

AMENDMENT #1 TO THE
MEMORANDUM OF AGREEMENT AMONG
THE VETERANS AFFAIRS LONG BEACH HEALTHCARE SYSTEM,
THE CALIFORNIA HISTORIC PRESERVATION OFFICER,
AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING ELEVEN FACILITY IMPROVEMENT PROJECTS CITY OF LONG BEACH, LOS ANGELES
COUNTY, CALIFORNIA

WHEREAS, the Memorandum of Agreement (MOA) was executed on August 5, 2015; and

WHEREAS, the MOA will expire on August 5, 2025; and

WHEREAS, the Veterans Affairs Long Beach Healthcare System (VALBHS) has completed Projects A, B, C, D, and E in accordance with the terms of the MOA; and

WHEREAS, VALBHS has updated the project descriptions of Projects I, J, and K as described in Attachment A of the 2015 MOA to construct the Energy Center originally included as part of Project I as part of Project K and construct a new spinal cord facility and renovate Building 150 as part of Project J; and

WHEREAS, in accordance with Stipulation III.A (Amendments) of the MOA, VALBHS has identified a need to extend the duration of the MOA to allow additional time to complete Projects F, G, H, I, J, and K to the terms of the MOA; and

WHEREAS, VALBHS, in consultation with the California State Historic Preservation Officer (CA SHPO), has determined that the Area of Potential Effects (APE), the historic properties, and the anticipated adverse effects to those historic properties identified in 2015 have not changed and do not require modification due to the updated descriptions of Projects I, J, and K; and

WHEREAS, the Signatories have determined that it is appropriate to extend the duration of the MOA so that the terms of the MOA may be completed; and

WHEREAS, the MOA's terms and conditions not modified by this first amendment (Amendment 1) are still in force; and

WHEREAS, VALBHS shall send a copy of this executed amendment to the Advisory Council on Historic Preservation (ACHP); and

NOW, THEREFORE, in accordance with Stipulation III of the MOA, the VALBHS, CA SHPO, and the ACHP agree to amend the MOA as follows:

Amend Stipulation IV so it reads as follows:

This MOA will remain in effect for seven (7) years from execution of this amendment, unless it is closed out, amended, or terminated prior to that date. Prior to such time if the terms are not satisfactorily carried out, VALBHS may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VI.

Amend Attachment A so it reads as follows:

Project I. New Mental Health Facility. Install two new Mental Health Buildings, a new net 300 space Parking Structure; demolish buildings T162 and 4; re-route Marine Way. Maximum depth of excavation approximately 20 feet for utilities. The parking structure would be located at the existing Lot D just south of Project E.

--

Project J. New Community Living Center & Spinal Cord Injury (SCI) / Physical Medicine & Rehabilitation (PMR) Facility. Construct new Community Living Center; demolish Buildings 3, 11, 40, 47, 89, 90, 92, 123, 128, and 133; re-route East Road; construct new SCI/PMR facility; renovate interior of Building 150. Maximum depth of excavation approximately 20 feet for utilities. (Updated map included as attachment to this amendment)

--

Project K. Install Combined Heat and Power (CHP) Fuel Cell Cogeneration Plant. This project installs a new generator. This generator will be housed in Building 5B, which was constructed in 2012. The project constructs a new building or yard and associated utilities to support approximately 1-MW of power production. The proposed Cogeneration Plant would be located adjacent and east of Building 5B. The project also includes placing underground utilities as needed between the new Cogeneration Plant and the existing Chiller Plant and the Electrical Substation. Excavation depths up to 8 feet would be needed for foundations and underground utilities.

Attachments to this Amendment:

- Attachment A – Updated project maps
- Attachment B – Documentation to amend 2015 MOA

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AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING ELEVEN FACILITY IMPROVEMENT PROJECTS CITY OF LONG BEACH, LOS ANGELES
COUNTY, CALIFORNIA**

SIGNATORY:

VA Long Beach Healthcare System

DocuSigned by:

28567CDFF73443D...

Date: 4/19/2024 | 5:01 PM PDT

For Walt C. Dannenberg
Director

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THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
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COUNTY, CALIFORNIA**

SIGNATORY:

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER



Julianne Polanco
State Historic Preservation Officer

Date: April 24, 2024

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AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING ELEVEN FACILITY IMPROVEMENT PROJECTS CITY OF LONG BEACH, LOS ANGELES
COUNTY, CALIFORNIA**

SIGNATORY:

Advisory Council on Historic Preservation

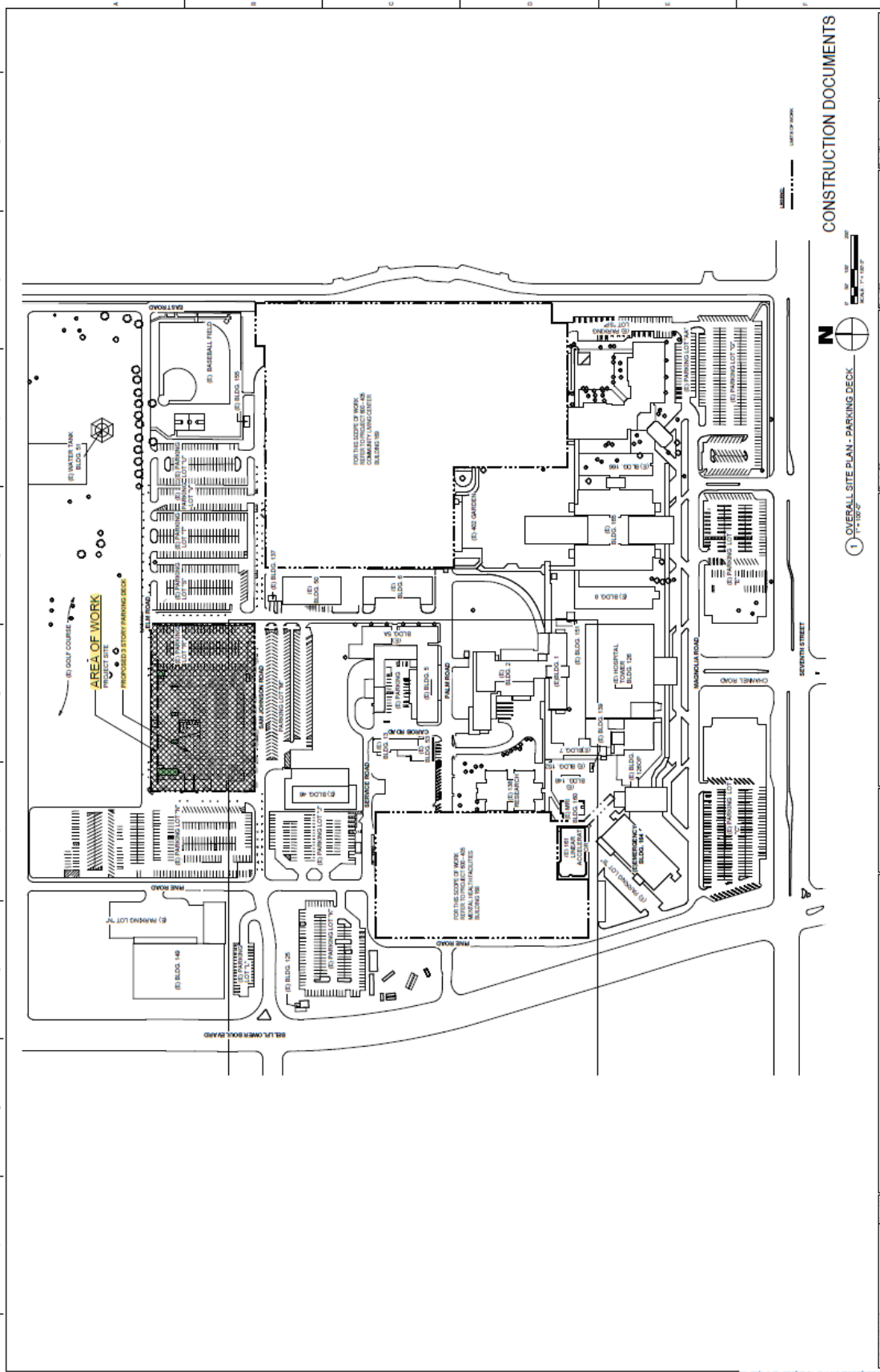


Reid Nelson
Executive Director

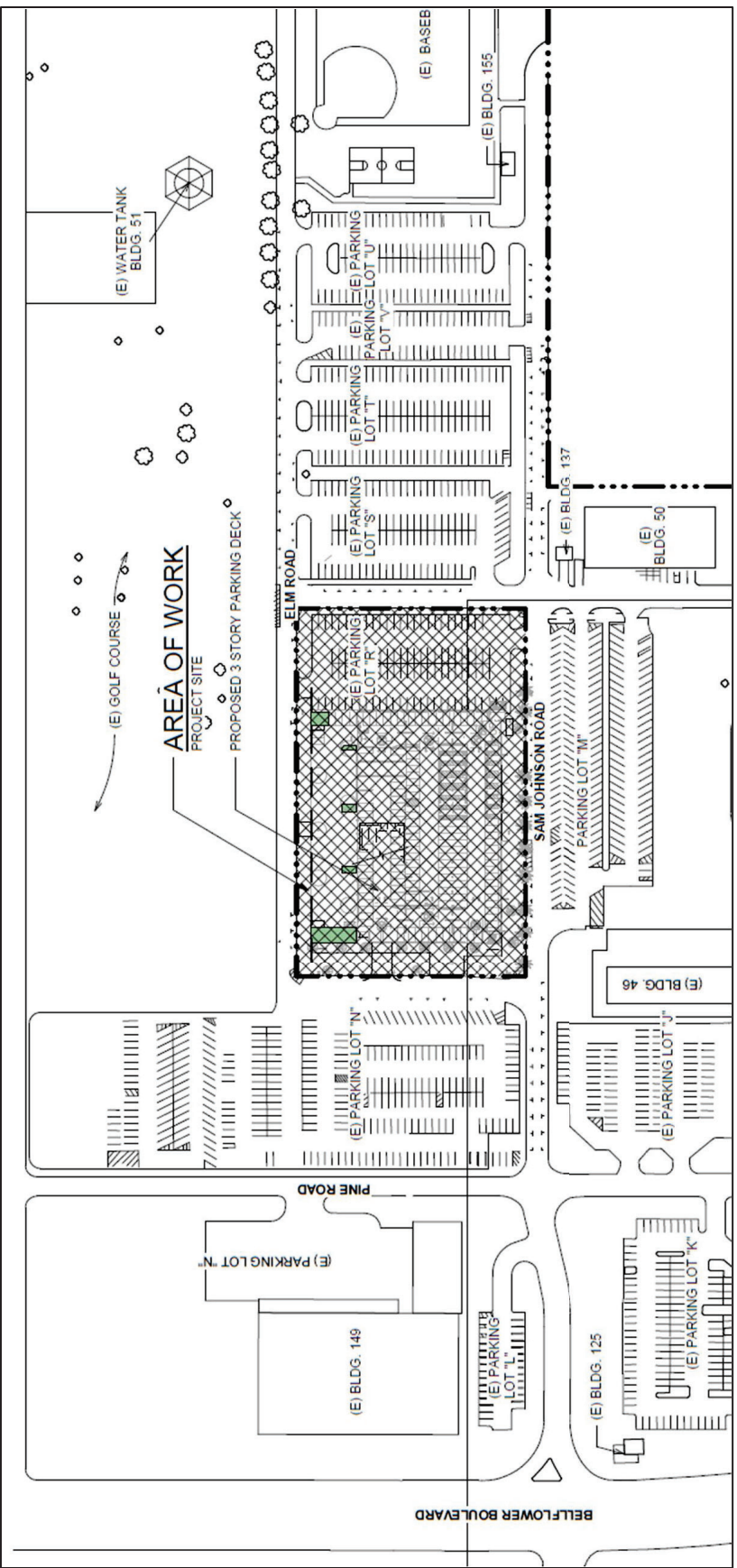
Date: 5/30/2024

ATTACHMENT A – UPDATED PROJECT MAPS

Attachment A: Updated Projects I, J, and K Location Maps

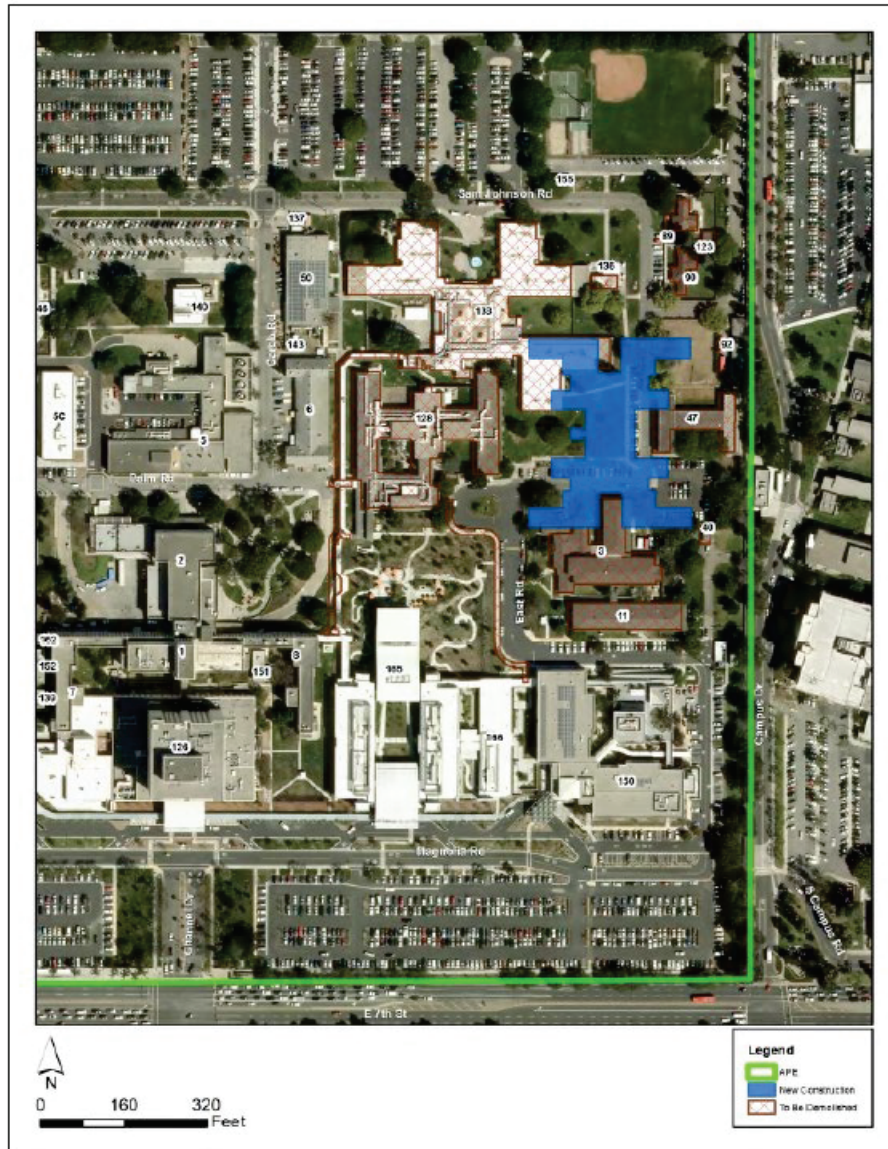


Project I: Location of New Parking Structure



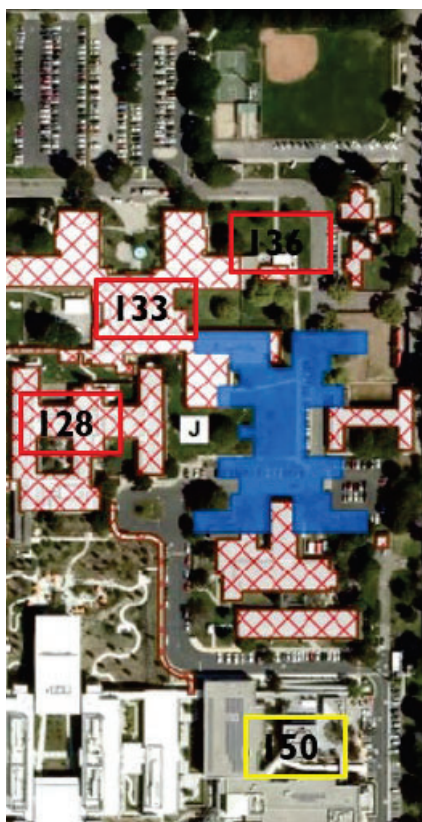
Project I: Detail Location of New Parking Structure

Project J Updates



Map 11 (Project J)

Detail of Project J New Community Living Center & Spinal Cord Injury (SCI) / Physical Medicine & Rehabilitation (PMR) Facility (blue polygon)



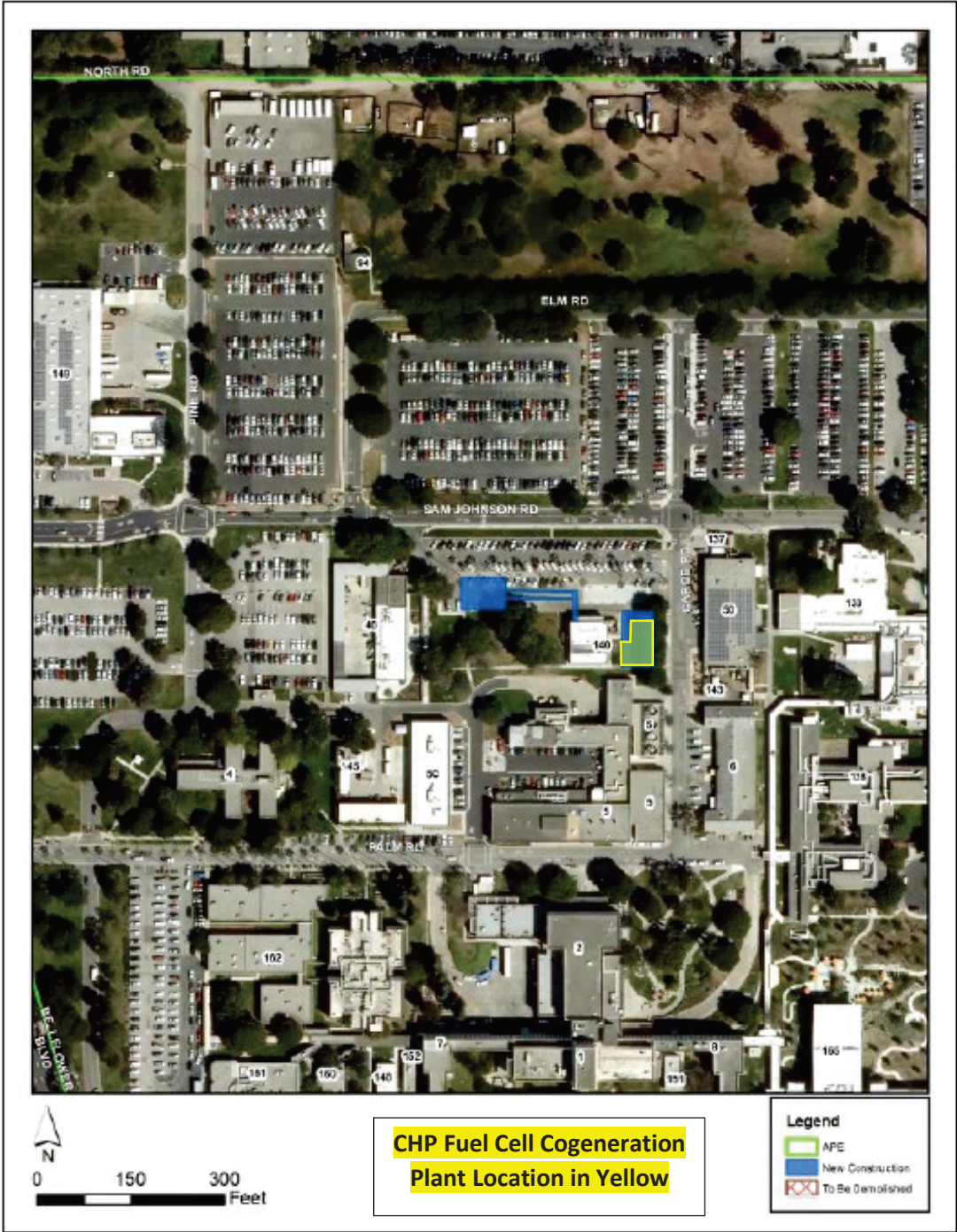
Detail of Revised Project J –

At Left: CLC Shown in Blue; Demolition in Red Cross-Hatching and Red Boxes, Building 150 Renovation in Yellow Box

At Right: Proposed SCI-PMR Facility Construction Footprint and Building 150 Renovation

Project K Updates

VALBHS MOA Attachment A
Updated April 2023



A.7 Recommended Site Area



Detail of Project K Location and CHP Fuel Cell Cogeneration Plant (yellow) – *note fuel tank and piping shown in blue are no longer going to be constructed – Updated July 2023.*



ATTACHMENT B – DOCUMENTATION TO AMEND 2015 MOA



U.S. Department of Veterans Affairs
VA Long Beach Healthcare System

5901 East 7th Street
Long Beach, CA 90822
www.longbeach.va.gov

MEMORANDUM

FOR OFFICIAL USE ONLY

Sent via email to: calshpo.ohp@parks.ca.gov

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Date: February 21, 2024

From: Walt. C. Dannenberg, VA Long Beach Health Care System Director (600/00)

Subj: Amendment #1 to the 2015 *Memorandum of Agreement Among the Veterans Affairs Long Beach Healthcare System, the California Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Eleven Facility Improvement Projects at Long Beach Medical Center, Long Beach, California*

To: Julianne Polanco, State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Thru: Ryan Pingree, AICP, CEP, PMP, Scout Environmental, Inc.

Dear Ms. Polanco:

In accordance with Stipulations IV and VIII of the *Memorandum of Agreement Among the Veterans Affairs Long Beach Healthcare System, the California Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Eleven Facility Improvement Projects at Long Beach Medical Center, Long Beach, California* (MOA), the U.S. Department of Veterans Affairs (VA) Long Beach Healthcare System (VALBHS) informally consulted with your office and the Advisory Council on Historic Preservation (ACHP) concerning extension of the agreement to allow time to conclude construction and to modify the descriptions of select projects to accommodate new requirements. Your office reviewed and signed an amendment dated September 28, 2023, however, the ACHP later elected to participate in the amendment and subsequently made edits to the text.

Based on the input and recommendations of your office and the ACHP, VALBHS has revised the proposed amendment to (1) extend the duration of the MOA to accommodate planned construction delayed in part due to the COVID-19 pandemic, and (2) update the descriptions of Projects I, J, and K. A copy of the proposed amendment is attached to this transmission for your review.

Undertaking

As detailed in the 2015 MOA (Enclosure 1), the Undertaking was to implement eleven facility improvement projects at the Long Beach Medical Center, now known as the Tibor Rubin VA Medical Center.

- Project A: New group house – Fisher House
 - The Fisher House was constructed and is in operation.
- Project B: Replacement of Water Distribution System
 - The water main has been installed and is in operation.
- Project C: New security barrier
 - The fence was constructed and is in operation.
- Project D: Demolition of Golf Shack
 - Demolition has been completed.
- Project E: New Parking Lot on Old Golf Course
 - The lot was constructed and is in use.
- Project F: B125 Replace Emergency Generator
 - Project is in early stages of design. Anticipated completion: 2026
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- Project I: New Mental Health Facility
 - Mental health facility in operation. Modification needed. Anticipated completion: 2027
- Project J: New Community Living Center
 - The Community Living Center is under construction. Modification needed. Anticipated completion: 2028
- Project K: Install Emergency Management Generator, Phase 2
 - The generator in Building 5B was installed. Modification needed. Anticipated completion: 2027

Of these, Projects A, B, C, D, and E are complete and operational. VALBHS requires an extension of seven (7) years to complete Projects F, G, H, I, J, and K.

Projects I, J, and K require modification to meet the goals of the Undertaking:

Project I. New Mental Health Facility

VALBHS has decided to remove the Energy Center from the project description and change the location of the parking structure.

2015 MOA Description:

Project I. New Mental Health Facility.

Install two new Mental Health Buildings, a new 300 space Parking Structure and new Energy Center; demolish buildings T162 and 4; re-route Pine Road (Map 10 – Project I Map).

Maximum depth of excavation approximately 20 feet for utilities.

Updated Undertaking Description:

Project I. New Mental Health Facility.

Install two new Mental Health Buildings, a new net 300 space Parking Structure; demolish buildings T162 and 4; re-route Marine Way (Project I Map). Maximum depth of excavation approximately 20 feet for utilities. The parking structure would be located at the existing Lot D just south of Project E.

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VALBHS proposes construction and operation of an approximately 460,000-square foot, likely four-story spinal cord injury (SCI) / Physical Medicine and Rehabilitation (PMR), and prosthetics services facility. Design plans include construction and operation of surface parking adjacent to the new facility. Under the proposed plans, VA would demolish Buildings 128, 133, and 136 to make space for the SCI-PMR building and associated parking. Building 150, the current SCI building, would be renovated to house Women's Health outpatient clinics, support services, and administrative uses. These functions would be relocated from Buildings 126 and 126OP.

On August 9, 2023, VALBHS initiated scoping under the National Environmental Policy Act (NEPA) concerning the proposed SCI/PRM facility and renovation of the interior of Building 150. The scoping notice for the preparation of an environmental assessment (EA) contained a full description of the project and associated construction with maps of the campus and proposed footprints. VALBHS sent the EA scoping notice to all required organizations and agencies including all parties to the 2014-2015 consultation effort to develop the MOA including the ACHP, Soboba Band of Luiseño Indians; Torres Martinez Desert Cahuilla Indians; Gabrieleno Band of Mission Indians - Kizh Nation; Gabrielino/Tongva Tribe; Gabrielino Tongva Indians of California Tribal Council; Gabrielino/Tongva Nation; Gabrielino (Tongva) San Gabriel Band of Mission Indians; Juaneño Band of Mission Indians Acjachemen Nation; Santa Rosa Band of Cahuilla Indians; Tongva Ancestral Territorial Tribal Nation; Ti'at Society; California Office of Historic Preservation; and the ACHP. None of the tribes chose to respond nor submit comments.

2015 MOA Description:

Project J. New Community Living Center.

Construct new Community Living Center; demolish Buildings 3, 11, 40, 47, 89, 90, 92, 123, 128, and 133; re-route East Road. Maximum depth of excavation approximately 20 feet for utilities.

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Project K. Install Emergency Management Generator, Phase 2

VALBHS now proposes to construct the Energy Center originally included as part of Project I as part of Project K. The 60,000 gallon underground fuel tank associated fuel piping will no longer be constructed.

2015 MOA Description:

Project K. Install Emergency Management Generator, Phase 2.

This project installs a new generator with a new 60,000 gallon underground fuel tank and associated fuel piping (Map 12 – Project K Map). Maximum depth of excavation for tank is 14 feet and piping is 6 feet. This generator will be housed in Building 5B constructed in 2012.

Updated Undertaking Description:

Project K. Install Emergency Management Generator, Phase 2 and Combined Heat and Power (CHP) Fuel Cell Cogeneration Plant.

This project installs a new generator and an energy center. The generator will be housed in Building 5B, which was constructed in 2012. This project also constructs a new energy center and associated utilities to support approximately 1-MW of power production. The energy center will be a Cogeneration Plant located adjacent and east of Building 5B. This project also includes placing underground utilities as needed between the new Cogeneration Plant and the existing Chiller Plant and the Electrical Substation. Excavation depths up to 8 feet would be needed for foundations and underground utilities. (Project K Map)

Area of Potential Effects

The Area of Potential Effects (APE) for the Undertaking remains the same as presented in the 2015 MOA, which is the entire Long Beach Medical Center campus.

Identification of Historic Properties

There are no updates nor revisions to the list of historic properties identified for this Undertaking. As described in the 2015 MOA, none of the Long Beach Medical Center campus are eligible for listing in the National Register of Historic Places either individually or as a district; your office concurred with this determination on November 17, 2014.

The APE contains a portion of archaeological site CA-LAN-234, the Puvungna Indian Villages District (National Register of Historic Places #7400052). Puvungna was an important community and settlement and is associated with deities and events sacred to the Gabrielino people. In accordance with Stipulation I of the 2015 MOA, VALBHS developed and implement a Historic Property Treatment Plan (HPTP) for the identification of eligible and significant subsurface deposits. Following extensive testing and monitoring in 2015 and 2016, VALBHS revised the HPTP in September 2017 and concluded that CA-LAN-234 is limited to the northwest corner of the Long Beach Medical Center campus. None of the projects requiring additional time are located within these boundaries.

Determination

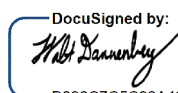
There are no changes to the determination of effect for the Undertaking. There are no new effects to historic properties within the APE as a result of the proposed scope modifications to Projects I, J, and K.

Review

VALBHS requests SHPO review and comment on the enclosed Amendment 1 to the 2015 MOA (Enclosure 3). Please reply to the letterhead address or contact our contractor team project manager (our agency representative), Mr. Ryan Pingree of Scout Environmental, Inc. at ryan.pingree@scoutenv.com or (760) 239-9611. We would appreciate a response within 30 days of receipt of this letter. A copy has been sent to the ACHP for concurrent review. VALBHS will collate comments and produce a final for signature.

Thank you for your assistance with this undertaking.

Sincerely,

DocuSigned by:

B692C7C5C33A425... 2/29/2024 | 10:35 AM EST
Walt C. Dannenberg, FACHE
Medical Center Director

CC: Héctor M. Abreu-Cintrón, VA Federal Preservation Officer
Ed Carroll, State Historian II, CA SHPO

Enclosures:

1. 2015 MOA
2. Updated Project Maps
3. Proposed Amendment to the 2015 MOA

Ryan Pingree

From: Carroll, Ed@Parks <Ed.Carroll@parks.ca.gov>
Sent: Tuesday, April 16, 2024 9:16 AM
To: Ryan Pingree
Subject: LB MOA Amendment
Attachments: VA_2014_0829_001 Long Beach VA MOA Amendment , Long Beach 2024-04-16.docx

Hi Ryan, this is good to go. I made the ACHP's suggested edit and that is it. Please send a signed copy for us to sign.

Regards

Ed

Ed Carroll
Historian II
Architectural Review and Environmental Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, California 95816
916-503-8466



U.S. Department of Veterans Affairs
VA Long Beach Healthcare System

5901 East 7th Street
Long Beach, CA 90822
www.longbeach.va.gov

MEMORANDUM

FOR OFFICIAL USE ONLY

Sent via email to: e106@achp.gov

Reid Nelson
Executive Director
Advisory Council on Historic Preservation
401 F Street NW
Suite 308
Washington, DC 20001

Date: February 21, 2024

From: Walt. C. Dannenberg, VA Long Beach Health Care System Director (600/00)

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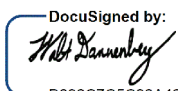
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Thank you for your assistance with this undertaking.

Sincerely,

DocuSigned by:

B692C7C5C33A425... 2/29/2024 | 12:45 PM EST
Walt C. Dannenberg, FACHE
Medical Center Director

CC: Héctor M. Abreu-Cintrón, VA Federal Preservation Officer
Vanessa Hanvey, Program Analyst – Liaison
Ed Carroll, State Historian II, CA SHPO

Enclosures:

1. 2015 MOA
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3. Proposed Amendment to the 2015 MOA

Ryan Pingree

From: Vanessa Hanvey <vhanvey@achp.gov>
Sent: Wednesday, March 20, 2024 12:23 PM
To: Ryan Pingree; e106
Cc: Héctor M. Abreu-Cintrón, AIC PA; Boccia, Liam C; Kelly Sellers Wittie (kelly@row10hps.com)
Subject: Re: [External] Section 106 Consultation Initiation for Veterans Affairs Long Beach, CA MOA Amendment

Hello Ryan,

The draft amendment looks good to me. I would suggest revising the *Now, Therefore* clause to read:

NOW, THEREFORE, in accordance with Stipulation III of the MOA, VALBHS, CA SHPO, and the ACHP agree to amend the MOA as follows:

Have a good day,
Vanessa

Program Analyst and VA Liaison
Advisory Council on Historic Preservation
vhanvey@achp.gov
(202) 517-0224
Pronouns: she/her(s)

From: Ryan Pingree <Ryan.Pingree@scoutenv.com>
Sent: Thursday, March 7, 2024 5:49 PM
To: e106 <e106@achp.gov>
Cc: Vanessa Hanvey <vhanvey@achp.gov>; Héctor M. Abreu-Cintrón, AIC PA <hector.abreu@va.gov>; Boccia, Liam C <Liam.Boccia@va.gov>; Kelly Sellers Wittie (kelly@row10hps.com) <kelly@row10hps.com>
Subject: [External] Section 106 Consultation Initiation for Veterans Affairs Long Beach, CA MOA Amendment

Dear ACHP,

On behalf of our client, U.S. Department of Veterans Affairs, please find the attached cover letter, e106 form, and supporting materials.

VA is simultaneously initiating consultation with the CA SHPO.

Thank you.

V/R,
Ryan



Ryan Pingree, AICP, CEP, PMP

Program/Project Manager

Phone 760-239-9611 **Mobile** 760-809-2970

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