# CITY OF BURBANK

# OFFICE OF THE CITY MANAGER

Memorandum

**DATE:** November 1, 2013

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Mark Scott, City Manager

**SUBJECT:** Weekly Management Report

One of the tools I have used for transmitting information to City Councils is what I call the Weekly Management Report. As you know, staff issues reports of various sorts to the City Council – some are sent as part of the formal agenda, some are sent through the City Clerk or through Lyndsey, and some are sent by email. These reports or memos might include Playlist follow-ups, or they may just be updates on items of potential interest.

Except in cases of urgency my preference is to use a regular, standard method of transmitting information items to the City Council and to the public. Thus, in my other jobs, I've tended to collect items during a workweek and then send them out in a packet on Friday – in what I call a Weekly Management Report. I am sending an example of such a report for this week. It includes two playlist items and three other information items. In the future, I would like to expand the number of items to include such reports as:

- Board or Commission Meeting Synopses (just highlights; less detail than minutes)
- Other City Council Liaison Meeting Highlights
- Quarterly or Monthly Staff Activity Reports (Building Permits, Code Enforcements, Major Crime Statistics, Capital Project updates, etc.)
- Memos about Awards or Significant Achievements
- Correspondence sent to the City Manager that has local or regional significance, legislative highlights, etc. (Correspondence sent directly to City Councilmembers would continue to be sent to you through your mail.)

Again, if we receive something that is urgent, we will not wait until Friday to transmit it.

My intention would be to post the Weekly Management Report for public consumption. I would not send anything confidential through this vehicle. In some of my cities, the Weekly Management Report was actually reviewed by the City Council during Council meetings. (If that is done, it requires different detail in terms of agenda titles.) For now, I am not trying to do that. For the present, I am simply trying to come up with an organized mechanism for transmitting information to the City Council consistently and uniformly. We can decide collectively how we wish to evolve the tool. I will appreciate your feedback after we work with this approach for 2 or 3 weeks.

# Weekly Management Report

## November 1, 2013

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# BURBANK FIRE DEPARTMENT

## MEMORANDUM

**DATE:** October 3, 2013

**TO:** Mark Scott, City Manager

**FROM:** Tom Lenahan, Fire Chief
Joy Forbes, Community Development Director

**SUBJECT:** Council Follow-Up Item, Wood Roof Ordinance (Playlist #1489)

With regard to follow-up item from the Council meeting held on 9/10/13, provided below is the most current information available concerning wood roofs within the City boundaries.

In August 1992, the Burbank City Council unanimously adopted Ordinance 3296 which prohibited the use of wood shakes and shingles for roof coverings in the City of Burbank. Homeowners with wood roofs in the Mountain Fire Zone were required to replace their wood roofs by August 14, 2005. Additionally, homeowners citywide would be required to replace their roofs, even if covered by other types of roofing materials, by August 14, 2012. The August 14, 2005 compliance deadline for the Mountain Fire Zone (MFZ) homeowners was achieved at that time. However, due to a State Fire Marshal's Office redistricting of the MFZ in 2010, nine additional homes have been identified as noncompliant.

At the City Council meeting of October 25, 2011, staff provided a status update on the citywide compliance of the Wood Roof Removal Ordinance as well as public outreach efforts to inform and educate the community of the impending August 14, 2012 deadline. During the meeting, staff informed the City Council that there were approximately 120 residential properties remaining with exposed wood shake or shingle roofs. Additionally, during the public comment period of the City Council meeting, weak economic conditions were cited as a major contributor inhibiting homeowners from attaining compliance. As a result, the City Council requested that staff bring back compliance options of the Wood Roof Removal Ordinance for further consideration. During this time, both the Fire Chief and Fire Marshal held meetings with members of the Burbank Association of Realtors to discuss issues and seek consensus.

At the February 21, 2012 Council meeting, staff provided additional information about the remaining 120 non-compliant residential properties, public outreach efforts and presented two compliance options. Option 1 would maintain the existing ordinance and enforce the code requirements for all non-compliant properties. Option 2 would amend the existing ordinance to extend the timeline for compliance by an additional 5 years for "roof-overs" and only require exposed wood shake or shingle roofs to be removed by August 14, 2012. Staff recommended

Option 1 to the Council. However, during the public comment period, several members of the Burbank Association of Realtors spoke requesting extensions for both "roof-overs" and wood shake and shingle roofs. These recommendations were outside the scope of what was originally discussed with the Fire Chief and Fire Marshal. However, after Council deliberation, it was ultimately decided to proceed with a modified Option 2. As such, at the June 5, 2012 Council meeting, Ordinance 3825 was adopted extending the removal deadline for exposed wood shake or shingle roofs from August 14, 2012 to August 14, 2014 and "roof-overs" from August 14, 2012 to August 14, 2020.

During the preparation of this playlist memo, Fire staff has discovered that information about the 2010 redistricting and the additional nine noncompliant homes in the MFZ was mistakenly never communicated to the Council. This may or may not have affected Council's ultimate decision. However, the overall count of 120 residential properties remaining with exposed wood shake or shingle roofs originally reported to the Council included the nine redistricted homes within the MFZ. Fire staff is recommending that these nine homes within the MFZ currently in non-compliance be held to the August 14, 2014 deadline as opposed to requiring immediate removal.

Currently, CDD-Building Division has identified 82 residences in the city that still have wood shake or shingle roofs. The number of "roof-overs" is unknown, however is likely in the hundreds. The ordinance originally adopted in 1992 and the ordinance extending the timeframe for replacement to 2014 and 2020, has provided homeowners with a 22 and 28 year, respectively, grace period for compliance. After August 14, 2014 those homes that still have exposed wood roofs will be in violation. Fire staff has not been in contact with members of the Burbank Association of Realtors since the adoption of the ordinance, as it is the assumption of staff that the extended deadlines are a mutually agreed upon target.

Attached is a map of the 82 wood shake or shingle roof homes. Seven of them fall within an eligible CDBG census tract or block group. It is possible to request in an upcoming CDBG funding cycle to have money set aside for forgivable or deferred loans for these seven homeowners, if that was the desire of Council.

The Burbank Redevelopment Agency used to provide assistance for wood roof replacement through the Residential Rehabilitation Loan and Grants program, which deferred loan repayment until after title transfer or sale, but that is no longer available.

The Burbank Employees Federal Credit Union and Comerica Bank at different times over the years have offered low-interest loans for wood roof removal and the information was made available to homeowners at our public counters; however they indicated to staff that they are no longer offering these low-interest loans.

Attachments: February 21, 2012 Staff Report
June 5, 2012 Staff Report
Ordinance 3825
Pertinent BMC Codes
CDBG Eligibility Areas map

# BURBANK FIRE DEPARTMENT

## MEMORANDUM

**DATE:** February 21, 2012

**TO:** Mike Flad, City Manager

**FROM:** Ray Krakowski, Fire Chief

**SUBJECT:** **Wood Roof Removal Ordinance Compliance Options – Step 2**

**PURPOSE:**
The purpose of this staff report is to provide the City Council with compliance options regarding the Wood Roof Removal Ordinance. This is the second step in the two-step agenda process.

**BACKGROUND:**
In August 1992, the Burbank City Council unanimously adopted Ordinance No. 3296 which prohibited the use of wood shakes and shingles for roof coverings in the City of Burbank. Homeowners with wood roofs in the Mountain Fire Zone were required to replace their wood roofs by August 14, 2005. Additionally, homeowners citywide would be required to replace their wood roofs, even if covered by other types of roofing materials, by August 14, 2012. The August 14, 2005 compliance deadline for the Mountain Fire Zone homeowners was achieved.

At the City Council meeting of October 25, 2011, staff provided a status update on the citywide compliance of the Wood Roof Removal Ordinance as well as public outreach efforts to inform and educate the community of the impending August 14, 2012 deadline. During the meeting, staff informed the City Council that there were approximately 120 residential properties remaining with exposed wood shake or shingle roofs. Additionally, during the public comment period of the City Council meeting, weak economic conditions were cited as a major contributor inhibiting homeowners from attaining compliance. As a result, the City Council requested that staff bring back compliance options of the Wood Roof Removal Ordinance for further consideration.

**DISCUSSION:**
Since 2000, the Burbank Fire Department and the Building Division have worked collaboratively to initiate a progressive public information and education program in anticipation of the August 14, 2005 and August 14, 2012 deadlines. One of the key elements of this Wood Roof Removal Ordinance when originally drafted was to include a 20 year "grace period" for compliance. It was thought that the life cycle of the majority of these roofs would reach the end of their service life during this period and be replaced with modern roofing materials. This thought process has shown to be valid, as there are a small percentage of the 17,903 residential properties still in non-

compliance. Since the October 25, 2011 City Council meeting, staff has conducted site surveys and has verified that there still are approximately 120 residential properties remaining with exposed wood shake or shingle roofs as well as approximately 300 residential properties with permitted "roof-overs." This represents about 2.3% of residential properties in Burbank. Staff has been in communication with the Burbank Association of Realtors to discuss reports that compliance with the Wood Roof Removal Ordinance has the potential of further negatively impacting the local housing industry, when these non-compliant homes are listed for sale in the undetermined future. Additionally, staff has been in contact with some homeowners in non-compliance who have reported that they are not able to afford the cost of complying. Staff has educated these homeowners that a clause will be recorded on their property deed citing non-compliance of this ordinance. In an effort to balance the intent of the Wood Roof Removal Ordinance, protect the community from this fire safety risk, and address the input received from the various stakeholders, staff has provided two compliance options for review.

*Option 1 - Maintain Existing Ordinance*

Option 1 would be to maintain the existing ordinance as drafted and to enforce the code requirements for all non-compliant properties. The City currently has three enforcement tools: administrative, civil and criminal.

A. Under the administrative provisions, Burbank Municipal Code § 5-3-1401 already requires that, as part of state law disclosure requirements, the amortization period for wood roofs and wood siding must be disclosed by the seller of any residential property. In addition, if a determination is made by the Fire Chief that the building or structure is believed to be dangerous or substandard, the Building Official can record a notice that it is dangerous with the County Recorder. Finally, if the Building Official determines that the building is so dangerous that it must be abated immediately, he can cause the repairs to be completed and record a lien against the property for the cost of the repairs.

B. The City's civil remedies would require the City to file a complaint for abatement of a public nuisance in court. This type of action is in the form of an injunction and requires the City to make a factual showing of an immediate danger to public health or safety.

C. Finally, most violations of the Burbank Municipal Code are misdemeanors. Traditional "code enforcement" protocols would involve first, a notice from the Fire Department to the owner of the property to correct the violation (in this case, it would be a violation of the Wood Roof Removal Ordinance) and a time period would be given to correct it. If not corrected, a follow up notice can be sent by the Fire Department or the violation could be sent directly to the City Attorney's Office where a criminal case would then be filed. Most times, the City Attorney's Office will also attempt to urge compliance before filing the case. Once the case is filed, the City Attorney's Office has the discretion to dismiss if the violation is corrected.

*Option 2 - Amend Existing Ordinance to Extend Timeline*

Option 2 would be to amend the existing ordinance to extend the timeline for compliance by an additional 5 years for "roof-overs" and only require exposed wood shingle or shake roofs to be removed by August 14, 2012. "Roof-overs" are defined as wood shingle or shake roofs that

remain on the structure and are covered by another type of roofing material. This option would require City Council to both introduce and adopt an ordinance changing the August 14, 2012 deadline. However, to ensure compliance with these new provisions, or in the case of a truly substandard or dangerous condition that develops, the City would still have available to it the code compliance processes listed above in Option 1.

It may be reasonable to balance the implementation of the Wood Roof Removal Ordinance based on a risk assessment. The risk to the community from exposed wood shingle or shake roofs is well documented and staff cannot recommend an extension in the timeline for removal. It is ill assumed that this threat is particular to homes in the brush interface or mountain fire zone. Facts have shown time after time that embers landing on wood roofs from long distances have and do ignite. Unfortunately these horrific incidents are all too often forgotten and like many high risk/low frequency events, they dangerously become regarded as implausible. The City of Burbank is located where seasonal conditions can produce hot and dry high winds capable of carrying burning embers over a great distance in which they may find a receptive fuel to ignite. Wood shingle or shake roofs are a prime example of an ember producing and receptive fuel.

The risk to the community from "roof-overs" is slightly less and it may be reasonable to consider extending the timeline for compliance. However, it should be noted that wood shake or shingle roofs that have been roofed over with another type of roofing material pose a hidden hazard to firefighters working on the roof of a structure fire. These roofs when subjected to fire often contribute to complete destruction of the structure due to the concealed and increased fuel loading in the attic space. As such, the risk to firefighters from "roof-overs" becomes a contributing factor of concern which needs to be considered.

As previously noted in this staff report, there are a small percentage of residential properties in non-compliance, approximately 2.3%. The majority of homeowners in Burbank have complied with the provisions of the Wood Roof Removal Ordinance and contributed to the overall safety and well-being of the community. Another risk posed from an extension or revision of any kind to the Wood Roof Removal Ordinance is the message it would send to compliant homeowners as well as the entire community regarding the integrity of City ordinances.

**CONCLUSION:**

The Wood Roof Removal Ordinance is intended to reduce the risk of homes and other structures from being destroyed in a fire. Burbank's inclement climate, seasonal Santa Ana winds, and topography put it at a high fire risk. It is a priority for the Burbank Fire Department to take proactive measures which will protect and prevent the spread of fires. The probability of a house or structure surviving a fire is greatly influenced by the type of roofing material involved.

**RECOMMENDATION:**

In an effort to maintain the intent of the Wood Roof Removal Ordinance as a risk management tool for the community, it is staff's recommendation to proceed with Option 1: Maintain Existing Ordinance.

# BURBANK FIRE DEPARTMENT

## MEMORANDUM

**DATE:** June 5, 2012

**TO:** Mike Flad, City Manager

**FROM:** Ray Krakowski, Fire Chief

**SUBJECT:** **Adoption of an Ordinance Amending the Burbank Municipal Code Relating to the Compliance Deadline for the Removal of Wood Roofs**

**PURPOSE:**

The purpose of this staff report is to seek City Council approval of amendments to the Burbank Municipal Code that will extend the time for property owners to comply with the City's mandated removal of existing wood roofs.

**BACKGROUND:**

In August 1992, the Burbank City Council unanimously adopted Ordinance No. 3296 which prohibited the use of wood shakes and shingles for roof coverings in the City of Burbank. Ordinance No. 3296 required that all wood shake roofs be replaced by August 14, 2012. In March of 2004, the City Council adopted Ordinance No. 3636, which shortened the time to replace wood roofs in the Mountain Fire Zone to August 14, 2005, but left the 2012 date for all buildings outside of the Mountain Fire Zone. The August 14, 2005 compliance deadline for the Mountain Fire Zone homeowners was achieved.

At the City Council meeting of October 25, 2011, staff provided a status update on the citywide compliance of the Wood Roof Removal Ordinance as well as public outreach efforts to inform and educate the community of the impending August 14, 2012 deadline. During the meeting, staff informed the City Council that there were approximately 120 residential properties remaining with exposed wood shake or shingle roofs. Additionally, during the public comment period of the City Council meeting, weak economic conditions were cited as a major contributor inhibiting homeowners from attaining compliance. As a result, the City Council requested that staff bring back compliance options of the Wood Roof Removal Ordinance for further consideration.

During the City Council meeting of February 21, 2012, staff presented two compliance options for consideration and received direction from the City Council to proceed with Option 2 - to amend the existing ordinance and extend the compliance timeline.

**DISCUSSION:**
Fire Prevention Bureau staff has worked with the City Attorney's Office to amend the Burbank Municipal Code (BMC) in accordance with the direction given by the City Council at the February 21, 2012 meeting. Provided below are a summary of the proposed amendments to the BMC:

| Current Provision | Proposed Amended Provision |
|---|---|
| 1. Exposed wood shingle or shake roofs must be removed by August 14, 2012. | 1. Exposed wood shingle or shake roofs must be removed by August 14, 2014. |
| 2. "Roof Recoverings" must be removed by August 14, 2012. | 2. "Roof Recoverings" must be removed by August 14, 2020. |

"Roof Recoverings" are defined as wood shingle or shake roofs that remain on the structure and are covered by another type of roofing material.

In addition to these revisions the Ordinance will also amend Section 5-3-1402 relating to the disclosure of the amortization period for wood roofs by the seller of any residential property in the City of Burbank. Currently, sellers must inform buyers that the wood roof and/or recovering must be removed by August 2012. This Ordinance will amend the BMC to make the disclosure in conformity with the new periods.

**RECOMMENDATION:**
It is staff's recommendation that the City Council adopt an Ordinance amending the Burbank Municipal Code relating to the compliance deadline for the removal of wood roofs.

Eff.: 7/13/12

ORDINANCE NO. 3825

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK AMENDING THE BURBANK MUNICIPAL CODE RELATING TO THE COMPLIANCE DEADLINE FOR THE REMOVAL OF WOOD ROOFS.

City Attorney's Synopsis

The purpose of this Ordinance is to increase the time for the replacement of wood roofs outside of the Mountain Fire Zone. All buildings in the Mountain Fire Zone were required to replace wood roofs no later than August 14, 2005. Currently wood roofs on buildings outside the Mountain Fire Zone must be replaced by August 14, 2012. Due to the poor economy, mandating replacement of wood roofs may be a financial hardship to the owners of buildings outside the Mountain Fire Zone. This Ordinance would extend the time to replace wood roofs from August 14, 2012 to August 14, 2014 for exposed wood shingle or shake roofs and to August 14, 2020 for roof recoverings, i.e. those roofs where the wood shingle or shake roof remains on the structure but is covered by another type of roofing material.

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. The Burbank Municipal Code requires the replacement of all wood roofs on buildings outside the Mountain Fire Zone on or before August 14, 2012.

B. Mandating replacement of roofs at this time may cause a financial hardship on the property owner due to the poor economy.

C. In order to alleviate the financial hardship that replacing the wood roofs could have at this time the City Council finds that it is appropriate to extend the time to replace the wood roofs as provided in this Ordinance.

D. This Ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15308 of the CEQA Guidelines as an action by regulatory agencies for the protection of the environment.

E. In Ordinance No. 3604, the City made certain findings to support amendments of the California Building Code. Those findings are incorporated here by this reference.

THE COUNCIL OF THE CITY OF BURBANK ORDAINS:

1. Section 9-1-1-1501.1.1.A. of the Burbank Municipal Code is amended to read as follows:

**Sec. 9-1-1-1501.1.1. Wood Roofs Prohibited.**

A. All wood roofs located outside of the Mountain Fire Zone. Notwithstanding any other requirement of the Burbank Municipal Code and the California Building Code, no wood roofs shall be permitted to remain on any building or structure after August 14, 2014.

2. Section 9-1-1-1510.4 of the Burbank Municipal Code is amended to read as follows:

**Sec. 9-1-1-1510.4. Roof Recovering**

No roof covering shall be applied over existing wood shakes or wood shingles. When a roof has two or more layers of roof covering, any of which is wood shake or wood shingle, all layers shall be completely removed before applying a new roof covering. Existing roof recovering over wood shakes or wood shingles shall be removed and replaced no later than August 14, 2020.

3. Section 5-3-1402 of the Burbank Municipal Code is amended to read as follows:

**Sec. 5-3-1402: Additional City Required Disclosures Relating to the Transfer of Residential Property:**

The following disclosures shall be disclosed by all Sellers of Real Property subject to the State Disclosure Laws as defined in Section 5-3-1401:

A. Disclosures about the amortization period of wood roofs and wood siding in accordance with and referencing Ordinance No. 3825 shall be disclosed by the Seller of any residential property as part of the State Disclosure Laws specially required in the City of Burbank.

4. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and this City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion thereof has been deleted.

5. The City Clerk shall certify to the passage of this Ordinance and cause the City Attorney Synopsis of this Ordinance to be published once in a newspaper of general circulation, published and circulated in the City of Burbank, California.

6. This Ordinance shall become effective at 12:01 a.m. of the thirty-first day after adoption.

7. The City Clerk shall insert the number of this Ordinance in the blank provided in Section 5-3-1402.

PASSED AND ADOPTED this 12th day of June, 2012.

s/Dave Golonski
Dave Golonski
Mayor of the City of Burbank

Attest:

s/Susan M. Domen
Susan M. Domen, CMC, Deputy City Clerk

Approved as to Form
Office of the City Attorney

By: s/Terry B. Stevenson
Terry B. Stevenson
Senior Assistant City Attorney

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF BURBANK )

I, Susan M. Domen, CMC, Deputy City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. 3825 was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 12th day of June, 2012, by the following vote:

AYES: Council Members Bric, Gabel-Luddy, Gordon, Talamantes and Golonski.

NOES: Council Members None.

ABSENT: Council Members None.

I further certify that said Synopsis was published as required by law in a newspaper of general circulation in the City of Burbank, California on the 23rd day of June, 2012.

s/Susan M. Domen

Susan M. Domen, CMC, Deputy City Clerk

**BMC Codes**

**9-1-1-1501.1.1: WOOD ROOFS PROHIBITED:**
A. All wood roofs located outside of the Mountain Fire Zone. Notwithstanding any other requirement of the Burbank Municipal Code and the California Building Code, no wood roofs shall be permitted to remain on any building or structure after August 14, 2014.

B. All wood roofs located inside the Burbank Fire Hazard Severity Zone. Notwithstanding any other requirement of the Burbank Municipal Code and the California Building Code, no wood roofs shall be permitted to remain on any building or structure after August 14, 2005. [Formerly Numbered 7-1-1503.2; Amended by Ord. No. 3825, eff. 7/13/12; 3797, 3742, 3733, 3636, 3604, 3519, 3423.]

**9-1-1-1507.8: WOOD SHINGLES:**
No wood roof covering shall be installed on any new or existing building or structure. [Formerly Numbered 7-1-1503.1.1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3636, 3604, 3519, 3423.]

**9-1-1-1507.9: WOOD SHAKES:**
No wood roof covering shall be installed on any new or existing building or structure. [Formerly Numbered 7-1-1503.1.1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3636, 3604, 3519, 3423.]

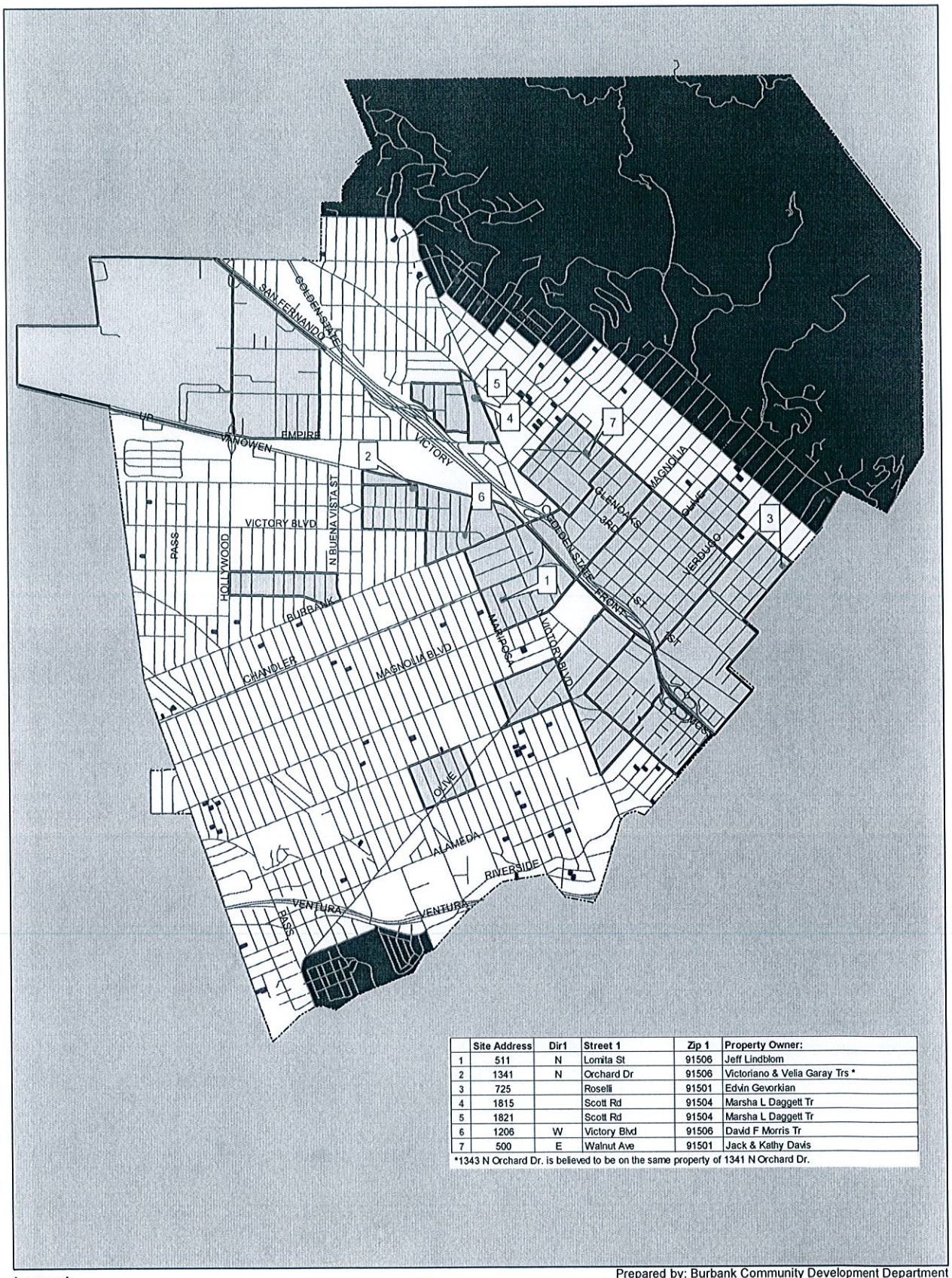
**9-1-1-1510.3: RECOVERING VERSUS REPLACEMENT:**
Section 1510.3(2) of the California Building Code is amended to read:

> 2. Where the existing roof covering is wood shake, wood shingle, slate, clay, cement or asbestos-cement tile.

[Added by Ord. No. 3733, eff. 12/1/07; Amended by Ord. No. 3797, eff. 12/3/10.]

**9-1-1-1510.4: ROOF RECOVERING:**
No roof covering shall be applied over existing wood shakes or wood shingles. When a roof has two or more layers of roof covering, any of which is wood shake or wood shingle, all layers shall be completely removed before applying a new roof covering. Existing roof recovering over wood shakes or wood shingles shall be removed and replaced no later than August 14, 2020. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3825, eff. 7/13/12; 3797.]

# Remaining Wood Roof Houses




| | Site Address | Dir1 | Street 1 | Zip 1 | Property Owner: |
|---|---|---|---|---|---|
| 1 | 511 | N | Lomita St | 91506 | Jeff Lindblom |
| 2 | 1341 | N | Orchard Dr | 91506 | Victoriano & Velia Garay Trs * |
| 3 | 725 | | Roselli | 91501 | Edvin Gevorkian |
| 4 | 1815 | | Scott Rd | 91504 | Marsha L Daggett Tr |
| 5 | 1821 | | Scott Rd | 91504 | Marsha L Daggett Tr |
| 6 | 1206 | W | Victory Blvd | 91506 | David F Morris Tr |
| 7 | 500 | E | Walnut Ave | 91501 | Jack & Kathy Davis |

*1343 N Orchard Dr. is believed to be on the same property of 1341 N Orchard Dr.

Prepared by: Burbank Community Development Department

**Legend**

- Wooden Roofs CDBG ELIGIBLE
- Wooden Roofs
- Roads
- CDBG Eligible Census Tracts
- CDBG Eligible Block Groups
- Burbank Fire Zone

N W E S

0 0.5 1 Miles

Burbank Planning & Transportation

9/16/2013

# CITY OF BURBANK
## Financial Services Department
## MEMORANDUM

**DATE:** October 13, 2013

**TO:** Mark Scott, City Manager

**FROM:** Cindy Giraldo, Financial Services Director

**SUBJECT: PLAYLIST #1498 - CITY OF BURBANK FINANCIAL RESERVE POLICY**

The City of Burbank maintains formal financial policies that have been adopted by the City Council. These Financial Policies can be found by the public, or any interested party, on the City's website under the Financial Services Department. These policies outline the City's current financial reserve policy as follows:

1. *We will maintain a designated General Fund working capital reserve equivalent to 15% of the General Fund's operating budget and a designated emergency reserve equivalent to 5% of the General Fund's operating budget.*

The City of Burbank is in compliance with this policy with a current total General Fund reserve balance of $29.9 million. The Government Finance Officers Association (GFOA) is a nationally recognized organization established to enhance and promote the professional management of governments for the public benefit by identifying and developing financial policies and best practices and promoting their use through education, training, facilitation of member networking, and leadership. The GFOA recommended best practice regarding financial reserves states:

*The Government Finance Officers Association (GFOA) recommends that governments establish a formal policy on the level of unrestricted fund balance that should be maintained in the general fund. Such a guideline should be set by the appropriate policy body and should provide both a temporal framework and specific plans for increasing or decreasing the level of unrestricted fund balance, if it is inconsistent with that policy. The adequacy of unrestricted fund balance in the general fund should be assessed based upon a government's own specific circumstances. Nevertheless, GFOA recommends, at a minimum, that general-purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures.*

The City of Burbank combined reserve balance of $29.9 million would cover 2.4 months of the City budget which exceeds the GFOA recommended minimum of 2 months as stated above. The City of Burbank's City Council has consistently supported the City's financial reserve policy and staff also recommends maintaining all City reserves as established.

# CITY OF BURBANK
## Financial Services Department
MEMORANDUM

**DATE:** October 24, 2013

**TO:** Mark Scott, City Manager

**FROM:** Cindy Giraldo, Financial Services Director
by: Patrick Flynn, Revenue Manager

**SUBJECT:** **Sales Tax Revenues Down 4.3% before adjustments for Second Quarter Sales (April – June 2013)**

We received our quarterly sales and use tax reports from the City's consultant, HdL, for second quarter 2013 reflecting sales tax receipts from April through June. The attached Burbank Sales Tax Update indicates that the City's gross sales tax revenue including pool allocations, before adjustments decreased **4.3%** over the same quarter the previous year. After taking into consideration Board of Equalization (BOE) accounting adjustments and one time payment aberrations, net sales activity decreased by **0.6%** over the same quarter the previous year. Results were further affected by several BOE audits. Because of the limited information provided by the BOE, HdL's systems are unable to adjust for these results. After manually removing the effect of these audits, net sales activity in the city decreased 3.9%. On an adjusted basis two major industry groups decreased: business and industry (1.3% decrease from 2Q2012), and fuel and service stations (8.3% decrease from 2Q2012). These decreases were offset by increases in the other business groups including building and construction (10.0% increase from 2Q2012), restaurants and hotels (6.4% increase from 2Q2012), and general consumer goods (1.2% increase from 2Q2012).

Sales tax revenue earned during the second calendar quarter is received by cities during July – September and represents the first quarter of the fiscal year. Regional and statewide sales increased with Los Angeles County realizing **3.7%** increase over the prior year's comparable quarter. Southern California region receipts increased **5.2%** while State receipts increased by **5.4%** over the comparable time period the prior year. The percentages for the State, region and the County have been adjusted for one-time accounting aberrations. Burbank's adjusted sales tax increase for the second quarter is lower than the region and state. Strong growth in vehicle sales contributed significantly to the statewide increase. Automotive dealers make up a relatively small portion of the City's retail sector. Comparatively weaker performance in general consumer goods as well as business and industry also contributed to Burbank's unfavorable results as compared to the region and state.

The following reports are attached for your review:

- **Burbank Sales Tax Update** – A summary of Burbank's second quarter 2013 sales reports as well as the State and Regional summary information.

- **Major Industry Groups** – Compares the current quarter sales tax to the same quarter of the prior year. On an adjusted basis, general consumer goods experienced a 1.2% increase compared to the previous year's second quarter. Increases at several retailers were partially

offset by declines at others. New businesses not open during the same quarter prior year contributed to the overall gain.

The table below shows the business and industry group decreased 1.3% on an adjusted basis. However, there were multiple BOE initiated audits and adjustments affecting both current and prior year not reflected in the table below. The majority of the adjustments were related to businesses associated with the entertainment industry and increased the cash received by Burbank on a one time basis. If these one time adjustments are removed, business and industry decreased 18.1% on a recurring basis. Other businesses contributed to the decline as well.

The restaurants and hotels group was boosted by new additions. Fuel and service stations were negatively affected by gas prices, volume sales, and jet fuel sales. Building and construction increased 10.0%. Several businesses contributed to the increase.

While the attached major industry bar chart compares unadjusted sales tax; the following table compares point-of-sale sales tax data before state and county pool allocations for the current quarter over the same quarter last year for all major industry groups adjusted for certain economic data.

| Major Industry Groups | Q2/2012 | Q2/2013 | Change ($) | Change (%) |
|---|---|---|---|---|
| General Consumer Goods | $ 2,296,294 | $ 2,324,631 | $ 28,337 | 1.2% |
| Business and Industry | 1,387,457 | 1,368,991 | (18,466) | -1.3% |
| Restaurants and Hotels | 934,620 | 994,704 | 60,084 | 6.4% |
| Autos and Transportation | 600,394 | 608,904 | 8,510 | 1.4% |
| Fuel and Service Stations | 732,399 | 671,330 | (61,069) | -8.3% |
| Building and Construction | 482,797 | 531,310 | 48,513 | 10.0% |
| Food and Drugs | 343,752 | 352,623 | 8,871 | 2.6% |
| **Total** | **$ 6,777,713** | **$ 6,852,493** | **$ 74,780** | **1.1%** |

- **Sales Tax – Regional Growth Comparison** – Provides a recap of the sales tax from second quarter point of sale transactions by county and region throughout the State.

- **Agency Comparison – 13 Quarter History** – Compares Burbank's 13 quarter sales tax history to other jurisdictions within the County, as well as statewide, on a per capita sales tax basis. The City maintains a favorable position in comparison to other cities after Santa Monica and Torrance.

- **Regional Retail Centers - 13 Quarter History** – Compares the Burbank Town Center and the Burbank Empire Center to other regional malls for the last 13 quarters. On an adjusted basis the Burbank Town Center increased and Burbank Empire Center decreased.

- **Major Industry Groups – 13 Quarter History** – Indicates the trend in sales tax for major industry groups for the last 13 quarters. The large increase from first quarter in business and industry are due to multiple BOE initiated fund transfers and audit findings discussed above.

- **Los Angeles County Sales Tax Trends for All Agencies** – Shows the second quarter 2013 point of sale revenues prior to any pool allocations sorted by the adjusted growth rate compared to the same period in 2012. Burbank was ranked 64th in terms of the largest adjusted growth percentage for the quarter with Glendale ranking 59th and Pasadena 62nd.

The following table compares point-of-sale sales tax results for each city before county and state pool allocations and prior to any adjustments for accounting anomalies, and BOE initiated audits and refunds.

| Agency Name | Q2/2012 | Q2/2013 | # of Registered Businesses | Change (%) |
|---|---|---|---|---|
| Burbank | $ 7,024,304 | $ 6,801,034 | 4,518 | -3.2% |
| Pasadena | $ 7,046,676 | $ 7,117,122 | 7,653 | 1.0% |
| Glendale | $ 6,604,155 | $ 6,729,646 | 6,300 | 1.9% |

*cc: Justin Hess, Interim Assistant City Manager*
*Joy Forbes, Community Development Director*

city of burbank
community development department

# memorandum

**DATE:** October 29, 2013

**TO:** Mark Scott, City Manager

**FROM:** Joy R. Forbes, Community Development Director
VIA: Ruth Davidson-Guerra, Assistant Community Development Director
BY: Marcos Gonzalez, Grants Coordinator

**SUBJECT: GRANT AGREEMENT BETWEEN THE CITY OF BURBANK AND ASCENCIA FOR THE 2013-14 GLENDALE/BURBANK REGIONAL WINTER SHELTER PROGRAM**

Annually, the Los Angeles Homeless Services Authority (LAHSA)[1], coordinates the Los Angeles County and City Regional Winter Shelter Programs (WSP) for homeless persons. The purpose of Regional WSPs has been to provide homeless individuals and families with temporary emergency shelter during the period of time in which the Los Angeles region experiences its most inclement weather (December – March).

In September of 2012, LAHSA granted multi-year funding (2012-13 and 2013-14) for WSPs, and Ascencia[2] was successful in obtaining this multi-year grant. As a part of their multi-year award, Ascencia has begun coordinating the 2013-14 Glendale/Burbank Regional WSP, including the street outreach services to connect the Burbank homeless to resources available to them.

Similar to last year's WSP, the 2013-14 WSP will be held in Glendale but will move from the Glendale Armory to two locations currently controlled by Ascencia. As provided last year, staff proposes a grant to Ascencia for Burbank street outreach and case management to run concurrently with the WSP.

The upcoming 2013-14 WSP will continue to be an 80-bed regional program, based on LAHSA's multi-year funding grant. The location of the 2013-14 WSP will be 437 Fernando Court in Glendale serving up to 70 individuals; an additional 10 individuals will be served under Ascencia's year-round shelter located at 1851 Tyburn Street in Glendale.[3]

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[1] A joint powers authority created by the City/County of Los Angeles for the administration of homeless resources/programs.
[2] Ascencia, formerly Path Achieve Glendale, is a 501(c)3 located in the City of Glendale that has been providing affordable housing, resources, and services to homeless individuals and families since 2006.
[3] In 2012-13 and 2013-14, alternate sites in Burbank were considered; however extenuating circumstances did not permit identifying a feasible site in Burbank.

The 2013-14 WSP will operate from December 1, 2013 through March 1, 2014 (same timeframe as last year).

- Open an estimated 91 nights;
- Serve a maximum 80 homeless individuals per night over three months (families will be referred to Ascencia's year-round shelter or 2-1-1, the County of Los Angeles' information hotline providing free and confidential services and referrals to residents);
- Prioritize admittance to Glendale or Burbank homeless;[4]
- Provide a meal for participants each night the shelter is open;
- Compile statistical data on the number of participants from Glendale/Burbank; and
- Link clients to case management and other community services.

On October 1, 2013, the Glendale City Council approved Ascencia's 2013-14 WSP and change of venue.

*Grant Agreement between the City and Ascencia*
Due to a decrease in funding from LAHSA, Ascencia requested a $5,000 contribution from Burbank toward the 2013-14 WSP operational (including transportation) costs.

In addition, a critical component of the 2013-14 WSP will be the Burbank Street Outreach Program.[5] Ascencia will continue a street outreach component operating from November 16, 2013 through March 15, 2014, five days a week between the hours of 8 a.m. to 12 p.m., including weekends as needed. Outreach services will begin two weeks in advance of the WSP to provide information on accessing the WSP. At the end of the WSP, street outreach would continue for two weeks to provide follow-up case management to the Burbank homeless. The overall goal of the Burbank Street Outreach Program is to engage the Burbank homeless and connect them to the WSP and other needed services.

The Burbank Street Outreach Program objectives include: connecting a minimum of 40 unduplicated homeless people to services that can meet the needs of the individual; have 20 homeless people from Burbank use the WSP; and enroll 25 percent, or 10 individuals, into case management. Ascencia will accomplish these goals by providing two outreach case managers for 20 hours per week. Ascencia is proposing to fund 50 percent of the total program cost in order to serve the Burbank area. Further, the Burbank Affordable Housing Advisory Committee[6] reviewed and expressed support for the Burbank Street Outreach Program and Ascencia's WSP operational costs on the following table.

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[4] A Regional WSP cannot limit entry based on a person's community of origin. Through street outreach, Glendale and Burbank homeless will be "targeted" and referred to the WSP.

[5] Street outreach services began in Burbank during the 2010-11 WSP and have successfully continued each subsequent year.

[6] The Affordable Housing Advisory Committee provides guidance on issues related to affordable housing and homelessness.

**Proposed 2013-14 WSP Program/Budget**
*November 16, 2013 to March 15, 2014*

| Personnel | Wages | Benefits | 20 hours per wk. | Proposed Burbank Funding |
|---|---|---|---|---|
| Outreach Lead Case Manager | $12,675 | $6,729 | $19,404 | $9,702 |
| Outreach Case Manager | $10,200 | $1,878 | $12,078 | $6,039 |
| **Subtotal** | | | | **$15,741** |
| Outreach Expenses and Admin. | | | | $2,529 |
| | | | **Case Management Costs** | **$18,270** |
| | | | **WSP Operational (including transportation) Costs** | **$5,000** |
| | | | **Total Proposed Expenditure for 2013-14 WSP** | **$23,270** |

The Street Outreach Team will work in conjunction with Burbank Temporary Aid Center (BTAC) and other community organizations to identify and refer potential participants to the 2013-14 WSP. The estimated cost of the Burbank Street Outreach Program and WSP operational costs is $23,270. The street outreach and WSP operational cost payment disbursements will be in two lump sums to Ascencia upon obtaining an invoice and monthly report(s): 1) first payment of half the amount at the mid-point of program term (on or about January 15, 2014); and 2) final payment for the remainder of funds after March 15, 2014.

Traditionally, financial support for the Glendale/Burbank Regional WSP has required specific City Council approval. However, the City Council's adoption of the Annual Budget for Fiscal Year 2013-14 created a specific Homeless Services Account with an approved appropriation for the WSP. As previously mentioned, staff met with the Affordable Housing Advisory Committee, which considered and approved the general terms of the Grant Agreement with Ascencia. The $23,270 for the WSP is available within the General Fund Expenditure Accounts for Homeless Services approved by Council.

# CITY OF BURBANK

## Park, Recreation and Community Services Department

## MEMORANDUM

**DATE:** October 31, 2013

**TO:** Mark Scott, City Manager

**FROM:** Judie Wilke, Park, Recreation and Community Services Director
Joy Forbes, Community Development Director
Bonnie Teaford, Public Works Director

**SUBJECT: LOS ANGELES RIVER ECOSYSTEM RESTORATION PROJECT UPDATE**

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The revitalization of the Los Angeles River (LA River) has been a long-standing priority of the City of Los Angeles, and important to many other neighboring cities including Burbank. In 2007 the City of Los Angeles adopted a 20-year revitalization master plan for the river to serve as a blueprint for the long-term development and management of the river. The master plan proposes a network of trails, parks, habitat areas, recreational facilities, green streets, portals, and visionary bridges that would reconnect and revitalize the river's diverse neighborhoods.

In September 2013, the U.S. Army Corps of Engineers (Corps) released a comprehensive LA River Ecosystem Restoration Feasibility Study (Study) for review and public comment. The Study focuses on an 11-mile stretch of the 32-miles of river that runs through the City of Los Angeles. The upstream end of this 11-mile stretch begins in the Griffith Park area and continues downstream to downtown Los Angeles. The restoration project identified in the Study seeks to restore this portion of the LA River to a more natural state by reestablishing riparian strand, freshwater marsh, and aquatic habitat communities like birds and fish while maintaining its existing levels of flood risk mitigation. It also focuses on reconnecting the River to major tributaries, its historic floodplain, and the regional habitat zones of the Santa Monica, San Gabriel and Verdugo Mountains. A secondary purpose of the project is to expand the current use of the river for recreation and provide new recreational opportunities to the region that are consistent with the restored ecosystem including a network of trails, passive parks, wildlife viewing, and fishing.

The Study evaluates four alternatives, broken down into 8 reaches, for the proposed 11-miles. The proposed alternatives are those that best meet the restoration objectives within the constraints of maintaining existing flood risk management, avoiding hazardous substances wherever practical, consistency with levee policies and consideration of high real estate costs. These alternatives, also known as the ARBOR

or Area with Restoration Benefits and Opportunities for Revitalization, are identified as Alternatives 10, 13, 16 and 20. Each of these alternatives offers an increased degree of habitat restoration and passive recreation opportunities, and each is incrementally more expensive.

It is important to note that all four alternatives include Reach 1 as an area of focus. This is the upstream segment of the study area with an approximate length of 1.5 river miles, and the closest to Burbank. Reach 1 connects the study area to the Pollywog Park area of Griffith Park, the Headworks Study Site, and the City of Burbank at Disney Studios. The work in this area would restore approximately 60 acres of riparian habitat corridors along both sides of the river with connections under Highway 134 to Pollywog Park and through Headworks to the eastern range of the Santa Monica Mountains. Pollywog Park is also restored to a riparian area.

The Corps has prepared an Integrated Feasibility Report, which includes a Draft Feasibility Study and Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR). After an extensive analysis, the Corps determined that Alternative 13 is the most cost effective option compared to the benefits received. While Alternative 13 has been tentatively selected by the Corps, the Corps has the ability to alter this selection at the conclusion of the public comment period, extended to November 18, 2013.

During this public comment period, there has been an extensive campaign by numerous agencies and organizations in support of Alternative 20. Alternative 20 provides for the most extensive restoration of the LA River and has the most significant positive impact throughout the entire Los Angeles region, creating a more functional and interconnected watershed. This is the only alternative that includes restoration at the confluence of the LA River and the Verdugo Wash. These improvements would add several acres of wetlands to the River, reestablishing connectivity of historic riparian strand and freshwater marsh habitat to support increased wildlife and connectivity within the region. Only Alternative 20 will create a truly functional and interconnected watershed that will restore the functionality of the LA River as a critical natural, cultural and community resource. However, this alternative is not the most cost effective when compared to the benefits received primarily due to the significant acquisition of land that is necessary. Alternative 20 is the most expensive alternative with an estimated cost of $1,080,627,300. As a partner in the project, the City of Los Angeles will share in the funding of the project with the Corps, and is responsible for burdening all of the real estate costs.

The Park, Recreation and Community Services Board and the Sustainable Burbank Commission discussed this project at their respective meetings in October. Although there was general support to restore the LA River, both the Board and Commission did not feel they had sufficient information to take any action. Furthermore, the Board expressed concern with regard to the environmental impacts on the community such as traffic and potential hazardous substance contamination.

The Community Development Department is reviewing the Draft EIS/EIR to determine what impacts the project may have on the Burbank community, due to Burbank's proximity to the river and Reach 1. Identifiable impacts will be addressed in a comment letter that is submitted to the Lead Agency in advance of the November 18, 2013 deadline for public comment, requesting either a response and/or mitigation by the Lead Agency.

Alternative 20 has been publically supported by the City of Los Angeles; City of Glendale; Congressman Schiff; numerous Assembly Members, including Mike Gatto, and several State Senators, including Carol Liu. In addition, the Friends of the Los Angeles River, Arroyo Seco Foundation, the Los Angeles County Bicycle Coalition, the Los Angeles River Revitalization Corporation and the Northeast Los Angeles Riverfront Collaborations, are among many other supporters of Alternative 20.

While the LA River Ecosystem Restoration Project is not within the boundaries of the City of Burbank, this is a critical project that could positively impact the Burbank community as well as the entire Los Angeles region. Regardless of the alternative selected, restoration of the river would provide recreational benefits to Burbank and would be a step toward achieving the goal of restoring the LA River to a more natural state. Staff will continue to monitor the progress of this project and keep City Council updated on any significant developments.

Due to the length of the complete report, staff has attached the executive summary of the Study; however the full copy of the Study can be found at: http://www.spl.usace.army.mil/Portals/17/docs/publicnotices/DraftIntegratedReport.pdf

## LIST OF EXHIBITS

Exhibit A: Los Angeles River Ecosystem Restoration Integrated Feasibility Report (Executive Summary)

EXHIBIT A

Volume 1 of 2: Integrated Feasibility Report

Volume 2 of 2: Technical Appendices

# Los Angeles River Ecosystem Restoration Integrated Feasibility Report

Feasibility Study and Environmental Impact Statement/Environmental Impact Report

DRAFT

VOLUME 1: INTEGRATED FEASIBILITY REPORT

Los Angeles County, California

September 2019

US Army Corps of Engineers
Los Angeles District

**Los Angeles River Ecosystem Restoration Feasibility Study**
**Draft Integrated Feasibility Report (Feasibility Study/Environmental Impact Statement/Environmental Impact Report)**
**Los Angeles County, California**

The Federal lead agency responsible for implementing the National Environmental Policy Act (NEPA) is the U.S. Army Corps of Engineers, Los Angeles District (USACE). The local lead agency responsible for implementing the California Environmental Quality Act (CEQA) is the City of Los Angeles.

The Draft Integrated Feasibility Report (IFR) for the Los Angeles River Ecosystem Restoration Feasibility Study evaluates alternatives for the purpose of restoring 11 miles of the Los Angeles River from approximately Griffith Park to downtown Los Angeles while maintaining existing levels of flood risk management.

Restoration measures considered include creation and reestablishment of historic riparian strand and freshwater marsh habitat to support increased populations of wildlife and enhance habitat connectivity within the study area, as well as to provide opportunities for connectivity to ecological zones such as the Santa Monica Mountains, Verdugo Hills, Elysian Hills, and San Gabriel Mountains. Restoration also includes the reintroduction of ecological and physical processes such as a more natural hydrologic and hydraulic regime that reconnects the river to historic floodplains and tributaries, reduces flow velocities, increases infiltration, improves natural sediment processes, and improves water quality. The study also evaluates opportunities for passive recreation that is compatible with the restored environment. The study evaluates the No Action Alternative and four action alternatives, Alternative 10, 13, 16, and 20. The tentatively selected plan is Alternative 13.

**Written comments pursuant to NEPA** will be accepted until the close of public review at close of business on November 5, 2013.

**Comments should be addressed to:**
Josephine R. Axt, Ph.D.; Chief, Planning Division;
U.S. Army Corps of Engineers; Los Angeles District;
P.O. Box 532711;
ATTN: Ms. Erin Jones, CESPL-PD-RN;
Los Angeles, California 90053-2325
**OR comments may be emailed to:**
comments.lariverstudy@usace.army.mil

For further information, contact:
Ms. Kathleen Bergmann,
U.S. Army Corps of Engineers, Los Angeles District,
Kathleen.M.Bergmann@usace.army.mil

OR
Ms. Erin Jones,
U.S. Army Corps of Engineers, Los Angeles District,
Erin.L.Jones@usace.army.mil

# LOS ANGELES RIVER ECOSYSTEM RESTORATION
# INTEGRATED FEASIBILITY REPORT

## FEASIBILITY STUDY AND
## ENVIRONMENTAL IMPACT STATEMENT/
## ENVIRONMENTAL IMPACT REPORT

## LOS ANGELES COUNTY, CALIFORNIA

**SEPTEMBER 2013**


*Prepared by:*
U.S. ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT

*In Partnership With:*
THE CITY OF LOS ANGELES

*With Technical Assistance From:*
TETRA TECH, INC.
17885 VON KARMAN AVENUE, SUITE 500
IRVINE, CA 92614

# VOLUME 1: INTEGRATED FEASIBILITY REPORT

## VOLUME 2: TECHNICAL APPENDICES

## ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| AAHU | Average Annual Habitat Units |
| AAQS | Federal Ambient Air Quality Standard |
| ACE | Annual Chance Exceedance |
| ADA | Americans with Disabilities Act |
| AFB | Alternative Formulation Briefing |
| APE | Area of Potential Effects |
| AQMP | Air Quality Management Plan |
| ARBOR | Area with Restoration Benefits and Opportunities for Revitalization |
| BMP | Best Management Practice |
| BNSF | Burlington Northern-Santa Fe Railway |
| CADC | California Department of Conservation |
| Caltrans | California Department of Transportation |
| CASP | Cornfield Arroyo Specific Plan and Redevelopment Plan |
| CCR | California Code of Regulations |
| CDFG | California Department of Fish and Game |
| CDFW | California Department of Fish and Wildlife |
| CDPR | California Department of Parks and Recreation |
| CEQA | California Environmental Quality Act |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CESA | California Endangered Species Act |
| cfs | Cubic feet per second |
| CGS | California Geological Survey |
| CHAP | Combined Habitat Assessment Protocol |
| CHL | California Historical Landmarks |
| CNEL | Community Noise Equivalent Level |
| CNPS | California Native Plant Society |
| CO | Carbon monoxide |
| $CO_2$ | Carbon dioxide |
| COLD | Cold Freshwater Habitat |
| CRHR | California Register of Historical Resources |
| CRWQCB | California Regional Water Quality Control Board |
| CWA | Clean Water Act |
| dB | Decibels |
| dBA | Decibels A-weighted |
| DCA | Dichloroethane |
| DNL | Day-Night Level |
| DWR | California Department of Water Resources |
| EIR | Environmental Impact Report |
| EIS | Environmental Impact Statement |
| EO | Executive Order |
| EOO | Emergency Operations Organization |
| EQ | Environmental Quality |
| ER | Environmental Regulation |
| ESA | Endangered Species Act |
| FEMA | Federal Emergency Management Agency |

| | |
|---|---|
| Pb | Lead |
| PCE | Perchloroethylene |
| PEMC | Palustrine emergent, seasonally flooded |
| PFOC | Palustrine forested, seasonally flooded |
| PLUM | Planning and Land Use Management Committee, Los Angeles City Council |
| PM | Particulate matter |
| Ppm | Parts per million |
| PSSC | Palustrine scrub-shrub, seasonally flooded |
| PSSF | Palustrine scrub-shrub, semi-permanently flooded |
| RCRA | Resource Conservation and Recovery Act |
| REC1 | Water Contact Recreation |
| REC2 | Non-contact Water Recreation |
| RED | Regional Economic Development |
| ROG | Reactive Organic Gas |
| RUM | River Update Meetings |
| RWQCB | Los Angeles Regional Water Quality Control Board |
| SCAB | South Coast Air Basin |
| SCAG | Southern California Association of Governments |
| SCAQMD | South Coast Air Quality Management District |
| SCCWRP | Southern California Coastal Watershed Research Program |
| SCS | Soil Conservation Service |
| $SF_6$ | Sulfur hexafluoride |
| SHPO | State Historic Preservation Office |
| SIP | State Implementation Plan |
| $SO_2$ | Sulfur dioxide |
| SR | State Route |
| SVOC | Semi-volatile organic compounds |
| SWPPP | Stormwater Pollution Prevention Plan |
| SWRCB | State Water Resources Control Board |
| TAC | Toxic Air Contaminants |
| TCE | Trichloroethylene |
| TMDL | Total Maximum Daily Load |
| TNW | Traditional Navigable Waters |
| TSS | Total Suspended Solids |
| ULARA | Upper Los Angeles River Area |
| USACE | U.S. Army Corps of Engineers |
| USDA | U.S. Department of Agriculture |
| USEPA | U.S. Environmental Protection Agency |
| USFWS | U.S. Fish and Wildlife Service |
| USGS | U.S. Geologic Survey |
| VOC | Volatile Organic Compounds |
| WARM | Warm Freshwater Habitat |
| WET | Wetland Habitat |
| WILD | Wildlife Habitat |
| WRP | Water Recycling Program |

events. Groundwater and surface withdrawals reduced regular river flows significantly, but flood threats to the populace from the seasonal storm flows increased as development and infrastructure expanded within the river's natural floodplain, constraining the river's flow and removing supporting vegetation and areas for infiltration.

In the late 19th and early 20th centuries, storm flows in the river caused catastrophic flooding that resulted in the loss of lives and millions of dollars in property damage to areas in the river's floodplain. As a result, City and County leaders initiated a formal flood risk management program (then known as "flood control") to channelize the natural river system with the goal of moving flood flows to the ocean as efficiently as possible. In the 1930s, the USACE was tasked by Congress with engineering the flood risk management system, as outlined in the County's Comprehensive Plan, which resulted in the channelization of the river and its tributaries in concrete as part of the LACDA project (Figure ES-3).

Houses, businesses, and infrastructure in the floodplain that encroached on the river channel; the increase in impervious surfaces accompanying development; and a complex system of storm drains that delivered runoff to the river made concrete channels one of the few options left at the time for effective flood risk management. "*Federal flood control engineers had little choice but to confine the Los Angeles River to a relatively narrow channel, a fraction of the width of natural floodplain, because of the nature of existing development and the high price of real estate along its course*" (Gumprecht 209).

*Figure ES-2 The LACDA Project Under Construction, Downsteam of Arroyo Seco Confluence 1940*

The further channelization and engineering of the already degraded river provided flood protection for the increasingly developed region and a consistent path for the River course. However, by encasing the river in concrete banks and a mostly concrete bed, widening and deepening its channel, and straightening the river's course,[1] the channelization project further diminished the river system's plant and wildlife diversity and quality and disconnected it from its floodplain and significant ecological zones. The final section of the LACDA project in the Study Area was completed in 1959 as one component of the transformation of the region's watersheds through development and flood risk management projects. The LACDA project continues to provide critical protection against flooding of surrounding and downstream areas and is operated by the Corps and the County of Los Angeles.

[1] Earlier sinuosity of the river is partially visible in the boundaries of adjacent features, such as Griffith Park. By one assessment, channelization reduced the river's length by 28 percent between Tujunga Wash and Glendale Boulevard, cutting it from 11.3 to 8.1 miles (see Figure ES-1. Glendale Blvd is roughly 2.5 miles upstream of the Arroyo Seco confluence. (Gumprecht 228-230).

## ES.3 Los Angeles River Study Area

Today the Los Angeles River flows through the nation's second-largest urban region—from the San Fernando Valley into the Pacific Ocean at Long Beach. The first 32 miles of the river flow through the City of Los Angeles and along the cities of Burbank and Glendale. Restoration of the river has been a long-standing priority of the City, and this is reflected in the Los Angeles River Revitalization Master Plan (Plan), adopted by the City Council in 2007. The Plan proposes a network of trails, parks, natural open spaces, wildlife habitat areas, recreational facilities and more than 240 projects connecting to 5 key "opportunity areas": Canoga Park, River Glen, Taylor Yard, Cornfields/Chinatown, and Downtown Industrial. Initially, the study area for this IFR included the 32 miles of the river within the City. However, the iterative study process resulted in a narrowing of the Study's geographic focus from the entire 32 miles to the 11 mile soft-bottomed Glendale Narrows stretch because that area shows the most promise for ecosystem restoration (Figure ES-3). Apart from the Sepulveda Basin, the San Fernando Valley area of the River (upstream of the study area) is characterized by large segments of channel that are entirely concrete with very few opportunities for adjacent land acquisition. In Studio City, the River is even more constrained—with a narrow boxed channel configuration less than 200 feet wide with development on either side. The lower reach of the river is highly constrained by development, including downtown Los Angeles and a heavy industrial corridor that also includes a major transmission corridor and a freeway system. The upper and lower reaches of the river have less potential to connect nationally and regionally significant ecological zones because of the state of existing development. These considerations make the potential for habitat connectivity and expansion very difficult in the near term.

The Glendale Narrows stretch of the river, in contrast, features a non-concrete bottom or natural bed (due to the high groundwater levels), which has robust patches of vegetation—important habitat for birds and other wildlife—and free-flowing water that supports aquatic species. In addition, this area offers an opportunity to connect to existing large habitat areas of importance. It is situated along and within Griffith Park, the eastern terminus of the Santa Monica Mountains, and includes connections to key tributary confluences—the Verdugo Wash, which connects to the Verdugo Mountains, and the Arroyo Seco, which connects to the San Gabriel Mountains and another USACE Feasibility Study area further upstream on the Arroyo Seco. The area also directly connects large open spaces either used as publicly-accessible parks with habitat areas or intended for this future use: USACE Headworks Feasibility Study area, California State Parks' Bowtie Parcel, the Taylor Yard, Rio de Los Angeles State Park, and Los Angeles State Historic Park (formerly known as the Cornfields), which allows a west bank connection to Elysian Park. Three of the five key opportunity areas of the City's Plan are located within the Study area: River Glen, Taylor Yard, and Cornfields/Chinatown, and restoration within the study area would assist with the goal of transforming the river corridor into the "green spine" of the City. Existing habitat and perennial surface flow in the ARBOR reach provide a base for restoration and maintain the most diverse assemblages of wildlife on the river today. Alternatives for restoration are thus focused in the ARBOR reach, from Griffith Park to downtown Los Angeles.

## ES.4 Significant Resources

Consideration of significant resources is central to plan formulation, especially in the context of ecosystem restoration planning because non-monetary outputs are being considered. Per USACE Engineering Regulation (ER) 1105-2-100, significance of resources and effects will be derived from institutional, public, or technical recognition.

### Institutional and Plan Recognition

- The River is the subject of important national efforts, such as the Urban Waters Federal Partnership, which selected the LA River Watershed as one of seven nationwide first-phase pilots. The Partnership includes the USACE, the Departments of Interior, Commerce, Agriculture, and Housing and Urban Development, the Environmental Protection Agency, four state agencies, seven local governmental entities, and 11 nongovernment organizations. One of the goals specific to the watershed includes restoration of ecosystem functions, and there are several restoration projects ongoing throughout the watershed. This restoration study was selected as the group's top priority.
- At the national level, the LA River has been protected by the Clean Water Act since the Act's inception. However, in 2010, the river was designated as a Traditionally Navigable Water in its entirety, recognizing the river's historic and continuing importance and the potential beneficial impacts of river restoration on the region. This designation increased institutional and public recognition of the river's resources, with national news reports focusing on the designation and the degraded condition of the river. The State of California cited the TNW designation and the character of the river in codifying the river's status as a

provide regional habitat connectivity (direct or potential) to surrounding National Forest land, including the Angeles National Forest, Santa Monica Mountains National Recreation Area, and other areas currently being studied by the Department of Interior for possible inclusion in the national park system (e.g., the Rim of the Valley Corridor Special Resource Study). The Rim of the Valley study area extends north, east and west of the study area, and the river serves as a vital connection between the Santa Monica and San Gabriel Mountains within its boundaries. These two mountain ranges have previously been found by the National Park Service to contain nationally-significant resources, including unique geologic and cultural resources, as well as high quality biodiversity. The proposed LA River ecosystem restoration project would provide an essential backbone of physically connected habitats along a primary wildlife movement corridor/migratory pathway. This would, in turn, provide opportunities for additional connections to currently isolated or disjointed restoration/open space areas within upstream tributaries.

- The ARBOR reach is also located just upstream of the Lower LA River Important Bird Area, as designated by the Audubon Society.
- The highly seasonal hydrology and permeable sediments characteristic of the southwest region create a dynamic system, where the river courses are constantly shifting with the highly variable flood regime and the floodplains are expansive. This in turn supports a diverse channel and floodplain structure, and a diverse assemblage of plant and wildlife communities. Development and flood risk and water supply projects have constrained and eliminated most such systems in the southwest. The flood risk management system on the Los Angeles River results in flood flows moving at high velocities in a narrow channel, and smaller storm events moving at faster speeds than would occur without channelization. The natural processes and habitat that would be maintained under a dynamic system are altered under the closed system. In short, the current system has a highly altered regime that is simplified (reduced flow options) and magnified (higher flows concentrated in smaller spaces). The river now functions more as a drainage channel to swiftly move water out of the system, rather than functioning as it did historically as a river ecosystem.
- Opportunities for restoration of even a portion of a southwestern riparian ecosystem (as opposed to restoration of only riparian plant communities and habitat) are exceedingly rare in the Los Angeles Watershed, but are present within the study area at critical opportunity areas at Taylor Yard and Piggyback Yard, two large parcels where the river could be widened and restored to reconnect directly with the floodplain. This would result in restoring a portion of the river's natural processes and providing areas that could support essential elements for fish habitat.

**Public Recognition**

- Public attention to the River has increased steadily since 1986, when Friends of the Los Angeles River (FoLAR) was founded. FoLAR's mission is to protect and restore the natural and historic heritage of the Los Angeles River and its riparian habitat. FoLAR's early efforts have been joined by North East Trees, The River Project, establishment of the Los Angeles River Center, and the annual La Gran Limpieza river cleanup.
- As noted under institutional recognition above, there are 11 nongovernmental organizations participating in the Urban Waters Federal Partnership. That participation and those groups also denote public recognition of the River as a significant resource and include: the Arroyo Seco Foundation, the Council for Watershed Health, FoLAR, the LA Conservation Corps, the LA River Revitalization Corporation, The River Project, Tree People, the Trust for Public Land, the Urban Rivers Institute, and Urban Semillas.
- The LA River Corps of the LA Conservation Corps, a nonprofit organization, engages in stewardship of parks, open space, and recreational improvements along the river, while the Los Angeles River Revitalization Corporation promotes economic revitalization through capital projects and community activities, such as "Greenway 2020"—a campaign to build out the entire LA River bike path by 2020.
- Significant in the policy shift for governance and operation of the River, and for the first time since the LACDA project was constructed, a portion of the river channel within the study area was opened for seasonal recreational activities in summer 2013. This access to the River has promoted activities such as hiking, bird-watching, and non-motorized boating. This is part of an effort spearheaded by the City of Los Angeles and the Mountains Recreation and Conservation Authority in coordination with the USACE and County, and which relates to SB 1201 as part of the direction to facilitate restoration and recreation where compatible with flood risk management.

Key issues encountered in developing the alternatives were the high costs of real estate, the presence of sites contaminated with hazardous substances, levee policies that restrict planting on levees, and flood risk. Each of these issues is typical of urban areas—acquisition of lands in urban areas are more expensive because of development pressures; a long-standing history of mixed uses for commerce, industry, and intensive intermodal transportation yields contamination concerns; and intensive development in historic floodplains, including the associated building of roadways and other paved surfaces, tax aging flood risk management infrastructure still critical to protecting adjacent communities. While these challenges are daunting, they are not insurmountable.

**Real Estate Costs**

Corps policy provides that ecosystem restoration projects should not be composed primarily of land acquisition. To reflect that projects should be restoration focused, the Corps uses a target of 25 percent for land costs as a percentage of total project cost. The policy states,

> *Land acquisition in ecosystem restoration plans must be kept to a minimum. Project proposals that consist primarily of land acquisition are not appropriate. As a target, land value should not exceed 25 percent of total project costs. Projects with land costs exceeding this target level are not likely to be given a high priority for budgetary purposes (ER 1105-2-100, Appendix E, para. E-30f).*

Real estate and potential relocation costs are known to be exceptionally high in the Los Angeles area. Initially, a conceptual alternative that restored the river to an area similar to its historic floodplain and removed the concrete channel within the study area was estimated to have real estate costs of approximately $7.6 billion, an excessive amount that did not include relocation costs or construction costs. Mindful that real estate costs would be high for any alternative that involved urban Los Angeles lands, the study examined lands already included in the LACDA project boundary, open space lands adjacent to the existing LACDA boundary, and other parcels that would support restoration goals such as habitat connectivity. Despite efforts to minimize land acquisition, real estate costs for the alternatives in the final array range from approximately 83 percent of total project cost for the smaller alternatives to approximately 45 percent for the largest alternatives. In recognition of the unusual nature of the real estate costs of the proposed alternatives and in commitment for the project, the City of Los Angeles proposed to waive reimbursement of real estate costs that exceed its statutorily required 35 percent share of total ecosystem restoration costs. The Assistant Secretary of the Army (Civil Works) has granted the request to waive reimbursement. The Corps and City would cost share the recreation feature costs 50-50, and other costs would be governed by the partnership agreement.

**Hazardous and Toxic Waste Contamination**

The Corps' policy is for ecosystem restoration projects to avoid lands with hazardous, toxic, and radioactive waste (HTRW) whenever practicable to do so. In most scenarios, avoidance of HTRW is possible. However, given the highly constrained river corridor and the historical industrial uses within it, HTRW contaminated lands and groundwater cannot be fully avoided in plan formulation while still providing a project responsive to the project objectives. The proposed project area for the four action alternatives contains three major areas of known contamination, and one area with high potential for contamination of concern. The northern half of the river, including Reaches 1-6 in the Study Area, is underlain by a groundwater plume known as the San Fernando Valley Superfund Site, which is currently being remediated with oversight by EPA. Furthermore, the Taylor Yard has two sites (G1 and G2) with known contamination resulting from its historical use as a railyard. In addition to these three sites, the Piggyback Yard, another key site within the study area, is a railyard that can reasonably be anticipated to have some contaminated soils requiring remediation given the similarity of historical use at that site to Taylor Yard uses, although it has been paved for several decades. There are 19 other sites in various stages of remediation, adjacent to the alternative plan footprints, which were avoided by the alternatives, and these sites are considered to be low impact to a potential project. An exhaustive search for other appropriate real estate parcels was conducted, but no other parcels or groups of parcels of sufficient size to address study objectives and fully avoid HTRW impacted sites were identified. Although initial plans were developed that excluded the Taylor and Piggyback Yard parcels, they did not meet the restoration objectives for restored habitat and habitat connectivity and were eliminated through the planning process.

This produced a preliminary array of 19 alternatives. Typical designs, costs, and habitat benefits were developed for the elements of these alternatives. For this study, benefits (or outputs) were quantified using a habitat model called the Combined Habitat Assessment Protocols (CHAP) approach. CHAP looks at species and their function within the habitat. After mapping, doing a field inventory of the study area, and assessing a species list, the habitat team forecast the change in habitat for each measure at each site along the river. Habitat value was measured in habitat units (HU) based on an assessment of multiple species, habitat features, and functions by habitat type. Since the CHAP model utilized species, habitat, and functions in calculating HUs, there is more than 1 HU per acre.

Due to the high velocity flows that are carried in the channel during storm events, several of the preliminary alternatives relied, in whole or in part, on the diversion of flood flows through an underground tunnel or storage mechanism. The alternatives requiring the most extensive and expensive engineering interventions, such as the creation of underground detention/retention basins or very large bypass culverts or tunnels, were determined to be infeasible because of their cost and because they only exacerbated or moved the problems with the current channelized system and deferred important decisions about what needs to occur regarding peak flow reduction in the river's watershed.

The original 19 alternatives were each divided into eight reaches based on geomorphology, which includes their physical shape, and configuration. Each reach plan from each of the 19 preliminary alternatives was input into the CE/ICA software (IWR Plan). The preliminary alternatives were also entered as a whole. The IWR Plan then recombined the geomorphic reaches into plans for comparison and evaluation with the preliminary plans, providing plans that were more cost effective and not dependent on a tunnel or other diversion measure. The recombination of plans by reach produced an array of 152 cost effective plans and 21 best buy plans.

As described in the Corps' Planning Guidance Notebook, CE and ICA are two distinct analyses that must be conducted to evaluate the effects of alternative plans. First, it must be shown through cost effectiveness analysis that an alternative restoration plan's output cannot be produced more cost effectively by another alternative. "Cost effective" means that, for a given level of non-monetary output, no other plan costs less, and no other plan yields more output for less money. The subset of cost effective plans are examined sequentially (by increasing scale and increment of output) to ascertain which plans are most efficient in the production of environmental benefits. Those most efficient plans are called "Best Buys." They have the lowest incremental cost per unit of output.

The final array was selected from the best buy plans based on the incremental analysis and the study objectives. CE/ICA analysis outputs showed that cost effective, best buy alternatives should be grouped and considered for inclusion in the final array based on the incremental increases in costs and benefits. Four plans were identified that best combined the reach plans, to present a reasonable range of alternatives. The alternatives included in the final array involve a mix of working with and building upon the existing habitat in the river and providing new solutions that extend existing habitat with new upstream-to-downstream (such as at the key tributary confluences) and in-channel-to-outer-bank (such as with adjacent large areas) connections.

Four action alternatives compose the final array and have received detailed analysis in this IFR in addition to the No Action Alternative. The alternatives were named to assist the team, reviewers, and the public.

**Alternative 10** is called the ART (for ARBOR Riparian Transitions) as it provides some restoration in all reaches and provides transitions or connections between existing riparian corridors and concrete lined river reaches. Alternative 10 is the minimally-acceptable alternative that provides an increase in habitat of 93 percent with 5,321 habitat units (HU) and increases aquatic habitat connectivity through riparian corridors and daylighted streams by restoring 528 acres at cost of $375 million. In Reach 1, it includes riparian corridors on both sides of the channel with connections under Highway 134 to the Pollywog Park Area of Griffith Park which is restored to a riparian area and through the Headworks Study Site to the Santa Monica Mountains. In Reach 2, the riparian corridor is continued on both sides with connections to the Santa Monica Mountains. Reach 3 includes daylighted streams (with riparian and freshwater marsh restoration) on the east bank and a single daylighted stream on the west bank, and Reach 4 is restored with a riparian corridor on the east bank, a side channel at the edge of Griffith Park Golf Course with inlet and outlet to the Los Angeles River (LAR) under I-5, a side channel through Los Feliz Golf Course, and several daylighted streams. Reach 5 continues the riparian corridor on the east bank and includes a daylighted stream at the downstream end. In reach 6, the channel is widened by approximately 80 feet along Taylor Yard with a small terraced area in the Bowtie parcel. In addition, the channel banks are vegetated with

To further inform the decision on the NER and TSP, the final array was compared using the study objectives, Principles and Guidelines comparison criteria, and the four comparison accounts. While habitat models and CE/ICA (IWR Plan) are key tools in plan comparison and selection, other factors may also be considered. The plans' environmental impacts were evaluated, as required by the Corps planning process and NEPA. These considerations all provide information to the public in comparing alternatives and assist the Corps and City in identifying what is called the NER Plan, and choosing a plan to recommend for authorization.

**ES.8 Identification of the NER plan and Tentatively Selected Plan**

As part of the planning process, the Corps and City identify an "NER" Plan, the National Ecosystem Restoration Plan. The NER Plan is not always the plan recommended for authorization by Congress, as the City can decide to take on the additional costs of implementing what is called a Locally Preferred Plan (LPP). Either an NER plan or an LPP can be the recommended plan. The discussion below provides a comparison of the final array of alternatives costs and restoration benefits as compared by CE/ICA.

As described in Corps planning guidance, the NER Plan is the alternative and scale having the maximum monetary and non-monetary beneficial effects over monetary and nonmonetary costs. This plan occurs where the incremental beneficial effects just equal the incremental costs, or alternatively stated, where the extra environmental value is just worth the extra costs. The guidance also notes that in all but the most unusual cases, the NER Plan should be derived from the final set of "Best Buy" solutions. To put it simply, the Corps and City have to answer the question about whether the plan's benefits are worth the costs, but this is a difficult process because monetary calculations do not capture all ecosystem benefits. Environmental benefits analysis is still developing as an area of study. Table ES-1 below summarizes cost and output for the Final Array of alternatives based upon the costs used for the CE/ICA. Note that these costs were later refined based upon updated contingency estimates. These updated costs for each alternative are presented at the bottom of the table and also on Table ES-3.

**Table ES-1 Comparison of the Final Array of Alternatives**

| Reach | Alt 10 | Alt 13 | Alt 16 | Alt 20 |
|---|---|---|---|---|
| **1. Pollywog Park to Bette Davis Park** | | | | |
| *Cost ($)* | $7,000,000 | *same as 10* | *same as 10* | *same as 10* |
| *Output (HU)* | 866 | | | |
| *Acres* | 82 | | | |
| *Incremental First Cost/AAHU* | $8,100 | | | |
| *Incremental First Cost/Acre* | $85,600 | | | |
| **2. Bette Davis Park to Ferraro Fields (Alt 20 Adds Reach 2 Channel Widening)** | | | | |
| *Cost ($)* | $2,200,000 | *same as 10* | *same as 10* | Δ = $37,500,000 |
| *Output (HU)* | 392 | | | Δ = 55 |
| *Acres* | 39 | | | Δ = 20 |
| *Incremental First Cost/AAHU* | $5,500 | | | $681,600 |
| *Incremental First Cost/Acre* | $55,300 | | | $1,874,400 |
| **3. Ferraro Fields to Upstream Glendale Narrows (Alt 13 Adds Ferraro Fields; Alt 20 Adds Verdugo Wash)** | | | | |
| *Cost ($)* | $1,100,000 | Δ = $22,400,000 | *same as 13* | Δ = $179,000,000 |
| *Output (HU)* | 40 | Δ = 160 | | Δ = 130 |
| *Acres* | 33 | Δ = 17 | | Δ = 30 |
| *Incremental First Cost/AAHU* | $27,400 | $140,000 | | $1,375,700 |
| *Incremental First Cost/Acre* | $33,200 | $1,317,400 | | $5,961,300 |
| **4. Upstream Glendale Narrows to Los Feliz** | | | | |
| *Cost ($)* | $36,200,000 | *same as 10* | *same as 10* | *same as 10* |
| *Output (HU)* | 492 | | | |
| *Acres* | 59 | | | |
| *Incremental First Cost/AAHU* | $73,500 | | | |
| *Incremental First Cost/Acre* | $613,100 | | | |
| **5. Los Feliz to Bowtie Parcel (Alt 16 adds Reach 5 widening/terracing)** | | | | |
| *Cost ($)* | $200,000 | *same as 10* | Δ = $135,000,000 | *same as 16* |
| *Output (HU)* | 87 | | Δ = 265 | |
| *Acres* | 41 | | Δ = 27 | |
| *Incremental First Cost/AAHU* | $2,400 | | $511,100 | |
| *Incremental First Cost/Acre* | $5,200 | | $5,016,000 | |

the size of the restored habitat node at Piggyback Yard and remove the barrier between that restored habitat and the river, facilitating wildlife movement and dispersal.

With regard to regional habitat connectivity, all alternatives would improve habitat connectivity (both aquatic and terrestrial) to the Santa Monica Mountains at Griffith Park. In addition, the restoration at the Arroyo Seco confluence provided by Alternatives 13 and 16 creates a nodal connection to the San Gabriel Mountains. Alternative 20 would provide restoration of regional aquatic habitat connectivity through tributaries by restoring the Verdugo Wash confluence to provide a nodal connection to the Verdugo Hills. Alternative 20 would also connect to the Elysian Hills through the Cornfields site restoration.

***Attainment of Restored Hydrologic and Geomorphic Processes***

Alternative 10 has limited restoration of natural hydrologic and geomorphic processes, as it includes minimal channel widening only at Taylor Yard in Reach 6. Alternative 13 adds greater reconnection to the floodplain at Taylor Yard with more significant widening, and it restores the confluence at Arroyo Seco, naturalizing the bed and banks of the first half mile of the tributary. Alternative 16 adds two reaches with channel modifications, modifying the channel in Reach 5 by changing it from trapezoidal to vertical and removing the channel wall and bed in Reach 8 to reconnect the Piggyback Yard site to the river, facilitating natural river processes consistent with the natural channel areas present above this reach. Alternative 20 adds modification of the channel in reaches 3, 2 and 7.

**Final Array Comparison: Objectives**

Alternative 10 minimally meets objectives. Alternative 13 meets objectives for restoration of Valley Foothill riparian and freshwater marsh habitats to support aquatic and riparian species. Alternative 13 also provides improved habitat connectivity, both in local reduction of habitat fragmentation and restoration of habitat corridors and in regional connectivity, through restoration of direct connections to Griffith Park (which leads to the Santa Monica Mountains) and through future potential connections to the San Gabriel Mountains via restoration of the confluence of the Arroyo Seco to San Gabriel Mountains. Alternatives 16 and 20 also meet objectives with incremental increases in both habitat values and in nodal and regional habitat connectivity. Natural hydrologic connections between the river and floodplain are restored at Piggyback Yard by removal of the concrete bed and banks. In Alternative 20, regional connectivity is incrementally improved through restoration of the confluence of Verdugo Wash, which provides future potential connections to the Verdugo Mountains and through the Los Angeles River State Historic Park wetlands to the Elysian Hills. Figure ES-4 provides a visual comparison of how the alternatives meet Objective 1 with the comparison of AAHUs and restored acres.

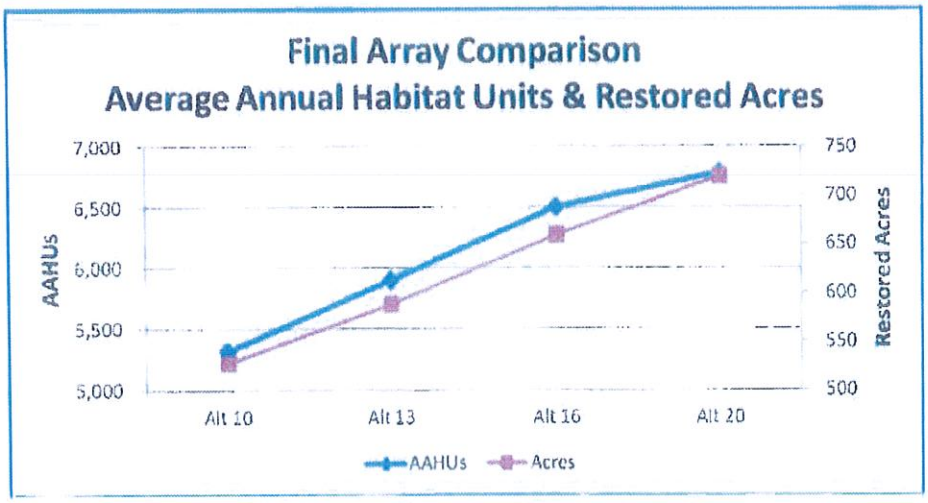


*Figure ES-4 Final Array Comparison-AAHUs and Restored Acres*

*Alt 20 RIVER*

- *Effectiveness.* Alt 20 RIVER is judged to be effective as it incrementally increases contribution toward achievement of the planning objectives, including key nodal habitat connections for wildlife and habitat. It incrementally increases the potential for near and long term RED and OSE benefits.
- *Completeness.* Alt 20 RIVER is considered complete. It would be resilient, and likely to achieve the estimated habitat benefits over the period of analysis.
- *Efficiency.* Alt 20 RIVER is efficient. All components of the plan were judged to be cost effective and best buys in the CE/ICA. It is the most expensive of the four final alternatives and is substantially less efficient than Alt 13 ACE due to a significantly higher incremental cost per gain in output (HUs).
- *Acceptability.* Alt 20 RIVER complies with applicable laws, regulations, and public policies and any adverse effects would be mitigated per discussion provided in Chapter 5.

**Final Array Comparison: National Ecosystem Restoration**

The NER account displays the monetary costs and the non-monetary benefits related to each alternative plan. The NER plan is identified by examining the average annual HUs for each alternative versus the average annual costs for the alternative. Determination of the NER plan is typically the primary decision-making factor for identification of the recommended plan. The incremental cost analysis indicates that alternatives in the final array are incrementally cost effective and efficient.

There are some distinct differences between these four alternatives. First, there is the consideration of cost versus benefits. Each alternative is progressively more beneficial as it becomes more costly. Table ES-3 below includes a summary of the NER benefits and costs. The table includes the ecosystem restoration alternatives and displays costs and benefits as total and annualized values.

**Table ES-3 Final Array Comparison National Ecosystem Restoration**

| Criteria | No Action | 10 (ART) | 13 (ACE) | 16 (AND) | 20 (RIVER) |
|---|---|---|---|---|---|
| Plan Description | No Action | ARBOR Riparian Transitions | ARBOR Corridor Extension | ARBOR Narrows to Downtown | ARBOR Riparian Integration via Varied Ecological Reintroduction |
| **ASSESSMENT** | | | | | |
| **National Ecosystem Restoration (NER)** | | | | | |
| 1) Total First Cost | *$0* | $375 Million | $453 Million | $804 Million | $1.08 Billion |
| 2) Total Investment Cost | $0 | $376 Million | $456 Million | $824 Million | $1.10 Billion |
| 3) Annualized Cost | *$0* | $17 Million | $20 Million | $37 Million | $49 Million |
| 4) Annualized O&M | *$0* | $579 Thousand | $872 Thousand | $2.3 Million | $2.5 Million |
| 5) Real Estate Percentage of Cost | *$0* | 83% | 69% | 47% | 46% |
| 6) Benefits<br>a. Net gain in AAHU | *0* | 5,321 | 5,902 | 6,509 | 6,782 |
| b. Incremental Cost/AAHU<br>c. % increase in AAHU versus no action | *0* | $3,259<br>93% | $6,651<br>104% | $29,253<br>114% | $46,827<br>119% |

**Table ES-5 Final Array Comparison: Summary of Environmental Impacts**

| Unavoidable Adverse Impacts | | | | |
|---|---|---|---|---|
| **Resource** | **Alternative 10 (ART)** | **Alternative 13 (ACE)** | **Alternative 16 (AND)** | **Alternative 20 (RIVER)** |
| **AIR QUALITY** | The construction phase of the proposed project is expected to exceed the following thresholds: (1) the CEQA regional significance thresholds for ROG and NOx; (2) the CEQA localized significance thresholds for NOx, PM10, and PM2.5; and (3) the NEPA significance thresholds for NOx and CO. | Air quality impacts the same as Alt 10, as well as additional exceedances of the CEQA regional significance thresholds for CO and the CEQA localized significance thresholds for CO. | Air quality impacts are the same as Alt 13, as well as additional exceedances of the CEQA regional significance thresholds for PM2.5 and the NEPA significance thresholds for ROG. | Same as Alt 16. |
| **LAND USE** | Restoration of Piggyback Yard would conflict with the Industrial land use designation, and potential adverse indirect impacts could also occur should new industrial uses not desire to relocate. This results in a significant adverse impact. | Same as Alt 10. | Same as Alt 10. | Same as Alt 10, additional displacement of businesses within Reach 3 at Verdugo Wash. |
| **TRAFFIC AND CIRCULATION** | Restoration of Piggyback Yard would result in temporary removal of rail lines. Permanent removal of spur lines in Piggyback Yard would remove rail capacity. | Same as Alt 10. | Same as Alt 10. | Same as Alt 10. |
| **SOCIO-ECONOMICS AND ENVIRONMENTAL JUSTICE** | Jobs at Piggyback Yard that may be transferred elsewhere may disproportionately affect the low-income and minority populations. | Same as Alt 10. | Same as Alt 10. | Same as Alt 10. |

city of burbank
community development department

# memorandum

**DATE:** October 29, 2013

**TO:** City Council Members
Mark Scott, City Manager
Joy Forbes, Community Development Director
Amy Albano, City Attorney
Zizette Mullins, City Clerk

**FROM:** Carol D. Barrett, Assistant Community Development Director, Transportation & Planning

**SUBJECT:** Planning Board Actions of October 28, 2013

At the regular meeting of October 28, 2013, the Planning Board took action on the following item:

**1. General Plan Amendment | 2014-2021 Housing Element and Addendum to the Burbank2035 Environmental Impact Report:**

The Board voted 5-0 to adopt the proposed resolution recommending that the City Council approve the Addendum to the Final Environmental Impact Report for Burbank 2035 and approve the 2014-2021 Housing Element.

**The Board's decision on item 1 is a recommendation to the City Council. The Council will consider this item at a public hearing on December 10, 2013.**

**2. An Update on the Airport Area Ground Transportation and Land Use Study with Emphasis on the Proposed Replacement Terminal and the 58 acre Opportunity Site:**

There was no written staff report for this item. A presentation was made at the Planning Board meeting.