANGELES HEALTHCARE SYSTEM**

WHEREAS, the West Los Angeles (WLA) Campus of the Veterans Affairs (VA) Greater Los Angeles Healthcare System (GLAHS), located at 11301 Wilshire Boulevard in Los Angeles, California, has developed and is implementing a Master Plan (MP) to guide redevelopment of the WLA Campus to better serve the needs of Veterans in the GLAHS service area (undertaking); and

WHEREAS, the MP shall assist VA to determine and implement the most effective use of the WLA Campus for Veterans, particularly for homeless Veterans, including underserved populations, such as female Veterans, aging Veterans, and those who are severely physically or mentally disabled. The primary considerations include: (a) the provision of appropriate levels of supportive housing on the WLA Campus, in renovated existing buildings or newly constructed facilities, while taking into account the Los Angeles County assessments of available housing units in the greater Los Angeles community; (b) respect for individual Veteran choices on whether to seek housing at WLA or in the local community; (c) parameters of applicable law; and (d) the need for appropriate levels of bridge and emergency housing along with short-term treatment services on the WLA Campus to provide state-of-the-art primary care, mental health care, and addiction services to Veterans through rehabilitation and/or renovation of WLA Campus buildings; demolition; new construction; and consolidation of services; and

WHEREAS, the WLA Leasing Act of 2016 (PL 114-226) allows the Secretary of VA to enter into leases for the use and renovation of the WLA Campus to provide supportive housing and specific, community-based support services; and

WHEREAS, VA determined that the undertaking may adversely affect historic properties listed in or eligible for listing in the National Register of Historic Places (NRHP) and is therefore subject to Section 106 of the National Historic Preservation Act (NHPA), 54 U.S.C. 306108, and its implementing regulations, 36 CFR Part 800, as amended (collectively referred to here as "Section 106"), and has consulted with the Advisory Council on Historic Preservation (ACHP) and the California State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800; and

WHEREAS, VA notified the SHPO and ACHP that VA would incorporate the review procedures for historic properties usually carried out separately under 36 CFR §§ 800.3 through 800.6, into its National Environmental Policy Act (NEPA) analysis, a process referred to as substitution and outlined at 36 CFR § 800.8(c), and the ACHP has chosen to participate in consultation; and

WHEREAS, VA, through consultation with the SHPO and ACHP, has determined that it shall fulfill its Section 106 responsibilities for the undertaking through the development and implementation of this programmatic agreement (PA) under 36 CFR §§ 800.8(c)(1)(v) and 800.14(b), including § 800.14(b)(1)(ii), which recognizes that a PA may be used when effects on historic properties cannot be fully determined prior to approval of an undertaking; and

¹ Master Plan as used in this document includes the 2016 Draft Master Plan and any subsequent document refinements.

WHEREAS, VA invited the Soboba Band of Luiseno Indians and Torres Martinez Desert Cahuilla Indians to participate in consultation as federally recognized Indian Tribes with cultural and/or religious affiliation to Los Angeles County in accordance with 36 CFR § 800.2(c)(ii); and

WHEREAS, as of April 25, 2019 neither Indian Tribe has accepted VA's invitation to participate in this consultation; and

WHEREAS, VA contacted the California Native American Heritage Commission in an effort to identify local Indian tribes that may attach religious and/or cultural significance to the WLA Campus, in accordance with 36 CFR § 800.2(c)(5), and invited the Gabrielino Tongva Nation, the Gabrielino Tongva Tribe, the Gabrielino Tongva Indians of California, the Gabrielino/Tongva San Gabriel Band of Mission Indians, and the Tongva Ancestral Territorial Tribal Nation to participate in consultation; and

WHEREAS, the Tongva Ancestral Territorial Tribal Nation, the Gabrielino Band of Mission Indians, and the Gabrielino Tongva Indians of California accepted VA's invitation and have participated in this consultation as Consulting Parties; and

WHEREAS, VA invited the 1887 Fund, the Los Angeles Conservancy, the West Los Angeles Veterans Collective, and the Veterans Park Conservancy to participate in this consultation as Consulting Parties, in accordance with 36 CFR § 800.2(c)(5), and they accepted VA's invitation and have participated in this consultation as Consulting Parties; and

WHEREAS, VA contacted the California Preservation Foundation, the Los Angeles City Historical Society, the Los Angeles City/County Native American Indian Commission, the Los Angeles County Board of Supervisors, the Los Angeles Office of Historic Resources, the Historical Society of Southern California, the National Trust for Historic Preservation, and the Society for California Archaeology to participate in consultation, but they either did not respond or declined to participate; and

WHEREAS, VA, in consultation with the SHPO, has determined the Area of Potential Effects (APE), which encompasses the entire WLA Campus and the Los Angeles National Cemetery (LANC), pursuant to 36 CFR § 800.4(a)(1) (Attachment A); and

WHEREAS, areas of the WLA Campus and all of the LANC were listed in the NRHP as the West Los Angeles VA National Register Historic District (WLA VA NRHD) under Criteria A and C (Reference # 14000926); and

WHEREAS, VA, in consultation with the SHPO, identified that the following historic properties within the APE may be affected by the undertaking: the WLA VA NRHD, the Wadsworth Chapel (Building #20) and the Streetcar Depot (Building #66), which are individually listed in the NRHP; and

WHEREAS, VA, in consultation with the SHPO, has determined the undertaking has the potential to affect unidentified archaeological sites that may be eligible for listing in the NRHP and has developed an archaeological sensitivity model (ASM) to assist in the methodology of archaeological identification and it was approved by the SHPO and the ACHP and most recently updated on June 27, 2018; and

WHEREAS, VA developed a draft list of WLA Campus preservation priorities that best represents the historic character of the WLA VA NRHD and provided it for comment to Consulting Parties on October 25, 2018 and to the public, as an attachment to the Draft Programmatic Environmental Impact Statement, on December 14, 2018, which shall be finalized in consultation with SHPO and other Consulting Parties; and

WHEREAS, VA shall use a phased approach to assess the undertaking's effects to historic properties, pursuant to 36 CFR § 800.5(a)(3) and as stipulated below; and

WHEREAS, VA requested a Program Comment (PC), pursuant to 36 CFR § 800.14(e), to provide the agency with an alternative way to comply with its responsibilities under Section 106 of the NHPA regarding its vacant and underutilized properties, and on October 26, 2018, the ACHP issued the PC, and VA may instead choose to comply with the PC for real property actions at the WLA Campus that meet the terms of the PC; and

WHEREAS, VA has concluded Section 106 consultation for independent undertakings involving the rehabilitation of Buildings 205, 207, 208, and 209, and such undertakings are outside the purview of this PA; and

NOW, THEREFORE, VA, the SHPO and ACHP agree that implementation of the following stipulations evidence that VA has taken into account the effects of the undertaking on historic properties, and this PA evidences compliance with Section 106 in accordance with 36 CFR § 800.8(c)(4)(i)(B).

STIPULATIONS

VA shall ensure that the following measures are carried out:

I. APPLICABILITY

- a. VA is responsible for ensuring implementation of the stipulations in this PA associated with the undertaking, including those actions undertaken by private developers and non-profit organizations through enhanced use leases and other agreements.
- b. The Anti-Deficiency Act, 31 U.S.C. 1341, prohibits federal agencies from incurring an obligation of funds in advance of or in excess of available appropriations. Accordingly, the parties agree that any requirement for the obligation of funds arising from the terms of this PA shall be subject to the availability of appropriated funds for that purpose, and that this agreement shall not be interpreted to require the obligation of funds in violation of the Anti-Deficiency Act.

II. GENERAL

- a. The SHPO prefers all official correspondence in hard copy as appropriate. Email communications are acceptable; however, required communications to or from the SHPO for project reviews as defined below, including specific comments on the undertaking, shall be submitted in hard copy on agency letterhead or agreed upon templates.
- b. Time designations shall be in calendar days. Failure to comment within specified time designations shall not prevent VA from proceeding in the process as outlined in this PA.
- c. For the purposes of this PA, the definitions provided in 36 CFR §§ 800.16(a) through (z) shall apply.
- d. VA shall ensure that all work carried out pursuant to this PA shall be done by or under the supervision of historic preservation professionals meeting the applicable Secretary of the Interior's *Professional Qualification Standards* (36 CFR Part 61).

III. PRESERVATION PRIORITIES

- a. To inform long-term facility planning at the WLA Campus, VA developed a draft list of preservation priorities for the contributing resources to the WLA VA NRHD based on their relative significance. Non-contributing resources and campus resources outside the WLA VA NRHD are not preservation priorities. VA shall take into consideration these preservation priorities during project development, with the goal of avoiding and/or

minimizing adverse effects to the district, including cumulative effects. VA shall consult with the SHPO and Consulting Parties to seek agreement on the final list of preservation priorities following execution of this PA, and the final list of priorities will be incorporated into the final Campus Historic Resource Plan (CHRP) (see Stipulation VI). If VA, the SHPO and the Consulting Parties cannot reach agreement on preservation priorities that meet the historic property management goals for the WLA VA NRHD within the CHRP timeline as described in Stipulation VI, VA shall proceed in accordance with Stipulation IX.

IV. REVIEW PROCEDURES

- a. Review Process for all projects
 - i. VA shall submit all proposed MP projects to the SHPO for review and comment on a Project Review Template (PRT) in hard copy. VA shall develop this PRT in consultation with the SHPO within 60 days of executing this PA. If VA and the SHPO cannot reach agreement on a PRT that meets the documentation standards outlined in 36 CFR § 800.11, VA shall proceed in accordance with Stipulation IX.
 - ii. VA shall post each submitted PRT when it is submitted to the SHPO, along with related responses and correspondence among the signatories, to the MP website and notify Consulting Parties of new postings.
 - iii. VA and the SHPO shall consider any comments received on the PRT from other Consulting Parties within 30 days of posting.
 - iv. Until completion of the PRT, VA shall submit any proposed MP projects following 36 CFR § 800.5.
 - v. If submitted projects change in a way that VA determines requires revision of the finding of effect, VA will submit a revised PRT with an updated finding of effect in keeping with 36 CFR § 800.5(d).
- b. Review Process for No Historic Properties Affected and/or No Adverse Effects to Historic Properties
 - i. VA shall submit to the SHPO a PRT with the basis of the finding of effect. VA shall not submit construction documentation as part of the PRT, unless it is needed to substantiate the finding of effect in which case VA will submit the design at or before 35% development. The SHPO has 30 days to respond; if the SHPO does not respond in 30 days, VA may proceed.
 - ii. The SHPO shall respond with either concurrence or a request for more information.
 - a. If the SHPO concurs, documentation of such concurrence shall evidence completion of consultation for the project.
 - b. If construction documentation is needed to demonstrate that the project shall not affect historic properties or shall not adversely affect historic properties, VA shall submit supporting documentation as outlined in the PRT at or before 35% of Design Development and at or before 95% of Construction Drawings, including incorporation of comments from the SHPO and a determination that the project continues to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties (SOI Standards)*.
 - iii. If the SHPO requests more information, SHPO shall have 30 additional days to review new information from VA and provide comments. If the SHPO does not respond within this timeframe, VA may proceed.
 - iv. If the SHPO concurs following VA's submission of additional information, documentation of the SHPO's concurrence shall evidence completion of consultation. If the SHPO does not concur with VA's finding for the project, VA may either:

1. Revise its initial finding and proceed with the appropriate review process,
or
 2. Proceed in accordance with Stipulation IX.
- c. Review Process for Adverse Effects to Historic Properties
- i. VA shall submit to the SHPO a PRT describing the project, with an explanation of previous efforts to avoid and/or minimize effects, and post it to the MP website. VA shall alert other consulting parties of the posting and proceed with consultation under 36 CFR § 800.6.
 - ii. VA shall consult with the SHPO to develop a template memorandum of agreement (MOA). VA and SHPO will endeavor to complete this template MOA within 60 days of execution of this PA. If VA determines that further consultation will not be productive, VA will proceed in accordance with Stipulation IX. If VA determines that consultation is proceeding in good faith, VA will continue to consult for an additional 60 days to finalize the template MOA. The final template MOA will be included in the CHRP.

V. UPDATES TO THE MASTER PLAN

- a. VA shall notify signatories of proposed updates to the MP and notify the SHPO and all other Consulting Parties of public comment periods and/or meetings related to the update(s).
- b. VA shall assess the cumulative effects of the proposed updates on the integrity of the WLA VA NRHD.
 - i. If VA determines that the proposed changes to the WLA Campus would diminish the integrity of the WLA VA NRHD to the extent that the district would be ineligible for listing in the NRHP, VA shall consult with the SHPO and other Consulting Parties, pursuant to 36 CFR § 800.6.
 - ii. If VA determines that the WLA VA NRHD would remain a historic property following proposed changes, it shall continue to follow the review procedures in Stipulation IV.

VI. AVOIDANCE AND MINIMIZATION OF ADVERSE EFFECTS TO HISTORIC PROPERTIES

- a. VA shall create a CHRP to guide the redevelopment of the WLA Campus to ensure that good design practice begins during planning and takes into account character-defining features and the integrity of the WLA NRHD and contributing resources.
 - i. The CHRP shall be based on the *SOI Standards* with specific references to the *Standards for Rehabilitation*, as well as the WLA VA NRHD NRHP nomination (2014).
 - ii. The CHRP shall provide comprehensive design guidelines for rehabilitation, renovation, additions, and new construction, intended to avoid and minimize adverse effects to the WLA VA NRHD, including cumulative effects.
 - iii. The CHRP shall provide specific direction for the WLA Campus, with tailored guidance for specific areas, based on the final list of preservation priorities developed per Stipulation III.
 - iv. The CHRP will include the template MOA and list of types of adverse effects not requiring an MOA developed per Stipulation IV(c).
 - v. VA shall submit a draft CHRP to all Consulting Parties for review and comment within 120 days of executing this PA.
 - vi. VA shall finalize the CHRP within 365 days of executing this PA.
 - vii. Prior to finalizing the CHRP, VA shall use the *SOI Standards* as guidance for redevelopment and new construction in the WLA VA NRHD.

- viii. Upon completion of the CHRP, all references within this PA to *SOI Standards* shall also be interpreted to include the CHRP.

VII. ARCHAEOLOGICAL MEASURES

- a. VA, in consultation with the ACHP, the SHPO, and Consulting Parties, developed an ASM for the WLA Campus (Attachment B). The ASM identifies areas of high, moderate, low and very low probability for intact archaeological resources. The ASM shall be updated as necessary pending subsurface discoveries and/or any new information that further informs the understanding, identification and treatment of historic properties on the WLA Campus. VA shall follow the ASM for identification of buried historic properties.
 - i. VA, in consultation with the SHPO and other Consulting Parties, shall develop a process for updating the ASM and create a negative finding form within 60 days of executing this PA. If VA and the SHPO cannot reach agreement on a process for updating the ASM or the form that meets the historic property management goals for the WLA NRHD, VA shall transmit documentation of the consultation efforts to the ACHP to review and proceed according to Stipulation IX.
 - ii. VA shall submit a negative finding form if no sites are found.
- b. Evaluation and Avoidance/Mitigation
 - i. If potentially eligible resources are found while monitoring, VA shall follow the ASM methodology consistent with 36 CFR § 800.4(c).
 - ii. If archaeological resources are found while conducting Buried Site Testing, work will be halted, and a qualified archaeologist shall recommend to VA whether the discovery is eligible for listing in the NRHP by evaluating it in accordance with 36 CFR § 60.4.
 - iii. If VA finds that the resource is not an historic property, and if the SHPO concurs or does not respond within 30 days, VA may proceed without further review.
 - iv. If VA determines that the resource is an historic property, VA shall seek to avoid it. If VA cannot avoid the resource, VA shall prepare and implement a data recovery plan specific to the resource.
 - v. The SHPO and interested Consulting Parties shall be afforded the opportunity to review a summary of work describing the evaluation, finding of effect, and the data recovery plan. However, these reports shall not be posted to the MP website due to the protected and sensitive nature of archaeological information.
 - vi. Final reporting shall be done only after all work has been completed, with the SHPO/Consulting Party review.
 - vii. If VA and the SHPO cannot concur on the eligibility of archaeological finds or finding of effect, VA shall transmit documentation of the consultation efforts related to archaeology to the ACHP to review and proceed according to Stipulation IX.

VIII. ANNUAL REPORTING AND MEETING

- a. Each year, upon the execution date of this PA, and until its expiration or termination, VA shall provide the SHPO with an Annual Report summarizing and detailing work undertaken pursuant to its terms and post it to the MP website to inform the Consulting Parties. This report shall include any proposed scheduling changes; information concerning preservation priorities, unanticipated discoveries, any issues or problems encountered during the undertaking's implementation; VA's analysis of cumulative effects; and any disputes and objections received in VA's efforts to fulfill the terms of this PA.
- b. VA shall host an Annual Meeting with Consulting Parties to review the projects undertaken to implement the MP and review cumulative effects. VA shall include the date of the

meeting as part of the annual report. This meeting shall occur more than 2 weeks after but within 6 weeks of posting of the Annual Report.

IX. DISPUTE RESOLUTION

- a. Should a Signatory object in writing to the implementation of any stipulation(s) of this PA, VA shall consult with that party or parties to resolve the objection. If VA determines that such objection cannot be resolved, VA shall:
 - i. Forward all documentation relevant to the dispute, including VA's proposed resolution, to the ACHP. ACHP shall provide VA with its advice on the resolution of the objection within 30 days of receiving adequate documentation.
 1. Adequate documentation shall include a copy of this PA, the written objection of the Signatory, VA's response to the objection, and any supporting documentation.
 - ii. VA shall take into account any advice or comments from the ACHP in determining a final decision on the dispute.
 - iii. VA shall document its final decision and notify the Signatories of it. VA shall then proceed in accordance with its final decision. VA shall post its final decision(s) on the MP website.
 - iv. VA's responsibility to carry out all other actions subject to the terms of this PA that are not the subject of the dispute remain unchanged.

X. AMENDMENT AND TERMINATION

- a. This PA may be amended if any Signatory requests an amendment and it is agreed to in writing by all Signatories. The amendment shall go into effect on the date of the signature by the final Signatory once filed with the ACHP.
 - i. If any Signatory to this PA determines that its terms shall not or cannot be carried out, that party shall immediately consult with the other Signatories to attempt to develop an amendment.
 - ii. If within 60 days an amendment cannot be reached, any Signatory may terminate the PA upon written notification to the other Signatories. VA shall post notice of a termination on the MP website.
- b. Upon termination of this PA, if any new MP projects do not have an effect determination and resolution accepted by all Signatory Parties, VA shall either consult to execute another agreement or request ACHP comments, pursuant to 36 CFR § 800.6(c)(8). This PA may be terminated without further consultation by the execution of a subsequent agreement that explicitly terminates or supersedes this PA.
- c. Termination of the PA shall require VA to comply with 36 CFR Part 800, as amended for any new MP projects that do not have an agreed upon effect determination, in keeping with Stipulations IV-VII.

XI. DURATION

- a. This PA shall be effective on the date of the signature by the final Signatory, once filed with the ACHP.
- b. This PA shall be executed in counterparts, with a separate page for each Signatory. VA shall post a complete copy of the executed PA, including all signatory pages and Attachments, to the MP website.
- c. This PA shall remain in effect for a period of 10 years from the date of execution, unless it is terminated prior to that date. No later than 12 months prior to expiration of the PA, VA may initiate consultation with the signatories to determine whether the PA shall be extended for a period of five or more additional years. Unless the Signatories unanimously agree on an

extension, this PA shall automatically expire and have no further force or effect in accordance with the stipulated timetable.

EXECUTION AND IMPLEMENTATION of this PA evidences that VA has afforded the ACHP a reasonable opportunity to comment on the undertaking and its effects on historic properties, that VA has taken into account the effects of the undertaking on historic properties, and that VA has satisfied its NHPA responsibilities.

**PROGRAMMATIC AGREEMENT
AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS, VETERANS HEALTH
ADMINISTRATION, GREATER LOS ANGELES HEALTHCARE SYSTEM,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING REDEVELOPMENT OF THE WEST LOS ANGELES CAMPUS OF THE
VETERANS AFFAIRS GREATER LOS ANGELES HEALTHCARE SYSTEM**

SIGNATORY

U.S. Department of Veterans Affairs



Ann R. Brown, FACHE, Director, Greater Los Angeles Healthcare System

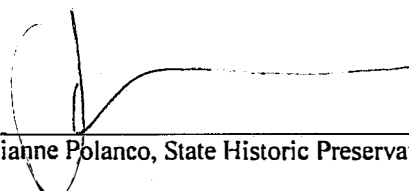
4/30/19

Date

**PROGRAMMATIC AGREEMENT
AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS, VETERANS HEALTH
ADMINISTRATION, GREATER LOS ANGELES HEALTHCARE SYSTEM,
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REGARDING REDEVELOPMENT OF THE WEST LOS ANGELES CAMPUS OF THE
VETERANS AFFAIRS GREATER LOS ANGELES HEALTHCARE SYSTEM**

SIGNATORY

California State Historic Preservation Officer



Julianne Polanco, State Historic Preservation Officer

Date

20 April 2019

Date

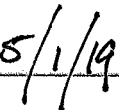
**PROGRAMMATIC AGREEMENT
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ADMINISTRATION, GREATER LOS ANGELES HEALTHCARE SYSTEM,
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VETERANS AFFAIRS GREATER LOS ANGELES HEALTHCARE SYSTEM**

SIGNATORY

Advisory Council on Historic Preservation



John M. Fowler, Executive Director




Date

**PROGRAMMATIC AGREEMENT
AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS, VETERANS HEALTH
ADMINISTRATION, GREATER LOS ANGELES HEALTHCARE SYSTEM,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
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VETERANS AFFAIRS GREATER LOS ANGELES HEALTHCARE SYSTEM**

CONCURRING PARTY

West Los Angeles Veterans Collective



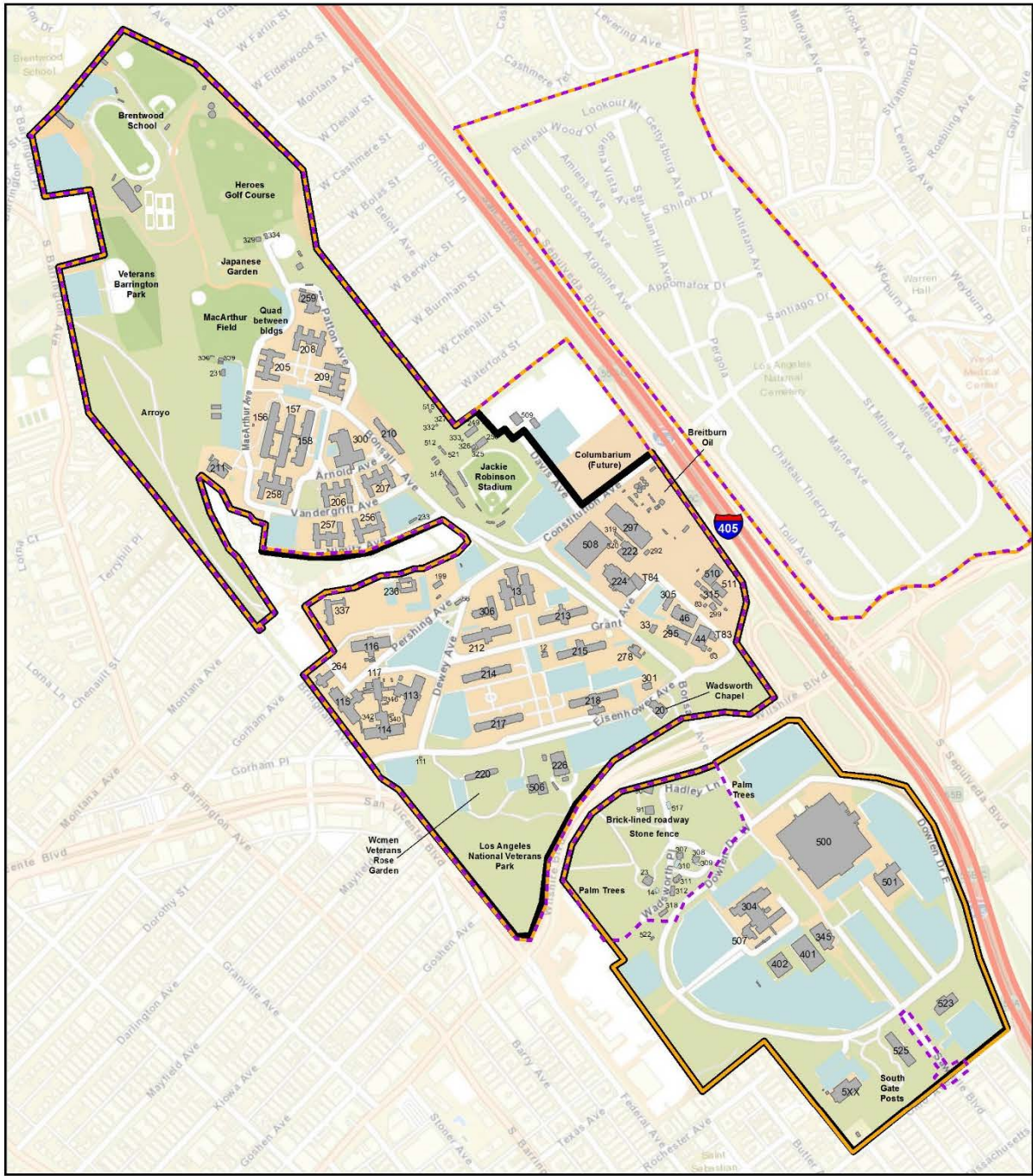
Brian D'Andrea, Authorized Representative

June 5, 2019










Date


Attachment A

Map of the Area of Potential Effect

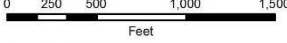


Area of Potential Effect

 Area of Potential Effect (APE)	Land Uses
 WLA Campus Boundary	 Developed Space
 WLA VA NRHD Boundary	 Paved Areas
 Campus Buildings	 Open Space
 Parking	 Recreation



NAD 1983 UTM Zone 10N



Feet

Sources: Esri, West LA VA