

MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS
REDEVELOPMENT PROJECT

INITIAL STUDY

PREPARED FOR:

COUNTY OF LOS ANGELES
CHIEF EXECUTIVE OFFICE
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500 WEST TEMPLE STREET, ROOM 754
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MARCH 8, 2010

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SECTION 1.0

PROJECT DESCRIPTION

1.1 PROJECT TITLE

Martin Luther King, Jr. Medical Center Campus Redevelopment Project

1.2 LEAD AGENCY

County of Los Angeles

1.3 PRIMARY CONTACT PERSON

Ms. Sabra White
County of Los Angeles
Chief Executive Office
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 754
Los Angeles, California 90012
Telephone: (213) 974-2620

1.4 PROJECT LOCATION

The proposed Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) site is located on the existing 38-acre Martin Luther King, Jr. Medical Center Campus, at 12021 Wilmington Avenue in the unincorporated area of Willowbrook, County of Los Angeles (County), California (Figure 1.4-1, *Project Location Map*).

The proposed project site is located approximately 3 miles north of State Route 91 (SR-91; Artesia Freeway), approximately 3 miles northeast of Interstate 710 (I-710; Long Beach Freeway), approximately 2 miles east of I-110 (Harbor Freeway), less than 1 mile south of SR-90 (East Imperial Highway), and less than 1 mile south of I-105 (Glen Anderson Freeway) (Figure 1.4-2, *Regional Vicinity Map*). The proposed project site can be accessed from East 120th Street or from Wilmington Avenue.

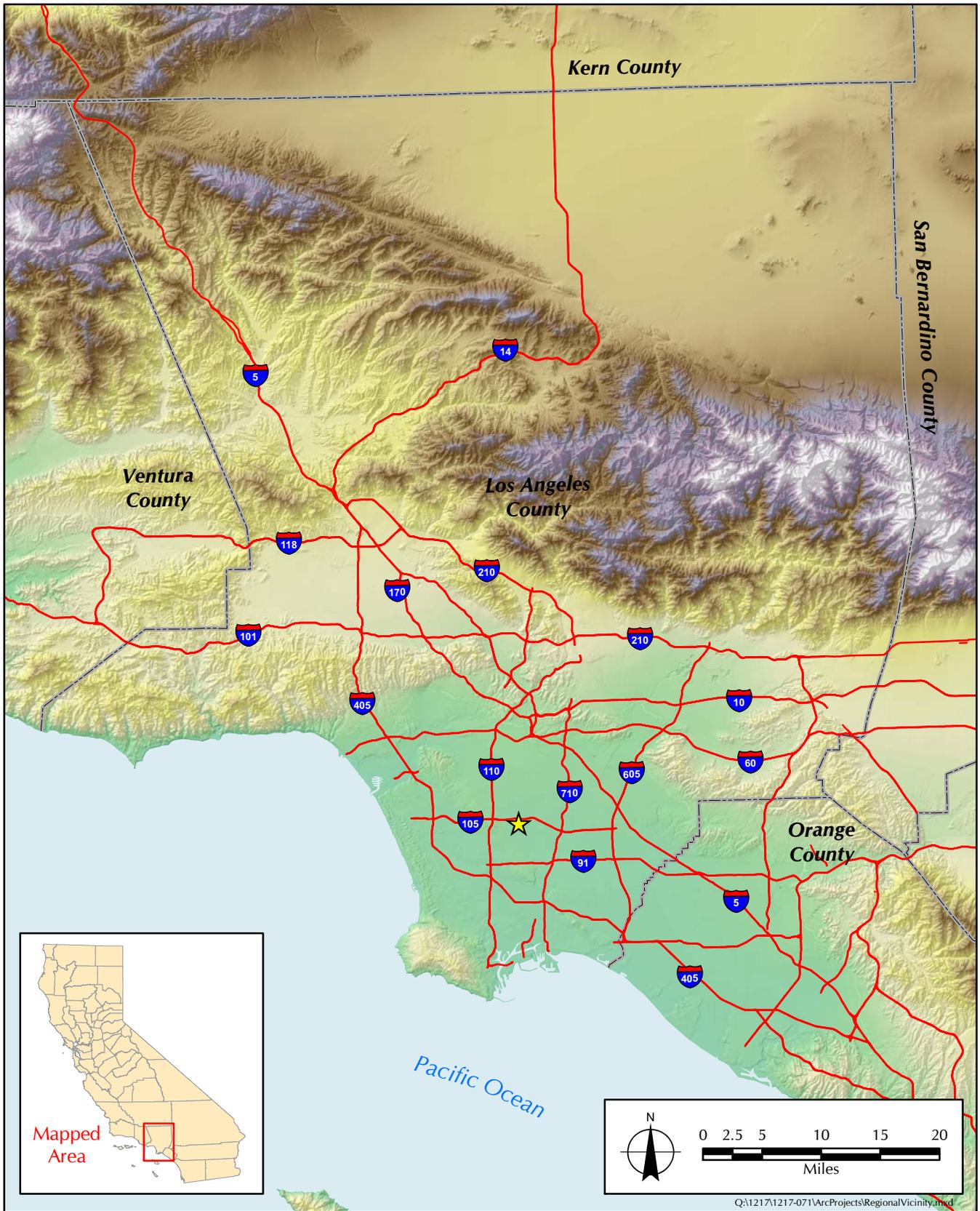
The proposed project site is bounded on the north by East 120th Street, on the east by Wilmington Avenue, on the south by a narrow alley which separates the proposed project site from the residential neighborhood which is largely located north of East 122nd Street, and on the west by Compton Avenue of Los Angeles (Figure 1.4-1). The proposed project site is less than 1 mile north of the City of Compton and less than 1 mile west of the City of Lynwood (Figure 1.4-3, *Local Vicinity Map*). The proposed project site is also less than 1 mile south of the City of Los Angeles.

The proposed project site appears on the U.S. Geological Survey (USGS) 7.5-minute series South Gate topographic quadrangle (Figure 1.4-4, *Topographic Map*).¹ Elevations at the proposed project site range from 86 feet above mean sea level (MSL) to 88 feet above MSL. The topography of the site can be generally characterized as flat.

¹ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.



FIGURE 1.4-1
 Project Location Map



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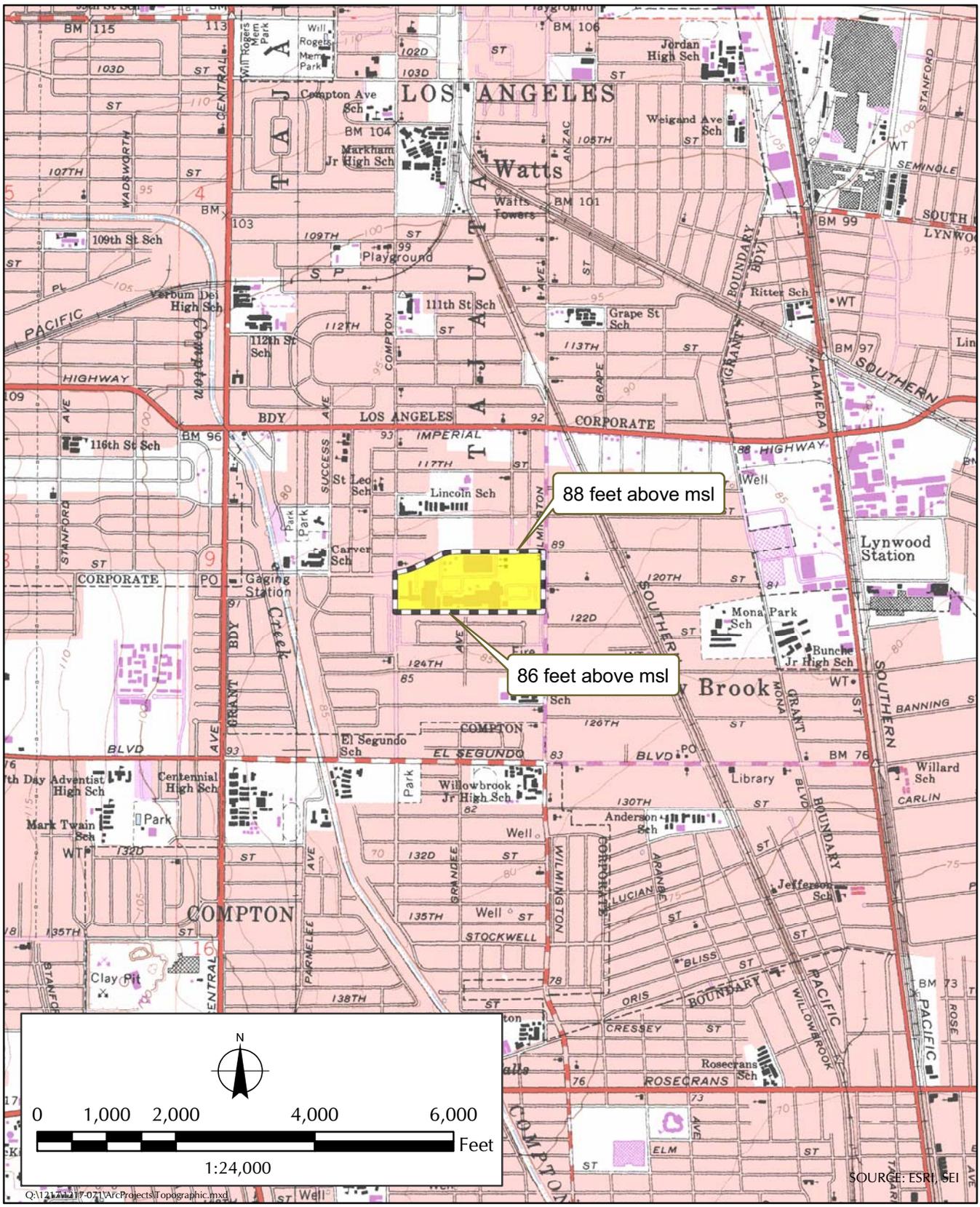


★ Proposed Project Location

FIGURE 1.4-2
Regional Vicinity Map



FIGURE 1.4-3
Local Vicinity Map



Proposed Project Boundary

FIGURE 1.4-4
Topographic Map

1.5 PROJECT SPONSORS

Martin Luther King, Jr. Medical Center
12021 Wilmington Avenue
Los Angeles, California 90059
Telephone: (310) 668-4254

County of Los Angeles
Chief Executive Office
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 754
Los Angeles, California 90012

1.6 GENERAL PLAN LAND USE DESIGNATION

The proposed project site consists of County Office of the Assessor parcel numbers (APNs) 6140-028-902, 6140-028-900, 6140-028-907, and 6140-028-903. The County General Plan land use designation for these APNs is Public and Semipublic Facilities (P). According to the County General Plan, the Public and Semipublic land use designation provides for activities by public and quasipublic entities and allows for the establishment of facilities, infrastructure, and their related operations in these areas that are public or semipublic in nature, including hospitals (Figure 1.6-1, *General Plan Land Use*).² The current use of the proposed project site as a medical facility is in conformance with this land use designation.

The land use designations surrounding the proposed project site include the Public and Semipublic Facilities and Major Commercial (C) to the north, Medium-density Residential [12 to 22 dwelling units (du)/acre] to the east, Low-density Residential (1 to 6 du/acre) to the south, and Low-density Residential (1 to 6 du/acre) and Low/Medium-density Residential to the west. Other land uses within the vicinity of the proposed project site include High-density Residential, Major Commercial, Major Industrial, Open Space, and Transportation Corridor (Figure 1.6-1).

1.7 ZONING

The County zoning designation for all project parcels (APNs 6140-028-902, 6140-028-900, 6140-028-907, and 6140-028-903) is Neighborhood Commercial (C-2; Neighborhood Business Zone) (Figure 1.7-1, *Zoning Designations*). This zoning designation is established to identify community-related commercial uses and permits the following uses: drugstores, medical clinics (including laboratories), professional or business office space, parking lots and buildings, and hospital equipment and supply rentals.³

The County has established development standards for the Neighborhood Business Zone:

No more than 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers

² County of Los Angeles Department of Regional Planning. 2007. *Los Angeles County Draft Preliminary General Plan*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

³ County of Los Angeles Department of Regional Planning. 2007. *Los Angeles County Draft Preliminary General Plan*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

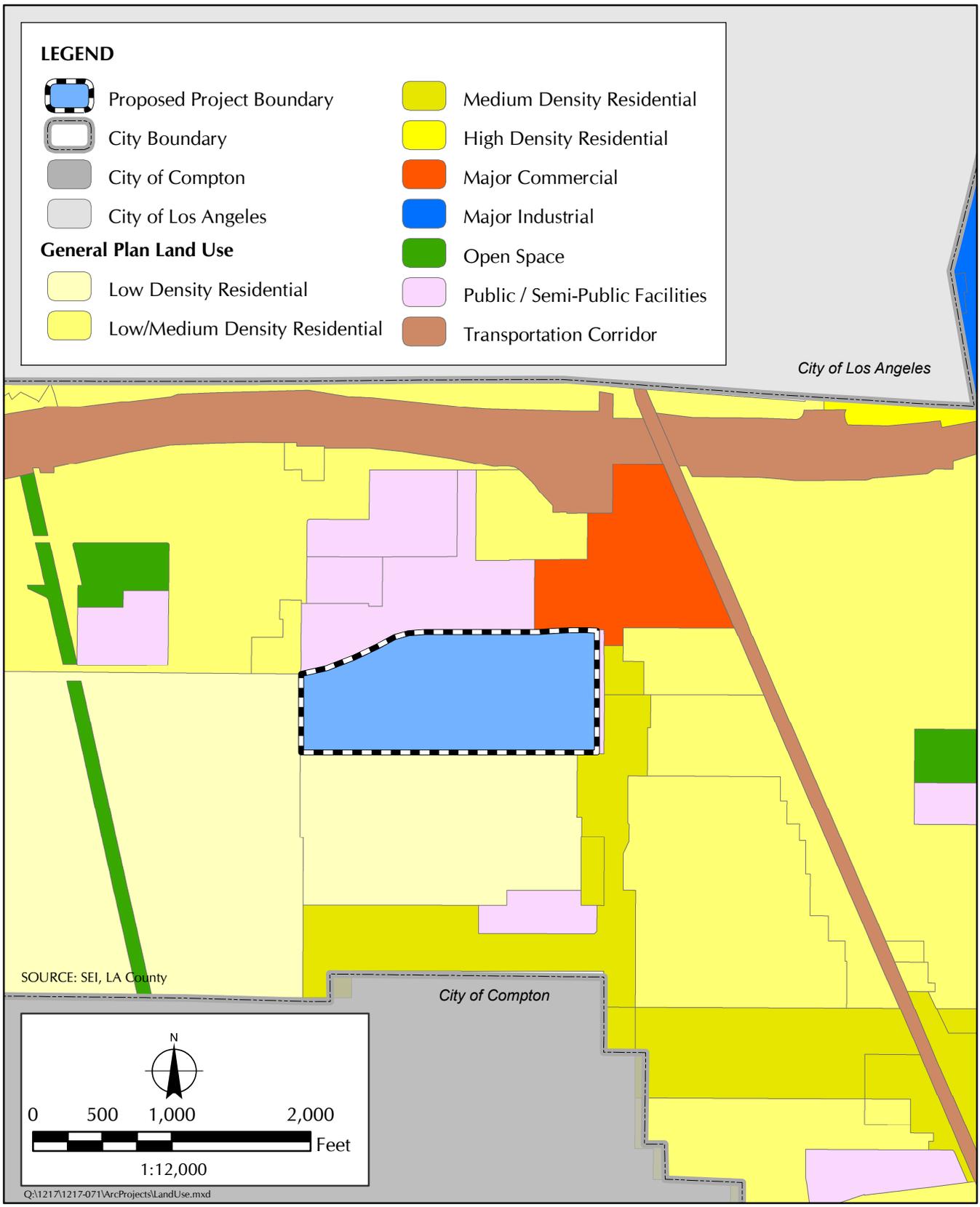
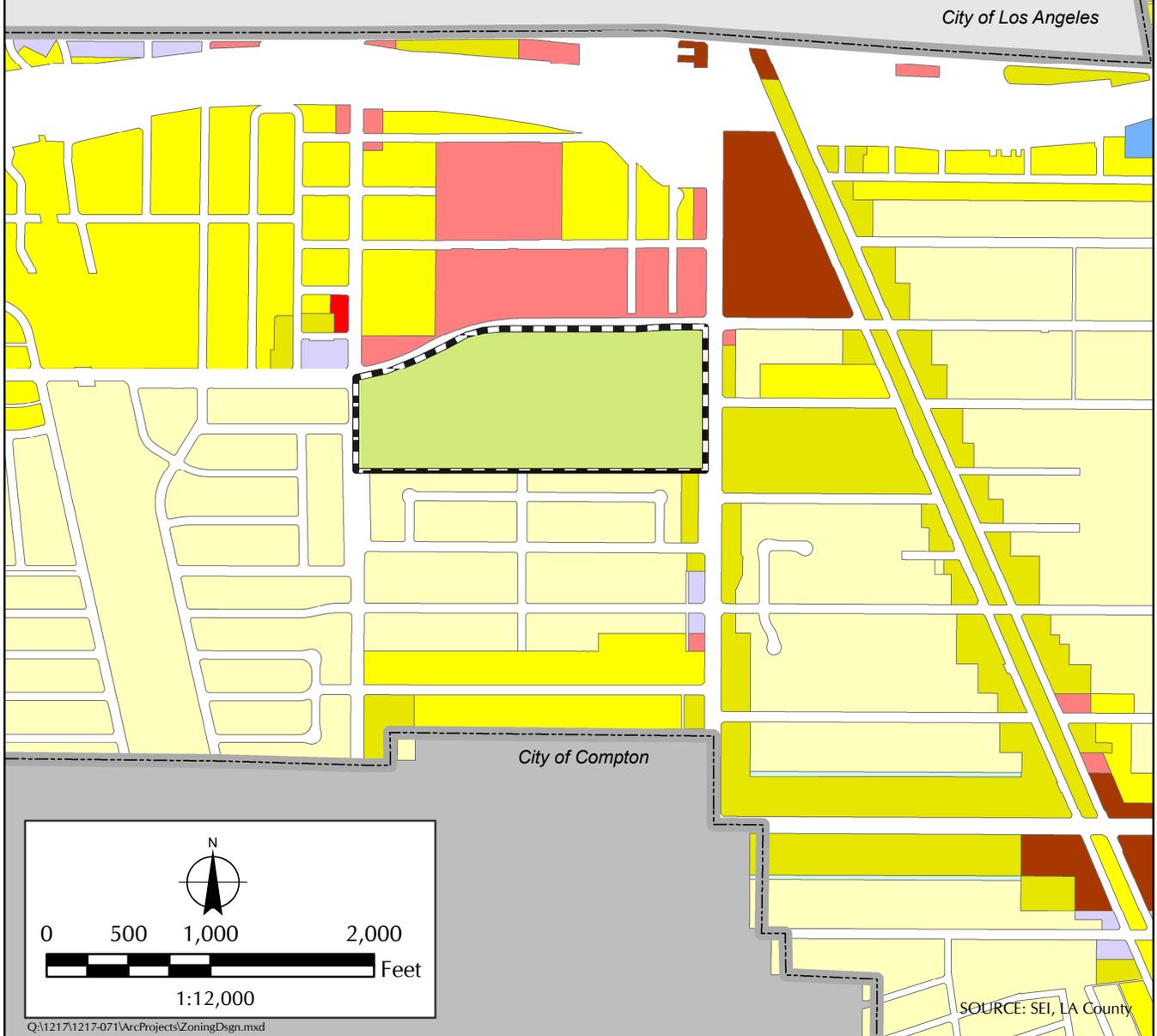


FIGURE 1.6-1
General Plan Land Use

LEGEND

- | | | | | |
|---|---------------------------|---|--|--------------------------------|
|  | Proposed Project Boundary | Zoning Designations |  | Commercial planned development |
|  | City Boundary |  |  | Unlimited commercial |
|  | City of Compton |  |  | Light manufacturing |
|  | City of Los Angeles |  |  | Restricted business |
| | |  |  | Restricted parking |



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SOURCE: SEI, LA County



FIGURE 1.7-1
Zoning Designations

and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area; that there be parking facilities as required by Part 11 of Chapter 22.52; and that a building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52 (such as chimneys, and rooftop antennas).⁴

Zoning designations surrounding the proposed project site include Single-family Residential (R-1) to the south and west, Limited Multiple Residences (R-3) to the east, and Two-family Residence (R-2) and Commercial (C-2; specifically, Neighborhood Commercial) to the north. Other zoning designations within the vicinity of the proposed project site include Commercial Planned Development, Unlimited Commercial, Light Manufacturing, Restricted Business, and Restricted Parking (Figure 1.7-1). The proposed project's hospital-related uses would be consistent with the permitted uses of this zoning designation, and no General Plan amendment or zone change would be required. However, uses related to residential development would be subject to a conditional use permit and would be required to meet the conditions of the permit.⁵ It is anticipated that the County would obtain a conditional use permit during the planning phase of the proposed project and would be required to meet the specified conditions.

1.8 BACKGROUND AND EXISTING CONDITIONS

1.8.1 Background

The Martin Luther King, Jr. Medical Center Campus began operations in 1972. The Martin Luther King, Jr. Medical Center Campus was developed to address a need for local community services in south Los Angeles. Following the 1965 Watts Civil Unrest/Riots, a commission appointed by the Governor reported a lack of healthcare access as one of the contributing factors to the unrest.⁶

The hospital was operational from 1972 to August 2007, when the license was suspended for the provision of inpatient services at the Martin Luther King, Jr. Medical Center Campus due to concerns over levels of service. Currently, the existing Martin Luther King, Jr. Medical Center Campus (existing campus) is not fully operational; however, the proposed project site provides various outpatient and administrative support services. In 2009, the County initiated improvements to the existing campus to provide community-based inpatient hospital functions and support spaces that would be seismically compliant beyond 2030 seismic standards established by the Office of Statewide Health and Planning Development (OSHDP). These improvements to the existing campus would be an adjacent and ongoing project.

In 2009, a Categorical Exemption was approved by the County Board of Supervisors for minor renovations and improvements to the existing campus. This process allowed the minor renovations and improvements to the campus to be exempt from the State California Environmental Quality Act (CEQA) process under Class 1, "Existing Facilities"; Class 2, "Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase

⁴ County of Los Angeles Department of Regional Planning. 2007. *Los Angeles County Draft Preliminary General Plan*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

⁵ County of Los Angeles. Accessed November 12, 2009. *Title 22, Planning and Zoning*. Available at: http://ordlink.com/codes/lacounty/_DATA/TITLE22/Chapter_22_28_COMMERCIAL_ZONES.html#3

⁶ County of Los Angeles. Accessed 9 October 2009. *Los Angeles County Health Services, MLK-MACC*. Available at: <http://www.ladhs.org/wps/portal/KingHomepage>

capacity more than 50 percent”; and Class 3, “New Construction or Conversion of Small Facilities;”⁷ Categorical Exemption [Sections 15301, 15302, and 15303 of the Guidelines], pursuant to the requirements specified in Section 15300.2 of the State CEQA Guidelines.

The upgrades that will be completed as part of the ongoing CEQA-exempt project on the campus include renovation and improvements of up to 172,591 square feet within the Inpatient Tower to include hospital beds and other hospital functions, including the placement of the Emergency Department (ED) on the first floor of the Inpatient Tower, renovation to the basement and second floor, and build-out of three unused upper floors to accommodate the hospital functions use. In addition, the improvements include necessary renovations within other buildings on the existing campus to accommodate various hospital support functions, hospital administration support, and other outpatient services. Renovations to house the hospital support functions and hospital administration support will be placed in the Pediatric Acute Care, Medical Records and Laundry, North Support, South Support, Central Plant, and Plant Management buildings. Renovations to house the outpatient services will be placed in the existing Multiservice Ambulatory Care Center (MACC; formerly known as the Main Hospital Building). The Pediatric Acute Care building will be renovated to serve as the hospital entry and lobby area. Finally, a Pneumatic Tube System (PTS) will be installed in the penthouse to the roof of the Medical Records building. The PTS will serve the Inpatient Tower and Augustus F. Hawkins Comprehensive Mental Health Center buildings. The work described above will operate with the capacity of up to 120 licensed beds; the 120 beds will be located on the first through fifth floors of the Inpatient Tower. These adjacent and ongoing CEQA-exempt improvements to the campus serve as a related project for the proposed project.

The renovations and improvements to the campus as described above will allow the County to regain the hospital license and quickly and cost-effectively meet the unmet inpatient needs for the community, while also allowing the County to reopen a fully functional medical campus that more accurately reflects community needs.

The existing structures within the proposed project site are described in the following section. The existing campus information described in this section are based on information provided by the County Chief Executive Office and County Department of Public Works, as well as from information described in a Martin Luther King, Jr. Medical Center Campus Planning Programming Report that was prepared by HMC Architects.⁸

1.8.2 Existing Structures

The proposed project site consists of 15 buildings: Geneses Clinic, Oasis Clinic (old), Oasis Clinic (new), Registration Building, Augustus F. Hawkins Comprehensive Mental Health Center, Inpatient Tower, MACC, Pediatric Acute Care Building, Medical Records and Laundry Building, Central Plant, Plant Management Building, North Support Building, South Support Building, Interns and Physicians Building, and Hub Clinic. There is also a multilevel parking structure available for parking and several support and ancillary buildings and facilities including: an Emergency Room, Magnetic Resonance Imaging (MRI) Building, Claude Hudson Auditorium, Cooling Towers, and Storage Building on the proposed project site (Figure 1.8.2-1, *MLK Existing Campus Plan*, and Table 1.8.2-1, *Existing Buildings*). Below are structural descriptions and status of the existing buildings and other structural components. The developed floor area (not including the parking

⁷ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15301–3.

⁸ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

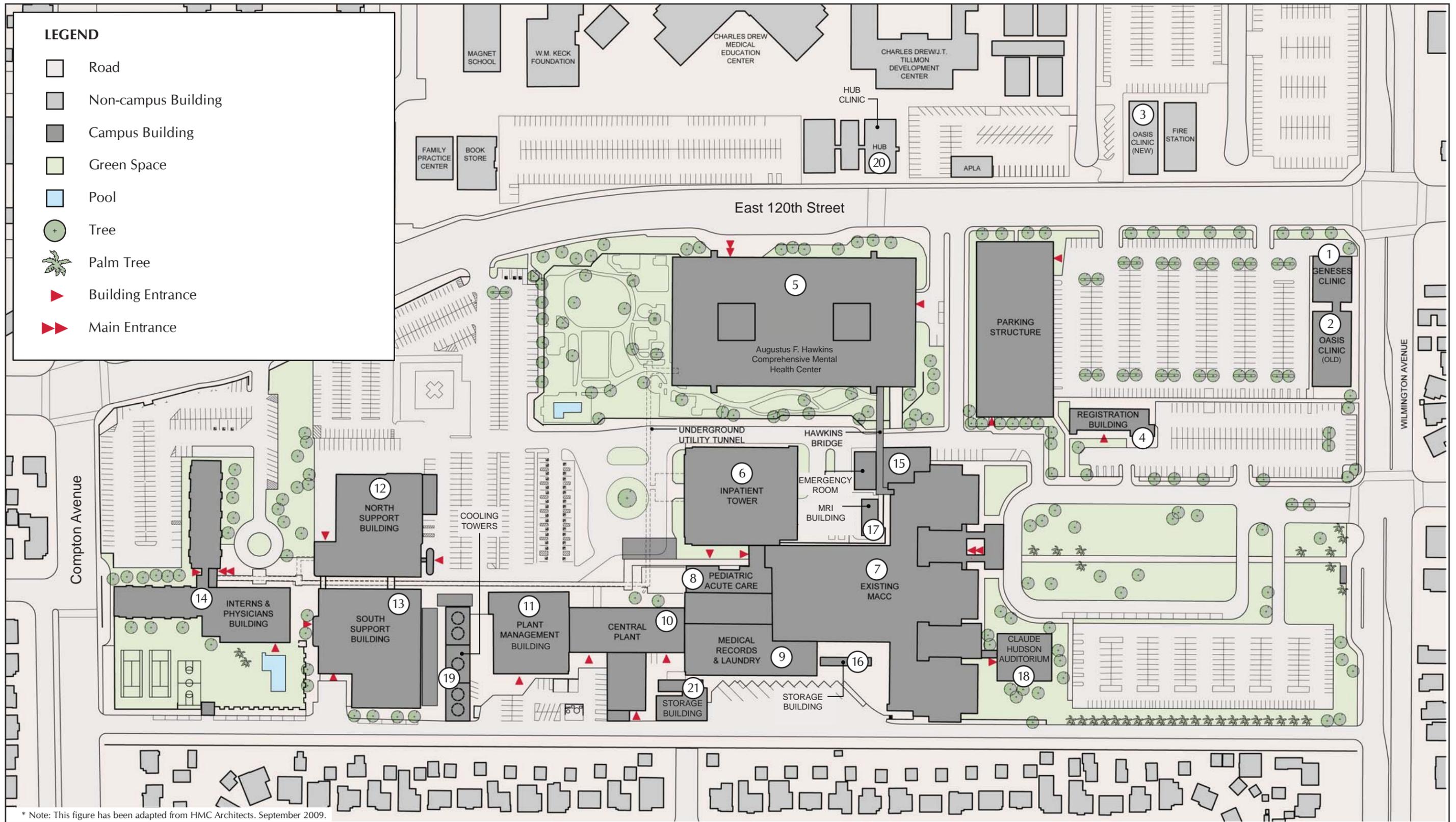


FIGURE 1.8.2-1
MLK Existing Campus Plan

structure) is approximately 1.2 million square feet. The existing conditions on the campus (which may exclude some of the ongoing renovations and improvements to the buildings as described above in Section 1.8.1, Background) provide the existing baseline conditions for these buildings.

**TABLE 1.8.2-1
EXISTING BUILDINGS**

	Building Name	Floor Area (square feet)	Would Buildings Remain Following the Development of the Proposed Project? (Y/N)	Floors	Currently Operational	Footprint of Campus Buildings (square feet)
1	Geneses Clinic	2,100	Y	1	N	2,100
2	Oasis Clinic (old)	2,580	Y	1	N	2,580
3	Oasis Clinic (new)	1,850	Y	1	Y	1,850
4	Registration Building	10,950	Y	2	Y	5,475
5	Augustus F. Hawkins Comprehensive Mental Health Center	226,818	Y	3 (and a basement)	Y	75,606
6	Inpatient Tower	187,676	Y	5 (and a basement)	Y	37,535
7	MACC	495,335	N	5 (and a basement)	Y (not fully operational)	99,067
8	Pediatric Acute Care	7,878	Y	1	Y	7,878
9	Medical Records and Laundry	26,355	Y	1	Y	26,355
10	Central Plant	24,103	Y	1	Y	24,103
11	Plant Management Building	15,648	Y	1	Y	15,648
12	North Support Building	52,276	Y	2	Y	26,138
13	South Support Building	34,762	Y	2	Y	17,381
14	Interns and Physicians Building	124,391	Y	6	Y (not fully operational)	20,731
15	Emergency Room	3,300	N	1	Y	3,300
16	Storage Building	1,060	N	1	Y	1,060
17	MRI Building	1,100	Y	1	Y	1,100
18	Claude Hudson Auditorium	3,922	Y	1	Y	3,922
19	Cooling Towers ^a	6,790	N	1	Y	6,790
20	Hub Clinic	12,265	Y	1	Y	12,265
21	Storage Building ^b	2,533	Y	1	Y	2,533
	EXISTING CAMPUS TOTAL	1,243,692				393,417

NOTE:

- a. These structures would likely be demolished following the reuse or replacement of the existing MACC building.
- b. This building is in the footprint of the Central Plant expansion, but may just be incorporated during design and remain.

1.8.2.1 Geneses Clinic

The Geneses Clinic is a 2,100-square-foot outpatient clinic located on the north-eastern portion of the proposed project site. The Geneses Clinic is attached by a walkway to the Oasis Clinic. This clinic is currently not operational.

1.8.2.2 Oasis Clinic (Old)

The Oasis Clinic is a 2,580-square-foot HIV/AIDS clinic that provided comprehensive HIV/AIDS medical care to patients, while it was operational. The services of this clinic included nutritional counseling; treatment education; women's services; mental health; on-site case management; Aids Drug Assistance Program enrollment, orientation, and education for patients diagnosed with HIV; hormone therapy; and adolescent services. This clinic is currently not operational.

1.8.2.3 Oasis Clinic (New)

The Oasis Clinic is a 1,850-square-foot HIV/AIDS clinic that provides comprehensive HIV/AIDS medical care to patients. The services of this clinic include nutritional counseling; treatment education; women's services; mental health; on-site case management; Aids Drug Assistance Program enrollment, orientation, and education for patients diagnosed with HIV; hormone therapy; and adolescent services.

1.8.2.4 Registration Building

The 10,950-square-foot Registration Building is a two-story building, which provides office space in support of the campus. The registration building is located off the existing main entrance of the proposed project site, off Wilmington Avenue.

1.8.2.5 Augustus F. Hawkins Comprehensive Mental Health Center

The existing 226,818-square-foot Augustus F. Hawkins Comprehensive Mental Health Center is a three-story building with a partial one-level basement and was constructed in 1979. The building provides inpatient and outpatient mental healthcare. This building is composed of reinforced-concrete construction. The lateral-force-resisting system is composed of reinforced-concrete shear walls. The foundation system is composed of reinforced-concrete piles. The building is categorized by the OSHPD as Structural Performance Category-4 (SPC-4), which means that the building can remain functional to beyond the year 2030.

1.8.2.6 Inpatient Tower

The 187,676-square-foot Inpatient Tower was constructed in 1993. This building consists of a five-floor facility with a one-level basement that provides outpatient services. The roof of the Inpatient Tower contains a helipad. The building is base isolated, utilizing rubber bearing isolators and sliders to reduce the seismic forces or accelerations experienced by the building in a seismic event. The building superstructure is composed of structural steel construction. The gravity system utilizes a concrete-filled metal deck supported by structural steel beams, girders, and columns. Special concentric-braced frames are used for the building's lateral-force-resisting system. The foundation system is composed of cast-in-place concrete-drilled piles. The SPC of the building is categorized by California OSHPD as SPC-5, which is the highest SPC rating and permits the building to be used for hospital functions beyond the year 2030.

1.8.2.7 Multiservice Ambulatory Care Center Building

The existing 495,335-square-foot MACC was constructed in the late 1960s. This building is a six-story building with a penthouse constructed in the late 1960s. The building consists of three structurally independent buildings: Central Tower, North Tower, and South Tower. This building

was formerly used as a 437-bed inpatient, outpatient, and emergency facility. All components of the MACC building are composed of reinforced concrete construction. The gravity system utilizes two-way reinforced concrete slabs supported by reinforced concrete beams and columns. The lateral-force-resisting system is composed of reinforced concrete shear walls. The foundation system is composed of cast-in-place concrete drilled piles. The SPC of the building is categorized by OSHPD as SPC-1.

1.8.2.8 Pediatric Acute Care Building

The existing 7,878-square-foot Pediatric Acute Care Building is a one-story building with a mezzanine level and was constructed in 1992. The building is composed of structural steel construction. The gravity system utilizes a concrete-filled metal deck supported by structural steel beams, girders, and columns. Special concentric braced frames are used for the building's lateral-force-resisting system. The foundation system is composed of cast-in-place concrete drilled piles. The building is categorized by OSHPD as SPC-3, which permits the building to remain functional to the year 2030 and beyond. The existing Nonstructural Performance Category (NPC) of the building is NPC-3. Under the CEQA-exempt ongoing project, the building will be upgraded to continue to be used for hospital functions.

1.8.2.9 Medical Records and Laundry Building

The existing 26,355-square-foot Medical Records Building is a one-story building constructed in 1972. The building is composed of reinforced-concrete construction. The gravity system utilizes two-way reinforced-concrete slabs supported by reinforced-concrete beams and columns. The lateral-force-resisting system is composed of reinforced-concrete shear walls. The foundation system is composed of cast-in-place concrete drilled piles. The building is categorized by the OSHPD as SPC-2, which means that the building can remain functional until only the year 2030, unless it is brought into compliance with the OSHPD structural provisions. Under the CEQA-exempt ongoing project, the building will be upgraded seismically to bring it up to OSHPD SPC-4 or SPC-5, thus allowing the building to be used for inpatient functions until the year 2030 and beyond. The seismic retrofit work would include the addition of new reinforced-concrete shear walls, mitigation of existing discontinuous shear wall conditions, and possible localized strengthening of existing foundations. The building is also expected to be completely gutted, and all new nonstructural and information technology work would comply with the current code.

The CEQA-exempt, ongoing project includes installation of a pneumatic tube blower room on the roof of the existing building. This would probably require strengthening of the building as well as localized strengthening of the framing to support the added weight.

1.8.2.10 Central Plant

The 24,103-square-foot Central Plant was constructed in two phases. The Phase I component is a single-story building, with partial mezzanine floor, built in the 1960s. Roof structure consists of reinforced concrete one-way slab supported by tapered steel girder. Concrete shear walls form the perimeter of the building and provide the seismic bracing for the building. Foundation system of the building consists of cast-in-place concrete piles. However, the mechanical, electrical, and plumbing equipment upgrade within it and some structural work (voluntary) were performed in 1993 under OSHPD permit number HS912289. OSHPD records show the building rated as SPC-1. Under the CEQA-exempt ongoing project, the building will be upgraded seismically to bring it up

to OSHPD SPC-4 or SPC-5, thus allowing the building to be used for hospital function until the year 2030 and beyond.

The Central Plant Phase II building, located to the south of the Phase I building, was constructed in 1975. The building structure currently has an SPC-4 rating; therefore, no seismic retrofit upgrade of the building is required. The construction of the Phase II building is similar to the Phase I building. There is an underground water storage tank, measuring 47 feet by 47 feet by 22.5 feet deep and occupying the southern half of the building. Construction of water storage tank consists of cast-in-place concrete slabs and walls. Under the CEQA-exempt ongoing project, new plant equipment will be placed on the floor slab above the tank, which may require strengthening.

The CEQA-exempt ongoing project, a 6,000-square-foot expansion to the Central Plant will include installation of chiller equipment on the roof.

1.8.2.11 Plant Management Building

The 15,648-square-foot Plant Management Building supports campus functions at the proposed project site. This building is architecturally comparable to the other structures on the proposed project site in that it has concrete walls. Under the CEQA-exempt ongoing project, renovations and improvements to the interior of the building may be required.

1.8.2.12 North Support Building

The existing 52,276-square-foot North Support Building is a two-story building, constructed in two phases. The original building, which consisted of the lower full level and a partial second level, was built as a concrete structure in 1973. The second floor and roof consist of two-way waffle slab supported on concrete columns. Perimeter concrete walls provide lateral bracing to the structure. Foundation system consists of cast-in-place drilled pile. The second phase consisted of capturing the setback area over the second floor at the east side to provide additional space in the late 1980s. The addition was constructed of steel framing with concrete fill roof deck. The two phases appear to be connected so that the buildings function structurally as one. Under the CEQA-exempt ongoing project, interior renovations to the first and second floors will be included.

1.8.2.13 South Support Building

The 34,762-square-foot South Support building is a single-story concrete building with partial mezzanine floor, built in the early 1970s. Construction is similar to the North Support building. The gravity system of the building consists of concrete waffle slab supported on concrete columns. The lateral-force-resisting system is composed of reinforced concrete shear walls. Under the CEQA-exempt ongoing project, interior renovations will be included.

1.8.2.14 Interns and Physicians Building

The 124,391-square-foot Interns and Physicians Building is a six-story building also built in the 1970s. This building is currently not fully operational. This building housed mainly the interns and physicians involved in the Physician Assistant Program of the Charles R. Drew Postgraduate Medical School. This building is architecturally comparable to the other structures on the proposed project site in that it has concrete walls.

1.8.2.15 *Emergency Room*

The 3,300-square-foot Emergency Room is connected to the northwestern portion of the existing MACC Building. This one-story structure served as a waiting room for the emergency room. This structure would be demolished following the reuse or replacement of the existing MACC building.

1.8.2.16 *Storage Building*

The 1,060-square-foot, one-story Storage Building is currently used for campus storage. This building is located south of the existing MACC building and would be demolished following the reuse or replacement of the existing MACC building.

1.8.2.17 *Magnetic Resonance Imaging Building*

The 1,100-square-foot MRI Building houses the MRI systems. This one-story structure is located north of the existing MACC building and may be relocated in Tier I of the proposed project.

1.8.2.18 *Claude Hudson Auditorium*

The 3,922-square-foot Claude Hudson Auditorium is a one-story structure that is attached by a walkway to the existing MACC building. This building would remain following the reuse or replacement of the existing MACC building.

1.8.2.19 *Cooling Towers*

The 6,790-square-foot Cooling Towers are one-story structures that serve the heat removal and heating, ventilating, air conditioning functions of the existing MACC. These structures would likely be demolished following the reuse or replacement of the existing MACC building in Tier II of the proposed project.

1.8.2.20 *Hub Clinic*

The 12,265-square-foot Hub Clinic is situated north of the Hawkins Building off East 120th Street. This is a one-story building. The Hub Clinic services the needs of children and families in the foster care system.

1.8.2.21 *Storage Building*

The 2,533-square-foot, one-story Storage Building is currently used for storage. This building is located south of the Central Plant and Medical Records and Laundry Buildings.

1.8.2.22 *Additional Support Structures*

1.8.2.22.1 Existing Tunnel

The existing underground utility tunnel was constructed in two phases. The Phase I tunnel extends north from the north side of Central Plant Phase I and connects to the east-west segment serving the existing MACC building to the east and Interns and Physicians Building to the west. Phase I tunnel was constructed in the early 1970s. Under the CEQA-exempt ongoing project, the existing Phase I tunnel will be seismically retrofitted to obtain an SPC-5 rating.

The Phase II tunnel consists of north-south segment extending north from the Phase I tunnel to serve the Hawkins Building and Inpatient Tower. The Phase II tunnel was built in late 1970s.

1.8.2.22.2 Existing Retaining Wall between Hawkins Building and Inpatient Tower

The existing concrete retaining wall is about 500 feet long spanning in the east-west direction, between the Hawkins Building to the north and the service road to the south. The retaining wall was built in the late 1970s. The existing retaining wall and footings appear to be structurally adequate under the current lateral soil loadings. Strengthening of the retaining wall is not anticipated.

1.8.3 Existing Operational Conditions

The existing campus currently provides urgent care services and outpatient clinic services. The Urgent Care Center consists of 27 treatment spaces and operates out of the space that was previously occupied by the Emergency Department.^{9,10} There are currently 70 specialty Outpatient Clinics operating at the existing hospital.¹¹

The Outpatient Clinics and Departments available at MLK include but are not limited to:¹²

- Ancillary Services
 - Echocardiogram
 - Electroencephalogram
 - Occupational Therapy
 - Physical Therapy
- Community Health Plan
 - Adult
 - Pediatric
- Internal Medicine
 - Cardiology
 - Chemotherapy
 - Chest
 - Dermatology
 - Diabetic
 - Dietary
 - Endocrinology
 - Gastroenterology
 - General medicine
 - Geriatrics
 - Hematology-Oncology
 - Hypertension

⁹ Los Angeles County Health Services. *Departments and Clinics*. Accessed on February 2, 2010. Available at: <http://www.ladhs.org/wps/portal/KingHomepage>

¹⁰ The Urgent Care Center treats non-life threatening medical problems such as sprains or fractures, minor injuries and rashes, and colds and fevers.

¹¹ Los Angeles County Health Services. *Departments and Clinics*. Accessed on February 2, 2010. Available at: <http://www.ladhs.org/wps/portal/KingHomepage>

¹² Los Angeles County Health Services. *Departments and Clinics*. Accessed on February 2, 2010. Available at: <http://www.ladhs.org/wps/portal/KingHomepage>

- Neurology
 - OASIS HIV/AIDS Clinic
 - Renal
- Obstetrics/Gynecology
 - Colposcopy
 - Gynecology
 - Gynecology oncology
 - Obstetrics
- Ophthalmology
 - General eye
- Oralmaxillofacial
 - General Dental
 - Oral surgery
- Orthopedic
 - General Orthopedic
 - Hand Orthopedic
- Otolaryngology (Ear, Nose, and Throat)
 - Adult allergy
 - Audiology
 - General (Ear, Nose, and Throat)
 - Oncology (Head and Neck)
- Pediatric
 - Allergy
 - Cardiology
 - Chest
 - Dermatology
 - HUB (Children in Foster Care)
 - Pediatric Intervention Program
 - Nutrition
- Pulmonary Services
- Pharmacy
- Radiology Services
 - Magnetic Resonance Imaging (MRI)
 - Mammography
 - Nuclear Medicine
 - Ultrasound
- Surgery
 - Breast (Minor)
 - General surgery
 - Prostate
 - Urology

Although the proposed project site is not currently operating at full capacity, the past operational use of the existing campus will provide a reference for the capacity of the proposed project site to operate at full capacity and will also be utilized to further establish baseline conditions for this analysis.

1.8.3.1 Patient Volume

The existing patient volume on the campus is largely determined by the MACC patient volume and services. The patient volume for the MACC, based on the 2008–2009 workload, is as follows: 160,000 annual outpatient services visits (including 11,000 walk-in clinic visits); 10,000 inpatient visits; 30,000 annual emergency services visits; 2,700 inpatient surgery procedures; and 3,500 outpatient surgery procedures.

1.8.3.2 Accessibility

The existing campus is accessible via both pedestrian and vehicular traffic. Public access is available off 120th Street and Wilmington Avenue. There is a service entry to the loading docks and buildings located off Compton Avenue, and there is one ambulance ED entry to the existing campus located off 120th Street.

1.8.3.3 Parking

There are 1,925 parking spaces on the existing campus.¹³ Although 2,994 parking spaces would be required by County Code, a parking forecast prepared for the existing campus determined that approximately 1,915 parking spaces were required on the existing campus due to the proximity of public transportation.¹⁴

1.8.3.4 Public Transportation

The existing campus is currently accessible by public transportation. There are two bus stations located on the existing campus boundary: one bus station is located on the northern boundary on 120th Street, and one bus station is located on the eastern boundary on Wilmington Avenue. In addition, a blue line and green line metro stations are located approximately 0.5 mile northeast of the existing campus; the blue line and green line metro stations have a shuttle bus that transports individuals between the existing campus and blue line and green line metro stations. It is anticipated that these public transportation services would continue to operate following completion of the proposed project.

The County Board of Supervisors currently funds the *Hahn's Trolley and Shuttle Service*, which provides shuttle services to the community surrounding the existing campus. *Hahn's Trolley and Shuttle Service* operates three interconnecting routes. The County also funds a van service, *L.A. County Dial-A-Ride*, in the community surrounding the campus that provides transportation service for senior citizens and people with disabilities who reside within the unincorporated areas of Willowbrook, Walnut Park, Florence/Graham, Athens, Rosewood, and Rancho Dominguez.

¹³ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

¹⁴ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

1.8.3.5 Utilities

The existing campus is connected to the public utilities, water, gas, and sewer through a system of underground piping, valves, and access points to all the buildings. This complex piping system is used to maintain the connectivity from the buildings to the utilities in the streets.¹⁵

Existing utilities for the campus are provided through the following equipment and structures: underground utility tunnel, cooling towers, electrical equipment, bulk oxygen (O₂) storage, gas cylinders, generator fuel storage, central plant, underground fuel tanks, and emergency generators.

1.8.3.5.1 Electrical Infrastructure

The existing campus is served by the Southern California Edison Company. The existing campus has the capacity to supply approximately 10 megawatts of power to the campus. A review of the existing electrical infrastructure has determined the following: (1) portions of the existing campus electric system equipment and cable, which receive power at 4160 V, have not been upgraded since the hospital was constructed in the 1970s; these systems would be replaced as part of the ongoing campus improvements; (2) many building power systems on the existing campus would need to meet the requirements of the California Electric Code and National Fire Protection Association 99, Standard for Health Care facilities. Furthermore, building power diesel generators do not meet the existing Air Quality Management District emissions requirements, and the electrical systems require modifications that will be addressed under the CEQA-exempt ongoing project.

1.8.3.6 Water Use

Water use at the existing campus has varied over time. The average water use on the campus between the years 2002 and 2006 was more than 80 million gallons (or 107,793 hundred cubic foot (HCF) unit) of water per year.¹⁶ The maximum amount of water consumption at the campus was roughly 88 million gallons. It is anticipated that the maximum water consumption amounts for the campus following development would not be significantly greater than the maximum operational usage amount of approximately 88 million gallons.

1.8.4 Existing Campus Surroundings

The areas surrounding the existing Martin Luther King, Jr. Medical Center Campus include various commercial, retail, transit, and institutional land uses. Among these uses are the Charles Drew University of Medicine and Science (CDU), the Rosa Parks Transit Station, the Kenneth Hahn Plaza and Village, and various residential neighborhoods, commercial businesses, public and semipublic, industrial, open space, and transportation corridor uses (Figure 1.6-1).

1.8.4.1 Charles Drew University of Medicine and Science

The CDU is located between 118th Street to the north and 120th Street to the south. Historically, the existing campus and CDU have maintained a complimentary relationship; the existing campus has been used by CDU as a teaching hospital. In 2008, CDU opened a health clinic to provide

¹⁵ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

¹⁶ One (1) HCF equals 748 gallons of water.

service to some patients that have been impacted by the suspension of the license for the provision of inpatient services at the Martin Luther King, Jr. Medical Center Campus.¹⁷ Just north of the existing campus, CDU is joined by other institutional uses, including the King Drew Magnet High School of Medicine and Science, and Lincoln Drew Elementary School.

1.8.4.2 Rosa Parks Transit Station

The Rosa Parks Transit Station is located northeast of the existing campus. This station houses the blue line and green line metro stations described in Section 1.8.3.4, *Public Transportation*, of this project description. As previously noted, the blue line and green line metro stations have a shuttle bus that transports individuals between the existing campus and blue line and green line metro stations.

1.8.4.3 Other Surrounding Uses

The Kenneth Hahn Plaza and Village at Willowbrook shopping center are located northeast and east of the existing campus. These areas house commercial, retail, and other uses including a public library.

These properties are not currently included in the Martin Luther King, Jr. Redevelopment efforts, as they are owned and operated by various private and public entities. However, in response to the community's interest in the inclusion of the development of these properties along with the existing campus (which is owned by the County), the County is currently reviewing alternatives and opportunities to include these properties in a master plan that encompasses the surrounding community.

1.9 PROJECT DESCRIPTION

The proposed project entails two tiers. Tier I involves project-level development of the new MACC and the Ancillary Building, tenant improvements in existing buildings, site improvements, and the potential relocation of the MRI Building. The existing buildings that would be part of Tier I of the proposed project include the North Support Building, South Support Building, Interns and Physicians Building, and the Plant Management Building.

Development of the new MACC and the Ancillary Building are currently registered with the U.S. Green Building Council under Leadership in Energy and Environmental Design for New Construction (LEED-NC).¹⁸ The County will seek LEED Silver certification for the MACC and the Ancillary buildings.¹⁹ The LEED program recognizes and promotes a project's success in five areas: (1) sustainable sites, (2) water efficiency, (3) energy and atmosphere efficiencies, (4) materials and resources, and (5) indoor environmental quality. In addition, the federal government has a program titled "Green Guide for Healthcare Construction" (GGHC), which is designed to help hospitals navigate through the LEED program. The proposed project would incorporate energy efficient and sustainable strategies throughout the construction, development, and operation of the proposed project.

¹⁷ Charles Drew University of Medicine and Science. Accessed 26, January 2010. Available at: <http://www.cdrewu.edu/news/2008/urgent-care-clinic>

¹⁸ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus - Campus Planning and Programming Report*. Los Angeles, CA.

¹⁹ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus - Campus Planning and Programming Report*. Los Angeles, CA.

Tier II of the proposed project would entail the reuse or replacement of the existing MACC Building, Emergency Room Expansion, Storage Building, and Cooling Towers, and master-planned, mixed-use development, which may include the potential for medical office, commercial, retail, residential, recreational, office space, and other development that is appurtenant to and compatible with the primary land use, in support of the campus.

To establish a proposed programmed development level for the mixed-use portion of Tier II, the currently undeveloped areas of the campus (undeveloped in this case includes parking lots and structures but not buildings) were calculated and adjustments were made for buildings to be demolished and developed, to obtain a surface area from which to calculate allowable build-out. A maximum build-out of this remaining area was calculated using maximum build-out criteria from the Los Angeles County Zoning Code restrictions applicable to the site. Initially, this maximum build-out number was in excess of 2 million square feet and included zoning code allowances of a maximum of three stories in building height and 10 percent open space (i.e., areas without structures). To determine a more accurate level of development for Tier II, the following assumptions were added: (1) open space sitewide would remain 10 percent in order to maintain some of the current character of the site as an open and landscaped campus; (2) the site area to be set aside for the potential development of an up to 100-unit residential component, parking structures or parking lots, and walkways would be 40 percent of the entire site; and (3) although a maximum of three stories would be allowed for new buildings, an average height of 2.5 stories was assumed. With these assumptions added in, the maximum programmed development for Tier II could consist of up to 1,814,696 square feet (Figure 1.9-1, *MLK Proposed Campus Plan*, and Table 1.9-1, *Proposed Campus Development Matrix*).

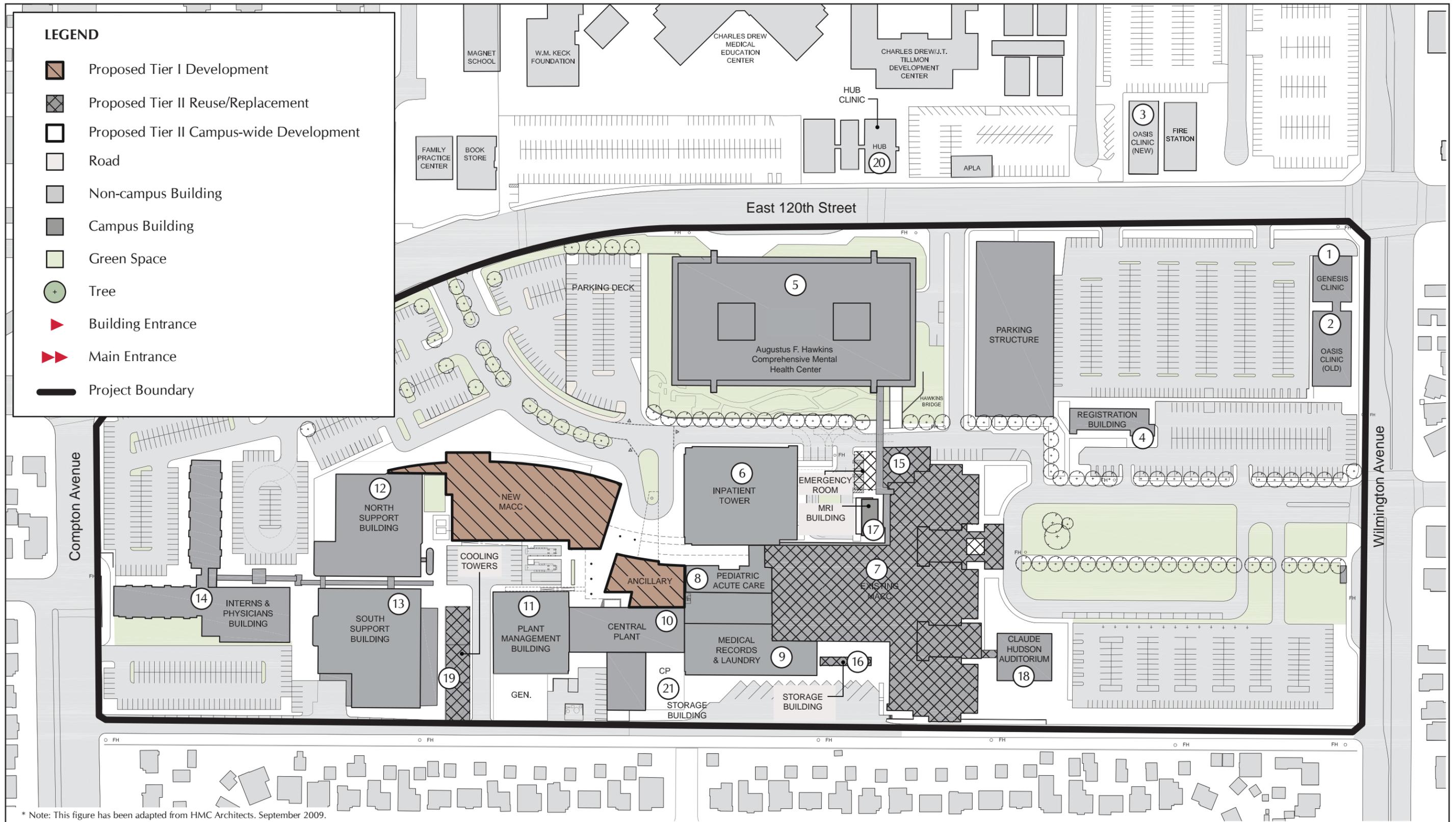


FIGURE 1.9-1
MLK Proposed Campus Plan

**TABLE 1.9-1
PROPOSED CAMPUS DEVELOPMENT MATRIX**

	Building Name	Current Total Floor Area (sq ft)	To Remain	Floors	Proposed Total Floor Area of Campus Buildings (sq ft)	Proposed Footprint of Campus Buildings (sq ft)
1	Geneses Clinic	2,100	Y	1	2,100	2,100
2	Oasis Clinic (old)	2,580	Y	1	2,580	2,580
3	Oasis Clinic (new)	1,850	Y	1	1,850	1,850
4	Registration Building	10,950	Y	2	10,950	5,475
5	Augustus F. Hawkins Comprehensive Mental Health Center	226,818	Y	3 ^a	226,818	75,606
6	Inpatient Tower	187,676	Y	5 ^a	187,676	37,535.2
7	Existing MACC ^b	495,335	N	5 ^a	0	0
8	Pediatric Acute Care	7,878	Y	1	7,878	7,878
9	Medical Records and Laundry	26,355	Y	1	26,355	26,355
10	Central Plant	24,103	Y	1	24,103	24,103
11	Plant Management	15,648	Y	1	15,648	15,648
12	North Support Building	52,276	Y	2	52,276	26,138
13	South Support Building	34,762	Y	2	34,762	17,381
14	Interns and Physicians Building	124,391	Y	6	124,391	20,731.83
15	Emergency Room	3,300	N	1	0	0
16	Storage Building	1,060	N	1	0	0
17	MRI Building	1,100	Y	1	1,100	1,100
18	Claude Hudson Auditorium	3,922	Y	1	3,922	3,922
19	Cooling Towers ^c	6,790	N	1	0	0
20	Hub Clinic	12,265	Y	1	12,265	12,265
21	Storage Building ^d	2,533	Y	1	2,533	2,533
	TIER I DEVELOPMENT					
	New MACC			4	130,000	32,500
	Ancillary Building			2	22,000	11,000
	Total Campus Area (38.36 acres)					1,670,920
	TIER II DEVELOPMENT					
	Total Campus Area (less the buildings retained)					1,344,219
	Total Campus Area (less 10% open space)					1,209,797
	Total Campus Area (less 40% potential residential area and parking)					725,878
	Total Campus Area (multiplied by average building stories 2.5)					1,814,696
	Total Campus Potential Build-out					1,814,696

NOTES:

- "Less" as used in this table means that the value is subtracted from the specified value.
- The calculations assume that the campus would retain 10-percent open space through use of landscape for the purpose of aesthetic designs / beautification, noise barriers, stormwater runoff reduction, air quality, and overall health and sustainability. The County Zoning Code specifications require a minimum of 10 percent open space).
- The calculations assume that a maximum of 40 percent of the campus would be reserved for the potential residential component and parking structures or parking lots.
- The calculations include a 2.5-story-average building-height limit, based on the existing structures. The County Zoning Code specifications require a 35' (3-story) height limit.
- There is no required setback for the development.

a. These buildings also have basements.

b. This scenario takes into account the replacement of the MACC Building. Should this structure be reused, 130,000 square feet for the MACC Building should be accounted for in both the proposed total floor area and proposed footprint of the campus buildings.

c. These structures would likely be demolished following the reuse or replacement of the existing MACC building.

d. This building is in the footprint of the Central Plant expansion but may just be incorporated during design and remain.

1.9.1 Tier I: Project Development

Tier I of the proposed project would entail the development of two new buildings: the new MACC and the Ancillary Building, tenant improvements in existing buildings, site improvements, and potential relocation of the MRI Building. Project-level environmental impact report (EIR) analysis will be provided for Tier I.

1.9.1.1 Multiservice Ambulatory Care Center Building

The proposed MACC Building would be a four-story building consisting of approximately 130,000 square feet of floor area. This building would house the walk-in clinic, outpatient imaging, outpatient surgery, and various other outpatient clinics that are currently operating in the existing MACC. The proposed building would most likely be of structural steel construction. The gravity system of the building would consist of lightweight fill over metal decking supported by steel beams and columns. Similar to the proposed Ancillary Building, the lateral-force-resisting system of the MACC building can be any one of the following: moment frames, braced frames, or a combination of the two. The lateral-force-resisting system, whether moment frames or braced frames, would be located along the perimeter of the building, which would accommodate maximum flexibility for planning and space layout. The foundation for the new building would likely be a cast-in-place drilled pile foundation system.

1.9.1.2 Ancillary Building

The proposed Ancillary Building would be a two-story structure consisting of approximately 22,000 square feet of floor area. This building would house the campus kitchen and cafeteria, and administrative offices. The building would be constructed to the east of the new MACC. A new pedestrian foot bridge would be provided at the east end of the building for connection to the existing Inpatient Tower for the transportation of materials and supplies. The bridge would most likely be constructed of steel with a seismic joint at the Inpatient Tower.

The new building would most likely be structural steel construction. The gravity system of the building would consist of lightweight fill over metal decking supported by steel beams and columns. The lateral-force-resisting system for the building can be any one of the following: moment frames, braced frames, or a combination of the two. It is anticipated that the lateral-force-resisting system, whether moment frames or braced frames, would be located along the perimeter of the building, which would accommodate maximum flexibility for planning and space layout. The foundation for the new building would likely be a cast-in-place drilled pile foundation system.

1.9.1.3 Tenant Improvements

The tenant improvements would be performed in the North Support Building to provide space for the MACC administrative departments. The South Support Building would be reorganized to serve as the main warehouse for the MACC. The South Support Building may also serve as a central distribution center for other Los Angeles County healthcare facilities in the area. Other tenant improvements would be performed in the Interns and Physicians and Plant Management Buildings for support functions to the MACC.

1.9.1.4 Site Improvements

The site work would consist of a new parking terrace, new parking lots, re-stripping of existing lots, and new landscaping at the entry of the new MACC and its surrounding area. A service yard with technical (tech) dock positions that connect mobile radiology equipment would also be provided.

1.9.2 Tier II: Master Plan Development

Tier II of the proposed project would entail the development of a campuswide master plan. It is anticipated that the development described in the Master Plan would seek to prepare the proposed project site for future mixed-use campus support development that would provide the health services necessary to respond to and address the needs of the community. Tier II would have the potential to build out approximately 1,814,696 square feet of development on the proposed project site with mixed uses including medical office, commercial, retail, office space, recreation, and other development in support of the campus. In addition, up to 100 residential units, to be developed at a multifamily density consistent with surrounding residential area multifamily development densities, are proposed in Tier II. The Tier II components would also entail the reuse or replacement of the existing MACC building. The Tier II components are conceptual at this time, and will therefore only be discussed in a programmatic level in the EIR, as permitted under CEQA. Once the detailed future development plans for Tier II components are prepared, consistent with the guidelines for programmatic EIRs under CEQA, the projects will be examined in light of the program EIR analysis, to determine whether an additional environmental document must be prepared.

1.10 STATEMENT OF OBJECTIVES

1.10.1 Goal

The goal of the proposed project is to provide new campus improvements and to reopen a fully functional medical campus that meets the community needs for quality health care.

The County seeks to establish the Martin Luther King, Jr. Medical Center Campus as a center of excellence for health care delivery, urban health promotion and prevention, health workforce development, academic research and teaching, and economic development. The campus provides an opportunity to develop up to 1,814,696 square feet for a mix of uses, including space for medical offices, commercial, retail, residential, recreation, and general offices, in addition to any other development that will improve the community-based health program facility.

1.10.1.1 Tier I: Project Development Objectives

The County identified and prioritized the basic objectives that are important in achieving the proposed project goals for Tier I:

- Revitalize the Martin Luther King, Jr. Medical Center Campus through the provision of comprehensive medical care.
- Demonstrate leadership in sustainable planning and design.
- Create a campus environment that encourages pedestrian movement and optimizes connectivity, staff interaction, and links to the community.

- Develop a campus that is contextually integrated with the County of Los Angeles and respects the surrounding communities.
- Improve the efficiency and quality of staff and tenant services.
- Maintain the 2,100-square-foot Genesis Clinic; 2,580-square-foot Oasis Clinic (old); 1,850-square-foot Oasis Clinic (new); 10,950-square-foot Registration Building; 226,818-square-foot Augustus F. Hawkins Comprehensive Mental Health Center; 187,676-square-foot Inpatient Tower; 7,878-square-foot Pediatric Acute Care; 26,355-square-foot Medical Records and Laundry; 24,103-square-foot Central Plant; 15,648-square-foot Plant Management; 52,276-square-foot North Support Building; 34,762-square-foot South Support Building; 124,391-square-foot Interns and Physicians Buildings; 3,922-square-foot Claude Hudson Auditorium; 1,100-square-foot MRI Building; and 12,265-square-foot Hub Clinic Building.
- Provide a 22,000-building-gross-square-footage (BGSF) space to accommodate the Ancillary Building to house the cafeteria, administrative functions, and support services for the MACC and the Inpatient Tower.
- Provide a 130,000-BGSF space to accommodate the MACC program.
- Provide 30,000 square feet of tenant improvements to accommodate support functions in the North Support, South Support, Interns and Physicians, and Plant Management Buildings.
- Connect to an upgraded central plant to service the MACC, North Support Building, South Support Building, and Interns and Physicians Building.
- Provide a parking terrace to allow sufficient parking for patients, client, visitors, employees, medical staff; site work; and landscaping.
- Provide for a possible relocation of the MRI Building.

1.10.1.2 Tier II: Master Plan Development Objectives

The County identified and prioritized the basic objectives that are important in achieving the proposed project goals for Tier II:

- Provide opportunities for development of up to 1,814,696 square feet of mixed use, including medical office, commercial, retail, residential, recreational, office space, and other development in support of the campus that are appurtenant to and compatible with the primary land use of a community-based health program facility.
- Provide sufficient parking for mixed-use development.

1.11 CONSTRUCTION SCENARIO

1.11.1 Tier I Construction Scenario

Tier I of the proposed project—which consists of the construction of the new MACC and the Ancillary Building tenant improvements, site improvements, and potential relocation of the MRI Building—would require approximately 37 months to complete (November 2010 to December 2013). Construction at the proposed project site is anticipated to be in accordance with all federal,

state, regional, and County regulations, including the National Pollution Discharge Elimination System²⁰ and the County General Plan.²¹

It is anticipated that construction related to Tier I for the proposed project may require the type of equipment listed below in Table 1.11.1-1, *Anticipated Construction Equipment*. The information contained in Table 1.11.1-1 will be used in the assessment of potential construction impacts to air quality, ambient noise levels, and traffic and circulation for Tier I of the proposed project.

**TABLE 1.11.1-1
ANTICIPATED CONSTRUCTION EQUIPMENT**

Approximate Quantity	Type of Equipment or Vehicle	Approximate Duration of On-site Construction Activity (in months)
2	Man lift	3
4	Pickup truck	8
2	Hand compactor	5
2	Crane	3
1	Concrete mixer	4
1	Backhoe	3
40-60	Crew members	8
50	Crew vehicles (maximum)	8
1	Pile Driver	6
1	Large Bulldozer	3
2	Dozer	3
1	Front-end loader	1
1	Water truck	2
1	Grader	1
5	Dump truck	6
16	Concrete mix truck	9
1	Roller	1
3	Fork lift / grade all	3

Site preparation and construction of the proposed project would be in accordance with all federal, state, and County building codes. Daily construction activities would be subject to County noise regulations. All construction-related activities would be scheduled in compliance with the County Noise Ordinance, which prohibits construction activities and operation of construction equipment between the hours of 8:00 p.m. and 7:00 a.m., Monday through Friday, or at any time on Sunday or holidays. Work conducted on Saturdays would commence at 7:00 a.m. and cease no later than 5:00 p.m. Noise levels exceeding 65 dBA (decibels, A-weighted sound levels) for single-family residences and 70 dBA for multifamily residences during construction hours are prohibited.

The construction contractor would ensure that source-reduction techniques and the development of recycling programs during construction and operation of the proposed project are considered

²⁰ U.S. Environmental Protection Agency. 2009. *National Pollution Discharge Elimination System*. Available at: <http://cfpub.epa.gov/npdes/>

²¹ County of Los Angeles Department of Regional Planning. 2007. *Los Angeles County Draft Preliminary General Plan*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

and implemented whenever possible.²² In addition, employee vehicles, construction equipment and vehicles, and storage and materials used throughout the proposed project site would be located in a designated staging area in an effort to minimize impacts to the site, pedestrians, and medical center employee or visitor traffic.

It is anticipated that there would be grading activities associated with the development of Tier I of the proposed project. It is anticipated that excavation may exceed 20 feet but would not be expected to be greater than 60 feet deep. It is anticipated that a geotechnical engineer would be available for observation and testing of the earthwork-related tasks to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills. Any unanticipated adverse conditions encountered would be evaluated by the proposed project engineering geologist and the soil engineer.²³

The construction contractor would be required to incorporate best management practices (BMPs) consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.²⁴ Should the construction period continue into the rainy season, supplemental erosion measures would need to be implemented, including, but not limited to, the following:

- Mulching
- Geotextiles and mats
- Earth dikes
- Temporary drains and gullies
- Silt fence
- Straw-bale barriers
- Sandbag barrier
- Brush or rock filter
- Sediment trap

The anticipated construction period would begin in November 2010 and conclude in December 2013. BMPs to control surface runoff and soil erosion would be required for construction taking place during rainy periods.

Construction equipment would be turned off when not in use. The construction contractor would ensure that all construction and grading equipment is properly maintained. All vehicles and compressors would utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times. It is currently anticipated that up to 90 construction workers would be on site at any given time during the construction of the proposed project.

Construction-related ingress and egress to the proposed project site would occur primarily off East 120th Street to the north or Wilmington Avenue to the east.

²² *Los Angeles County Code*. Title 12, "Environmental Protection," Chapter 20.87.08.060, "Approval of Recycling and Reuse Plan." Available at: <http://ordlink.com/codes/lacounty/index.htm>

²³ URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

²⁴ California Stormwater Quality Association. 2003. *California Stormwater Best Management Practice Handbooks: Construction*. Menlo Park, CA. Available at: http://www.cabmphandbooks.com/Documents/Construction/Section_3.pdf

1.11.2 Tier II Construction Scenario

The Tier II of the proposed project consists of a campus-wide master plan and up to 1,814,696 square feet of development on the proposed project site. The potential construction scenario for Tier II may be envisioned as a multiphase process to be completed concurrently with Tier I. The longest scenario is to develop Tier II within a 10-year timeframe, between 2010 and 2020. This analysis approach of the construction scenario has been developed based on an aggressive scenario (which allows the proposed project site to be developed to the maximum extent possible) to allow the consideration of a reasonable worst-case scenario in the even that the County chooses to complete up to 1,814,696 square feet of development.

The type and quantity of equipment that would potentially be used in construction of Tier II would vary for each component. However, for the purposes of this analysis, it is anticipated that development of Tier II would require up to eight phases that would utilize equipment that is comparable to the equipment described in Table 1.11.1-1 for each phase.

Site preparation and construction of the proposed project would be in accordance with all federal, state, and County building codes.

As with Tier I of the proposed project, the construction contractor would ensure that source-reduction techniques and the development of recycling programs during construction and operation of the proposed project are considered and implemented whenever possible.²⁵ The construction contractor would be required to incorporate BMPs consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.²⁶

BMPs to control surface runoff and soil erosion would be required for construction taking place during rainy periods.

Any construction equipment used during the potential development of Tier II would be turned off when not in use. The construction contractor would ensure that all construction and grading equipment is properly maintained. All vehicles and compressors would utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times. It is currently anticipated that up to 150 construction workers would be on-site at any given time during the construction of the proposed project.

Construction-related ingress and egress to the proposed project site would occur primarily off East 120th Street to the north or Wilmington Avenue to the east.

1.12 RELATED PROJECTS

Related projects are projects that are within the area surrounding the proposed project site that are currently in progress or proposed for the future that, when considered with the proposed project, could potentially result in cumulative environmental impacts.

²⁵ *Los Angeles County Code*. Title 12, "Environmental Protection," Chapter 20.87.08.060, "Approval of Recycling and Reuse Plan." Available at: <http://ordlink.com/codes/lacounty/index.htm>

²⁶ California Stormwater Quality Association. 2003. *California Stormwater Best Management Practice Handbooks: Construction*. Menlo Park, CA. Available at: http://www.cabmphandbooks.com/Documents/Construction/Section_3.pdf

There are nine related projects that are anticipated within the next year and that lie within an approximate 1-mile radius of the proposed project site. These are shown in Table 1.12-1, *List of Related Projects*.

**TABLE 1.12-1
LIST OF RELATED PROJECTS^a**

Cumulative Project	Location	Description
County of Los Angeles		
MLK Campus Improvements	12021 South Wilmington Avenue	Hospital ²⁷
South Public Health Clinic ^b	11815 Bandera Street	Health Clinic
Charter High School ^b	12628 Avalon Boulevard	High School
Avalon II Apartment Project ^c	13218 Avalon Boulevard	Apartments
Townhouses	East 121st Street between Main Street and San Pedro Street	Townhouses
Single-family Houses	2354 East 118th Street	Single-family Residences
City of Compton		
Recycle Center ^d	3100 North Alameda Street	Recycling Center
Warehouse ^d	409 East Euclid Avenue	Warehouse
City of Los Angeles		
Charter High School ^e	800 East 111th Place	High School
City of Lynwood		
Warehouse ^f	11298 Alameda Street	Warehouse

SOURCE:

- a. Raju Associates, Inc. November 2009.
- b. County of Los Angeles Regional Planning Web site.
- c. Raju Associates. June 2006. "Traffic Study for the Avalon II Affordable Housing Residential Project."
- d. City of Compton Planning Department Web site.
- e. City of Los Angeles Department of Transportation.
- f. City of Lynwood Planning Department.

1.13 REQUIRED APPROVALS

The anticipated approvals that would be required for the proposed project includes but are not limited to those listed in Table 1.13-1, *Required Approvals*. Table 1.13-1 describes the anticipated permits, approvals, and licenses that would be required for development of the proposed project and specifies the agency(ies) and programs responsible for issuing each approval.

²⁷ This includes the improvements and minor renovation as described in Section 1.8.1, Background, of the project description.

**TABLE 1.13-1
REQUIRED APPROVALS**

Permit / Approval / License Title	Agency/Program
Clinic License	<ul style="list-style-type: none"> • County of Los Angeles Department of Health Services, Health Facilities Inspection Division • State of California Department of Health Services, Licensing, and Certification Division • California Department of Public Health Licensing and Certification Program
Asbestos and Lead-Based Paint Abatement	<ul style="list-style-type: none"> • U.S. Environmental Protection Agency
Asbestos Abatement Notification / Asbestos Worker Notification	<ul style="list-style-type: none"> • California EPA, Department of Toxic Substances Control • California Division of Occupational Safety and Health • South Coast Air Quality Management District
Building, Grading, Excavation, Encroachment Permit	<ul style="list-style-type: none"> • County of Los Angeles Department of Regional Planning • County of Los Angeles Department of Public Works
Construction Permit	<ul style="list-style-type: none"> • County of Los Angeles Department of Regional Planning • County of Los Angeles Department of Public Works • County of Los Angeles Fire Department • Office of Statewide Health Planning and Development
Conditional Use Permit	<ul style="list-style-type: none"> • County of Los Angeles Department of Regional Planning • County of Los Angeles Department of Public Works • Office of Statewide Health Planning and Development
Demolition Permit	<ul style="list-style-type: none"> • County of Los Angeles Department of Public Works • California Division of Occupational Safety and Health • Office of Statewide Health Planning and Development
Abatement, Notification, Grading, and Operating Permit	<ul style="list-style-type: none"> • South Coast Air Quality Management District
NPDES Permit / SUSMP / SWPPP	<ul style="list-style-type: none"> • County of Los Angeles Department of Public Works
Notification (Cultural Resources)	<ul style="list-style-type: none"> • Advisory Council on Historic Preservation
Transportation permits - encroachment permit, parking, transportation permit for the use of oversized vehicles, and traffic modifications on state highways	<ul style="list-style-type: none"> • State of California Department of Transportation • Metropolitan Transportation Authority (MTA) • County of Los Angeles Department of Regional Planning
Campus Plan Approval	<ul style="list-style-type: none"> • Office of Statewide Health Planning and Development • County of Los Angeles Department of Public Works • County of Los Angeles, Board of Supervisors

SECTION 2.0
ENVIRONMENTAL CHECKLIST

This section contains a copy of the Environmental Checklist prepared for the proposed Martin Luther King, Jr. Medical Center Campus Redevelopment (proposed project). The checklist used is consistent with Appendix G to the State CEQA Guidelines. A summary of the substantial evidence that was used to support the responses in the Environmental Checklist is contained in Section 3. The answers contained in this Environmental Checklist are based on literature review of published and unpublished documents (see Section 4.0, References), for a list of reference materials consulted, and site reconnaissance of the proposed project site (conducted on October 20, 2009).

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2.1. AESTHETICS —Would the proposed project:				
a) Have a substantial adverse effect on a scenic vista?	_____	_____	_____	_____X_____
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	_____	_____X_____
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____X_____	_____	_____
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____X_____	_____	_____

2.2. AGRICULTURE AND FOREST RESOURCES—In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land—including the Forest and Range Assessment Project and the Forest Legacy Assessment project—and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the proposed project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on	_____	_____	_____	_____X_____
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u> X </u>
c) Conflict with existing zoning for, or cause rezoning of, forest land [as defined in Public Resources Code section 12220(g)], timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production [as defined by Government Code section 51104(g)]?	_____	_____	_____	<u> X </u>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	_____	_____	_____	<u> X </u>
e) Involve other changes in the existing environment, which due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	_____	_____	_____	<u> X </u>

2.3. AIR QUALITY—Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the proposed project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	_____	<u> X </u>	_____	_____
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<u> X </u>	_____	_____	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the proposed project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<u> X </u>	_____	_____	_____
d) Expose sensitive receptors to substantial pollutant concentrations?	<u> X </u>	_____	_____	_____
e) Create objectionable odors affecting a substantial number of people?	_____	<u> X </u>	_____	_____

2.4. BIOLOGICAL RESOURCES—Would the proposed project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	_____	<u> X </u>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	_____	_____	_____	<u> X </u>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	_____	<u> X </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	_____	_____	_____	<u> X </u>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	_____	_____	_____	<u> X </u>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	_____	_____	_____	<u> X </u>

2.5. CULTURAL RESOURCES—Would the proposed project:

a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	<u> X </u>	_____	_____
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	_____	<u> X </u>	_____	_____
c) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<u> X </u>	_____	_____	_____
d) Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	<u> X </u>

2.6. GEOLOGY AND SOILS—Would the proposed project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the	_____	_____	<u> X </u>	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	_____	_____	<u> X </u>	_____
iii) Seismic-related ground failure, including liquefaction?	_____	_____	<u> X </u>	_____
iv) Landslides?	_____	_____	_____	<u> X </u>
b) Result in substantial soil erosion or the loss of topsoil?	_____	<u> X </u>	_____	_____
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	_____	<u> X </u>	_____	_____
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	<u> X </u>	_____	_____
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	_____	_____	_____	<u> X </u>

2.7. GREENHOUSE GAS EMISSIONS—

Would the proposed project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	_____	<u> X </u>	_____	_____
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	_____	<u> X </u>	_____	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2.8. HAZARDS AND HAZARDOUS MATERIALS—Would the proposed project:

- | | | | | |
|--|-------|--------------|-------|--------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | _____ | <u> X </u> | _____ | _____ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | _____ | <u> X </u> | _____ | _____ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | _____ | <u> X </u> | _____ | _____ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | _____ | <u> X </u> | _____ | _____ |
| e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the proposed project area? | _____ | _____ | _____ | <u> X </u> |
| f) For a proposed project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the proposed project area? | _____ | _____ | _____ | <u> X </u> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | _____ | _____ | _____ | <u> X </u> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	_____	_____	_____	<u> X </u>

2.9. HYDROLOGY AND WATER

QUALITY—Would the proposed project:

a) Violate any water quality standards or waste discharge requirements?	_____	_____	<u> X </u>	_____
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	_____	<u> X </u>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	_____	_____	<u> X </u>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	_____	<u> X </u>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	_____	<u> X </u>	_____	_____
f) Otherwise substantially degrade water quality?	_____	_____	_____	<u> X </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u> X </u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	<u> X </u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	<u> X </u>
j) Inundation by seiche, tsunami, or mudflow?	_____	_____	_____	<u> X </u>

2.10. LAND USE AND PLANNING—

Would the proposed project:

a) Physically divide an established community?	_____	_____	_____	<u> X </u>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	<u> X </u>	_____
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	<u> X </u>

2.11. MINERAL RESOURCES—Would the proposed project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	_____	<u> X </u>
--	-------	-------	-------	--------------

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	_____	<u> X </u>

2.12. NOISE—Would the proposed project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	<u> X </u>	_____	_____
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	_____	<u> X </u>	_____	_____
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	<u> X </u>	_____	_____
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	<u> X </u>	_____	_____
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the proposed project expose people residing or working in the proposed project area to excessive noise levels?	_____	_____	_____	<u> X </u>
f) For a project within the vicinity of a private airstrip, would the proposed project expose people residing or working in the proposed project area to excessive noise levels?	_____	_____	_____	<u> X </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2.13. POPULATION AND HOUSING—

Would the proposed project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	_____	<u> X </u>	_____	_____
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u> X </u>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u> X </u>

2.14. PUBLIC SERVICES

a) Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	_____	<u> X </u>	_____	_____
Police protection?	_____	<u> X </u>	_____	_____
Schools?	_____	_____	<u> X </u>	_____
Parks?	_____	<u> X </u>	_____	_____
Other public facilities?	_____	<u> X </u>	_____	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2.15. RECREATION

- | | | | | |
|---|-------|-------------|-------|-------|
| a) Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | _____ | _____X_____ | _____ | _____ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | _____ | _____X_____ | _____ | _____ |

2.16. TRANSPORTATION AND

TRAFFIC—Would the proposed project:

- | | | | | |
|---|-------|-------------|-------------|-------------|
| a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | _____ | _____X_____ | _____ | _____ |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | _____ | _____X_____ | _____ | _____ |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | _____ | _____ | _____ | _____X_____ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | _____ | _____ | _____X_____ | _____ |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	_____	_____	<u> X </u>	_____
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	_____	_____	_____	<u> X </u>

2.17. UTILITIES AND SERVICE

SYSTEMS—Would the proposed project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	<u> X </u>	_____
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u> X </u>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	<u> X </u>	_____	_____
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	<u> X </u>	_____	_____
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	_____	<u> X </u>	_____	_____
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	<u> X </u>	_____
g) Comply with federal, state, and local statutes and regulations related to solid waste?	_____	_____	<u> X </u>	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2.18. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|----------|----------|-------|-------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <u>X</u> | _____ | _____ | _____ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | _____ | <u>X</u> | _____ | _____ |
| c) Does the proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <u>X</u> | _____ | _____ | _____ |

SECTION 3.0

ENVIRONMENTAL ANALYSIS

The environmental analysis provided in this section describes the information that was considered in evaluating the questions in Section 2.0, Environmental Checklist. The information used in this evaluation is based on a review of relevant literature and technical reports (see Section 4.0, References, for a list of reference material consulted).

3.1 AESTHETICS

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to aesthetics that would require the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Aesthetics at the proposed project site were evaluated with regard to the County of Los Angeles General Plan;² California Department of Transportation (Caltrans) Scenic Highway Program designations; previously published information regarding the visual character of the proposed project site, including light and glare, site reconnaissance, and conceptual elevations; and existing and proposed site plans of the Martin Luther King, Jr. Medical Center Campus.³

The State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impacts to aesthetics.

Would the proposed project have any of the following effects:

- a) Have a substantial adverse effect on a scenic vista?

The proposed project would not be expected to result in impacts to aesthetics in relation to scenic vistas. Based on the review of the County of Los Angeles General Plan Recreation element and studies of regional maps, the proposed project site is not within a scenic vista, and there are no scenic vistas identified within the vicinity of the proposed project site.⁴ Existing development at the proposed project site consists of the Martin Luther King, Jr. Medical Center Campus, which provides medical services to the South Los Angeles community. The proposed project would modify the existing medical services facilities, including development of a new Multiservice Ambulatory Care Center (MACC) and Ancillary Buildings, reuse or replacement of the existing MACC Building, and renovations and other improvements to other existing buildings. Additional Master Plan development would allow for up to 1,814,696 square feet of development on the proposed project site, along with up to 100 units of residential development. Public facilities, commercial development, and residential development—all of which are typical of an urban setting—comprise the land uses surrounding the proposed project site. Therefore, there would be no expected impacts to aesthetics related to scenic vistas. No further analysis is warranted.

- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed project would not be expected to result in impacts to aesthetics in relation to substantial damage to scenic resources within a state scenic highway. According to the California Scenic Highway Program, the nearest eligible or officially designated scenic highway or historic parkway is California

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

³ California Department of Transportation. 2 October 2009. *The California Scenic Highway System: A List of Eligible (E) and Officially Designated (OD) Routes (by Route)*. Available at: http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm

⁴ County of Los Angeles Regional Planning Commission. 1965. *County of Los Angeles General Plan, Recreation Element, Regional Recreation Areas Plan*. Los Angeles, CA. Available at: <http://planning.co.la.ca.us/generalplan>

State Route 110 (SR 110), located approximately 2 miles to the west of the proposed project site.⁵ The proposed project site cannot be viewed from SR 110 due to distance. Moreover, the elevation of the proposed project site ranges from 86 feet above mean sea level (MSL) at the southwest corner to 90 feet above MSL at the northeast corner. As such, the topography of the proposed project site can be characterized as flat. The distance from the scenic route, the site's flat topography, and the fact that none of the proposed project structures are anticipated to exceed the height of existing structures, all serve to curtail any potential structural obstruction of available public access views. Therefore, there would be no expected impacts to aesthetics related to substantial damage to scenic resources within a state scenic highway. No further analysis is warranted.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed project would be expected to result in potentially significant impacts to aesthetics in relation to the degradation of the existing visual character of the proposed project site and its surroundings. Incorporation of mitigation measures would be required to reduce the proposed project's impacts to below the level of significance. The existing Martin Luther King, Jr. Medical Center Campus is composed of a six-story main hospital tower located on the south-facing portion of the campus, as well as an adjacent five-story building, and various other structures and support buildings that surround these structures. The support buildings include a two-story medical records building, the one-story Pediatric Acute Care Building, and the three-story Hawkins Building, as well as other support buildings that range in height from one to six stories. The area surrounding the proposed project site is characterized by common urban development, where land uses include public facilities, commercial development, and residential development. The proposed project includes the construction of a new MACC and Ancillary Building, as well as the reuse or replacement of the existing MACC Building and program-level development of a campuswide Master Plan. The proposed project area can currently be seen from adjacent homes located across from the existing MACC, and as such, future planned development may create a major visual impact by obstructing current views or by having inconsistent visual character with the existing neighborhood as viewed from these residential areas due to potential placement of the proposed structures. This potential impact would result from a building design that, due to differences in scale, design, and character, would be inconsistent with the existing visual character of the surrounding area. In this way, neighborhood visual quality may be affected. Therefore, there would be potentially significant impacts to aesthetics related to degradation of the existing visual character of the proposed project site and its surroundings, which would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Impacts to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed project area would be expected to be less than significant with the incorporation of mitigation measures. It is anticipated that construction of the proposed project would utilize existing light sources and would create additional safety lighting around the proposed project site and in the parking structures. However, the development of the campus-wide Master Plan may potentially lead to the construction of structures containing reflective surfaces that could create additional glare because of the windows and lighting structures that would be viewed from surrounding areas, including residential uses. In addition, the activation of interior

⁵ California Department of Transportation. 2 October 2009. *The California Scenic Highway System: A List of Eligible (E) and Officially Designated (OD) Routes (by Route)*. Available at: <http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>

lighting within the proposed facilities during nondaytime hours would be expected to create additional effects from bright lighting. As previously noted, the area surrounding the proposed project site can be characterized as a typical urban setting. As such, there exist tree lights and other sources of light and glare from the existing structures at the proposed project site and in the surrounding community. The proposed project area can be seen from adjacent homes located across from the existing MACC, and as such, future planned development may create a major visual impact with respect to significantly increasing the intensity of nighttime lighting effects and glare. Street lights, neon store signage, and the absence of treescape and other landscaping coverage could potentially contribute to the increase in these lighting and glare effects, thus potentially adversely affecting daytime or nighttime views. Although the existing medical center has a setback from residences facing its buildings that would reduce the impact of glare and nighttime lighting effects, further review of the Master Plan development and of the proposed development would be required to ensure that the proposed project would not create new source of substantial light or glare. Therefore, impacts to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed project area would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

3.2 AGRICULTURE AND FOREST RESOURCES

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to agricultural resources, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Agricultural resources at the proposed project site were evaluated with regard to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP)² and the County of Los Angeles General Plan (County General Plan).³

State CEQA Statutes {[§21060.1(a)] Public Resources Code 21000-21177} define agricultural land to mean “prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture (USDA) land inventory and monitoring criteria, as modified for California” and is herein collectively referred to as “Farmland.” Public Resources Code section 12220(g), defines forest land as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

State CEQA Guidelines recommend the consideration of five questions when addressing the potential for significant impacts to agriculture and forest resources.

Would the proposed project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The proposed project would not be expected to result in impacts to agricultural resources in relation to the conversion of Farmland. The County of Los Angeles General Plan land use designation for the proposed project is Public and Semipublic Facilities (P). According to the County of Los Angeles General Plan Land Use element, areas designated P are intended for major existing and proposed public and semipublic uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities, and fairgrounds.⁴

The proposed project site is located in the unincorporated area of Willowbrook, County of Los Angeles (County), California. The existing zoning for the proposed project site is Neighborhood Commercial (C-2; Neighborhood Business Zone). This zoning designation is established to identify

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2004. *Important Farmland in California, 2002*. Sacramento, CA.

³ County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

⁴ County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

community-related commercial uses and allows the following uses: drugstores, medical clinics (including laboratories), professional or business office space, parking lots and buildings, and hospital equipment and supply rentals.⁵ The proposed project does not include the development of agricultural land and is located within an urban area in the unincorporated area of Willowbrook. The most recent mapping of the County of Los Angeles for Farmland undertaken by the CDC FMMP was reviewed for the proposed project site.⁶ Based on the review of the land use designations and applicable Important Farmland map for the proposed project site,⁷ there are no Farmlands located within or immediately adjacent to the proposed project site. Therefore, there would be no expected impacts to agricultural resources related to the conversion of Farmland. No further analysis is warranted.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The proposed project would not be expected to result in impacts to agricultural resources in relation to a conflict with existing zoning for agricultural use or a Williamson Act contract. Based on an analysis of zoning within the County of Los Angeles, the proposed project site is not zoned for agricultural use.⁸ In addition, no parcels within or adjacent to the proposed project site are subject to Williamson Act Contracts, as the County of Los Angeles does not offer Williamson Act contracts.⁹ Based on the review of the County's zoning and the status of Williamson Act contracts, there would be no expected impacts to agricultural resources related to a conflict with existing zoning for agricultural use or a Williamson Act contract. No further analysis is warranted.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The proposed project would not be expected to result in impacts to forest resources, in relation to the potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by the Government Code section 51104(g)). As noted above, the Public Resources Code section 12220(g), defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Public Resources Code section 4526 states that "Timberland" means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species

⁵ County of Los Angeles. July 1996. County Code, Title 22, "Planning and Zoning."

⁶ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2006. *Los Angeles Important Farmland, 2006*. Sacramento, CA.

⁷ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2004. *Important Farmland in California, 2002*. Sacramento, CA.

⁸ County of Los Angeles Department of Regional Planning. *GIS-NET*. Accessed 1 October 2009. Available at: <http://planning.lacounty.gov/gisnet>

⁹ California Department of Conservation, Division of Land Resource Protection. Accessed 1 October 2009. *Williamson Act Program—Basic Contract Revisions*. Available at: http://www.consrv.ca.gov/dlrp/lca/basic_contract_provisions/Pages/index.aspx#does_my_county_participate

used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others.¹⁰ Government Code section 51104 (g) states, "'Timberland production zone' or 'TPZ' means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h). With respect to the general plans of cities and counties, 'timberland preserve zone' means 'timberland production zone.'"¹¹ Sections 51112 and 51113 relate to timberland production within timberland production zones.¹² Finally, subdivision (h) states, a "'compatible use' is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber" and provides six specific instances where such uses would be 'contrary' or inconsistent with the land being considered a 'compatible use.'¹³

According to the Department of Forestry and Fire Protection, the state of California consists of approximately 5,418,979 acres of land that has been classified as TPZ.¹⁴ TPZ is designated in 32 counties within the state. The County of Los Angeles does not contain land that is designated as a timberland production zone.^{15,16} The proposed project site is a hospital campus and is not zoned for forest land, timberland, or timberland production, nor is it adjacent to land zoned as such.¹⁷ Based on the review of the County's zoning and the forest land, timberland, and Timberland Production codes, there would be no expected impacts to agricultural and forest resources in relation to a conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). No further analysis is warranted.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The proposed project would not be expected to result in impacts to agricultural and forest resources in relation to the loss of forest land or conversion of forest land to non-forest use. The proposed project site is located in the unincorporated community of Willowbrook which is an urban area. As such, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use because there is no forest land on or immediately adjacent to the proposed project site.¹⁸ Therefore, the proposed project would not be expected to result in impacts to agricultural and forest resources in relation to the loss of forest land or conversion of forest land to non-forest use.

¹⁰ *California Public Resources Code*. Section 4526.

¹¹ *California Government Code*. Article 1, General Provisions, Sections 51100-51104. Section 51104 (g).

¹² *California Government Code*. Article 2, Timberland Production Zones, Sections 51110-51119.5. Sections 51112-51113.

¹³ *California Government Code*. Article 1, General Provisions, Sections 51100-51104. Section 51104 (h).

¹⁴ Department of Forestry and Fire Protection. 3 January 2002. *Timberland Site Class on Private Lands Zoned for Timber Production*. Technical working paper. Sacramento, CA.

¹⁵ Department of Forestry and Fire Protection. 3 January 2002. *Timberland Site Class on Private Lands Zoned for Timber Production*. Technical working paper. Sacramento, CA.

¹⁶ County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

¹⁷ County of Los Angeles Department of Regional Planning. *GIS-NET*. Accessed 1 October 2009. Available at: <http://planning.lacounty.gov/gisnet>

¹⁸ California Department of Forestry and Fire Protection. Accessed 27 January 2010. Available at: <http://www.fire.ca.gov/>

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The proposed project would not be expected to result in impacts to agricultural resources in relation to changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use. Based on the review of the most recent mapping of the County for Farmland undertaken by the CDC FMMP, there is no Farmland on or immediately adjacent to the proposed project site.¹⁹ The proposed project would not enhance the suitability of any designated farmland for development because there are no designated farmlands within the proposed project area. Forest land is not located on or immediately adjacent to the proposed project site. The proposed project would not cause the conversion of forest land to non-forest use because no forest land is located in the unincorporated area of Willowbrook. Therefore, there would be no expected impacts to agricultural resources related to changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use. No further analysis is warranted.

¹⁹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2006. *Los Angeles Important Farmland, 2006*. Sacramento, CA.

3.3 AIR QUALITY

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to air quality, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines.¹ Air quality at the proposed project site was evaluated with regard to the County of Los Angeles (County) General Plan,² the National Ambient Air Quality Standards (NAAQS),³ the California Ambient Air Quality Standards,⁴ and the Clean Air Act (CAA).⁵

Data on existing air quality in the South Coast Air Basin (SCAB), where the proposed project site is located, is monitored by a network of air monitoring stations operated by the California Environmental Protection Agency, the California Air Resources Board (CARB), and the South Coast Air Quality Management District (SCAQMD). The assessment of construction impacts was based on a construction scenario for a building of comparable size to the proposed project and a construction schedule of comparable duration. The conclusions reflect guidelines established by the SCAQMD *CEQA Air Quality Handbook*.⁶

The proposed project is located in the SCAQMD South Central Los Angeles County Air Monitoring Subregion No. 12, which is served by the Lynwood Monitoring Station, approximately 1.7 miles east-northeast of the proposed project site at 11220 Long Beach Boulevard, Lynwood, California. This monitoring station measures particulate matter (PM_{2.5} and PM₁₀), CO, O₃, and NO₂.

The potential for the project to result in new or substantially more adverse significant impacts to air quality was evaluated in relation to five questions recommended for consideration by the State CEQA Guidelines.⁷

Would the proposed project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

Impacts to air quality related to whether the proposed project conflicts with or obstructs implementation of the applicable air quality plan would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. The proposed project area is located in the unincorporated area of Willowbrook, which is located within the SCAQMD portion of the SCAB. Ozone (O₃) is the pollutant of greatest concern throughout the SCAB. No single source is responsible for most of the emissions of O₃ precursors, nitrogen oxides (NO_x) and volatile organic compounds; many sources are spread throughout the basin. The SCAB is designated as a

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. January 1993. *County of Los Angeles Streamlined General Plan*. Los Angeles, CA.

³ U.S. Environmental Protection Agency. 2008. *National Ambient Air Quality Standards (NAAQS)*. Available at: <http://www.epa.gov/air/criteria.html>

⁴ Air Resources Board. 2008. *California Ambient Air Quality Standards (CAAQS)*. Available at: <http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm>

⁵ U.S. Environmental Protection Agency. 2008. *Federal Clean Air Act*, Title I, "Air Pollution Prevention and Control." Available at: <http://www.epa.gov/air/caa/>

⁶ South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Diamond Bar, CA.

⁷ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

federal-level nonattainment area for the O₃ and particulate matter with a diameter of 2.5 microns or less (PM_{2.5}) air quality standards, but the basin has recently improved from nonattainment to attainment with the NAAQS for both nitrogen dioxide (NO₂) and carbon monoxide (CO).⁸ The SCAB is a state-level nonattainment area for the O₃ and PM_{2.5} air quality standards, and the County is a state-level nonattainment area for the O₃, PM₁₀, and PM_{2.5}, based on the California Ambient Air Quality Standards.⁹

The most recent update to the SCAQMD Air Quality Management Plan (AQMP) was prepared for air quality improvements to meet both state and federal CAA planning requirements for all areas under AQMP jurisdiction. This update was adopted by CARB for inclusion in the State Implementation Plan on September 27, 2007. The AQMP sets forth strategies for attaining the federal PM₁₀ and PM_{2.5} air quality standards and the federal 8-hour O₃ air quality standard, as well as meeting state standards at the earliest practicable date. With the incorporation of new scientific data, emission inventories, ambient measurements, control strategies, and air quality modeling, this 2007 AQMP focuses on O₃ and PM_{2.5} attainments.

Existing air quality within the proposed project vicinity is characterized by a mix of local emission sources that include stationary activities, such as space and water heating, landscape maintenance, and consumer products; and mobile sources, such as primarily automobile and truck traffic. Motor vehicles are the primary source of pollutants within the proposed project vicinity because they have the potential to generate elevated localized concentrations of CO, termed CO hotspots. Section 9.4 of the SCAQMD CEQA Air Quality Handbook identifies CO as a localized problem requiring additional analysis when a proposed project is likely to expose sensitive receptors to CO hotspots.¹⁰

The SCAQMD evaluates the project in terms of air pollution thresholds.¹¹ The proposed project would be considered significant if implementation of the proposed project would result in daily operation, daily construction, or operation-related emissions that cause or exceed the SCAQMD thresholds of significance. As described in Section 1.0, *Project Description*, of this Initial Study, the proposed project would require construction and use of new facilities covering an area of up to approximately 38 acres. In addition, construction of the proposed project, as currently conceived, would occur daily for a period of 37 months for the Tier I portion of the proposed project (and on a multiphased schedule for approximately 120 months [10 years] for the Tier II portion of the proposed project). Therefore, the proposed project would be expected to result in significant impacts in relation to its consistency with the applicable air quality plan.

Implementation of the proposed project would be expected to be consistent with the County General Plan land use designations for the area.¹² The proposed project, as currently conceived, entails development of new buildings and renovations to existing buildings, as well as development of the campuswide Master Plan, which would include up to 1,814,696 square feet of mixed-use development and up to 100 units of residential development. Implementation of the proposed project would be expected to create new activity that would contribute to air quality

⁸ South Coast Air Quality Management District. June 2007. *Final 2007 Air Quality Management Plan*. Diamond Bar, CA.

⁹ South Coast Air Quality Management District. June 2007. *Final 2007 Air Quality Management Plan*. Diamond Bar, CA.

¹⁰ South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Diamond Bar, CA.

¹¹ South Coast Air Quality Management District. 1993. "Developing Baseline Air Quality Information." In *Air Quality Guidance Handbook*. Diamond Bar, CA.

¹² County of Los Angeles Department of Regional Planning. January 1993. *County of Los Angeles Streamlined General Plan*. Los Angeles, CA.

impacts in the surrounding area. In addition, during operation of the proposed project, emissions generated daily from space and water heating and vehicle trips generated by new employees and visitors traveling to and from the proposed project area would be expected to have the potential to result in operational air quality impacts beyond the SCAQMD thresholds of significance.

Impacts to air quality associated with the proposed project in relation to its consistency with the applicable air quality plan would have the potential to be significant and require the incorporation of mitigation measures specified by SCAQMD to mitigate these impacts to below the level of significance. Further analysis is warranted.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Implementation of the proposed project would be expected to result in significant impacts to air quality related to a violation of any air quality standard or a substantial contribution to an existing or projected air quality violation. Construction-related air quality impacts may result from combustion emissions from on-site construction and mobile equipment and from fugitive dust emissions from demolition, grading, and site preparation activities. The proposed project would be expected to entail several construction components, such as demolition, mass site grading, fine site grading, trenching, paving, facility construction, and architectural coating. The total area that would be under construction is approximately 38 acres. Construction of the proposed project would be expected to last 37 months for the Tier I portion of the proposed project and up to 120 months (10 years) for the Tier II portion of the proposed project and to potentially contribute to an exceedance of air quality standards, especially if all construction work occurred in one phase.

Operational phase impacts may occur from increased equipment emissions as a result of maintenance for new buildings and landscape, from increased emissions from new building support systems as a result of space and water heating, and from increased vehicle emissions generated from trips to and from the proposed project site. Once constructed, the proposed project is likely to result in an increase in employees and visitors to the proposed project site, resulting in the production of a significant number of daily vehicular trips. Although the operational function of the proposed project as a hospital and mixed-use facility would not be expected to cause a new air quality violation, the size, the number, and the capacity of the proposed new buildings suggest that the proposed project has the potential to cause a measurable increase in existing violations.

Emissions of criteria pollutants associated with the proposed project would have the potential for cumulative and significant impacts due to the relatively large area that would be scheduled for construction activities and the 37-month construction duration of Tier I of the proposed project (as well as the anticipated 10-year multiphase Tier II portion of the proposed project. In addition, maintenance of the new building and additional daily commute trips by new employees and visitors to and from the proposed project site would increase criteria pollutant emissions associated with the operational phase of the proposed project. Therefore, the proposed project has the potential to result in impacts to air quality in relation to violating applicable air quality standards or contributing to an existing or projected air violation. These impacts may not be able to be reduced to below the level of significance through the incorporation of mitigation measures specified by SCAQMD.¹³ Therefore, the consideration of alternatives to the proposed project may be required. Further analysis is warranted.

¹³ South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Diamond Bar, CA.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Implementation of the proposed project would be expected to result in significant impacts to air quality related to a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. The proposed project site is located within the SCAB, which is designated as a nonattainment area according to the state and federal O₃ and PM_{2.5} air quality standards. During the construction phase, primary emissions would include ozone precursor emissions and particulate matter. Ozone precursor emissions from vehicles coming to and from the proposed project site would be the primary source of impact to air quality associated with operation of the proposed project. Due to the relatively large size of the proposed project, the proposed project would be expected to result in a cumulatively considerable net increase of one or more criteria pollutant for which the project region is in nonattainment status under the applicable federal or state ambient air quality standards. These impacts may not be able to be reduced to below the level of significance through the incorporation of mitigation measures. Therefore, the consideration of alternatives to the proposed project may be required. Further analysis is warranted.

- d) Expose sensitive receptors to substantial pollutant concentrations?

Implementation of the proposed project would be expected to result in significant impacts to air quality related to the exposure of sensitive receptors to substantial pollutant concentrations. Construction of the proposed project would occur within an area of up to approximately 38 acres, bounded by East 120th Street to the north, Wilmington Avenue to the east, East 122nd Street to the south, and Compton Avenue to the west. Area sensitive receptors that may be affected by project-related pollutant concentrations include the following: King Drew Magnet High School located adjacent to the MLK campus on East 120th Street, Lincoln Drew Elementary School located 0.10 mile to the north, Harriet Tubman High School located 0.25 mile south, Cesar Chavez Alternative School located 0.25 mile south, Compton Community Day Middle School located 0.25 mile south and Carver Elementary located 0.21 mile to the west; all are located within 0.25 miles of the site. Sensitive receptors may be exposed to construction emissions such as fugitive dust, combustion emissions, and diesel particulate matter. Operation of the proposed project may also expose sensitive receptors in the vicinity of the proposed project site to equipment and building emissions as a result of building operational activities, maintenance activities, and space and water heating and to automotive combustion emissions as a result of the generation of increased vehicle trips. With two elementary schools identified within 0.25 miles of the proposed project site, consideration of the SCAQMD standard list of mitigation measures would be required to reduce significant impacts. Therefore, the proposed project has the potential to result in impacts to air quality in relation to the exposure of sensitive receptors to substantial pollutant concentrations. These impacts may not be able to be reduced to below the level of significance through the incorporation of mitigation measures. Therefore, the consideration of alternatives to the proposed project may be required. Further analysis is warranted.

- e) Create objectionable odors affecting a substantial number of people?

Impacts to air quality related to whether the proposed project would create objectionable odors affecting a substantial number of people would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. Construction of the proposed project

would require the use of diesel-powered equipment. Odors associated with emissions from diesel equipment may be considered unpleasant by some people. Because a relatively large square footage of buildings would be under construction and the use of diesel-powered equipment would be anticipated to occur daily during its construction phase, construction of the proposed project would be expected to result in impacts in relation to creating objectionable odors. However, these construction-related air quality impacts would be expected to be below the level of significance because the use of diesel-powered equipment would occur only in the short-term during the construction period. In addition, the proposed project would implement best management practices (BMPs) during construction (such as reducing queuing and idling time) that would further reduce this potential impact. Therefore, with a potential to create objectionable odors during its construction, the proposed project would be expected to result in impacts that would be below the level of significance.

The proposed project would operate as a medical and mixed-use facility, and as such, the operational function of the proposed project would not be likely to result in the creation of objectionable odors. However, given the size and numerous components involved in the proposed project, operation of the proposed project would have the potential to result in significant impacts to air quality related to creating objectionable odors affecting a substantial number of people, thus requiring the consideration of mitigation measures to reduce these impacts to below the level of significance. Further analysis is warranted.

3.4 BIOLOGICAL RESOURCES

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact on biological resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Biological resources at the proposed project site were evaluated with regard to (1) the County of Los Angeles (County) General Plan;² (2) a query of the California Natural Diversity Database (CNDDDB)³ for the U.S. Geological Survey (USGS) 7.5-minute South Gate series topographic quadrangle⁴ where the proposed project is located and all surrounding USGS 7.5-minute series topographic quadrangles, including Inglewood,⁵ Long Beach,⁶ Whittier,⁷ Torrance,⁸ Los Alamitos,⁹ El Monte,¹⁰ Hollywood,¹¹ and Los Angeles;¹² (3) and a review of published and unpublished literature germane to the proposed project.

State CEQA Guidelines recommend the consideration of six questions when addressing the potential for significant impacts to biological resources:

Would the proposed project have any of the following effects:

- a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

³ California Department of Fish and Game. 2009. *Rarefind 3: A Database Application for the Use of the California Department of Fish and Game Natural Diversity Data Base*. Sacramento, CA

⁴ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

⁵ U.S. Geological Survey. [1964] Photo revised 1981. 7.5-Minute Series, Inglewood, California, Topographic Quadrangle. Reston, VA.

⁶ U.S. Geological Survey. [1964] Photo revised 1981. 7.5-Minute Series, Long Beach, California, Topographic Quadrangle. Reston, VA.

⁷ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, Whittier, California, Topographic Quadrangle. Reston, VA.

⁸ U.S. Geological Survey. [1964] Photo revised 1981. 7.5-Minute Series, Torrance, California, Topographic Quadrangle. Reston, VA.

⁹ U.S. Geological Survey. [1964] Photo revised 1981. 7.5-Minute Series, Los Alamitos, California, Topographic Quadrangle. Reston, VA.

¹⁰ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, El Monte, California, Topographic Quadrangle. Reston, VA.

¹¹ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, Hollywood, California, Topographic Quadrangle. Reston, VA.

¹² U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, Seal Beach, California, Topographic Quadrangle. Reston, VA.

3.4.1 Listed Species

The proposed project would not be expected to result in impacts to biological resources in relation to species listed as rare, threatened, or endangered pursuant to the federal and state Endangered Species Acts (ESAs). This analysis is based on the habitat requirements and historical occurrences of the listed species with the potential to occur in the proposed project area. The proposed project site is within an urbanized area of the County of Los Angeles, with developed areas surrounding the proposed project site, and consists of streets, parking lots, existing buildings, and landscaping with nonnative plant species that are open to the public. The subject property is a hospital facility, characterized by hospital and medical functions. The proposed project site is a completely developed property. A query of the CNDDDB identified 18 listed species that are known from the region, including 8 plant species and 10 wildlife species. Of the 18 species listed as rare, threatened, or endangered pursuant to the federal and state ESAs that were identified as having the potential to occur in the region of southwestern County of Los Angeles (Table 3.4.1-1, *Listed Plant and Wildlife Species with the Potential to Occur in the Region of the Proposed Project Site*), none were determined to have the potential to occur within the proposed project area due to lack of suitable habitat. Therefore, there would be no expected impacts to biological resources related to species listed as rare, threatened, or endangered pursuant to the federal and state Endangered Species Acts. No further analysis is warranted.

**TABLE 3.4.1-1
LISTED PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR IN THE
REGION OF THE PROPOSED PROJECT SITE**

Species	Status	Habitat Requirements	Habitat Assessment
Plant			
Lyon's pentachaeta (<i>Pentachaeta lyonii</i>)	FE, SE, CNPS 1B.1	Chaparral, coastal scrub, and valley and foothill grassland; occurs between 90 and 1,980 feet (30 and 630 meters) above mean sea level (MSL); annual herb in the <i>Asteraceae</i> family that blooms from March to August.	No suitable habitat occurs within the proposed project site.
Gambel's water cress (<i>Nasturtium gambelii</i>)	FE, ST, CNPS 1B.1	Marshes and swamps, brackist marshes at the margins of lakes or streams; occurs between 15 and 990 feet (5 and 330 meters) above MSL; annual herb in the <i>Brassicaceae</i> family that blooms from April to October.	No suitable habitat occurs within the proposed project site.
Marsh sandwort (<i>Arenaria paludicola</i>)	FE, SE, CNPS 1B.1	Marshes and swamps, dense mats of typha, juncus, and scirpus in freshwater marshes; occurs between 30 and 510 feet (10 and 170 meters) above MSL; stoloniferous herb in the family <i>Caryophyllaceae</i> that blooms from May to August.	No suitable habitat occurs within the proposed project site.
Braunton's milk-vetch (<i>Astragalus brauntonii</i>)	FE, CNPS 1B.1	Chaparral, coastal scrub, and valley and foothill grassland; occurs between 12 and 1,860 feet (4 and 620 meters) above MSL; perennial herb in the <i>Fabaceae</i> family that blooms from January to August.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.1-1
LISTED PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR IN THE
REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat Requirements	Habitat Assessment
Coastal dunes milk-vetch (<i>Astragalus tener</i> var. <i>titi</i>)	FE, SE, CNPS 1B.1	Coastal bluff scrub, coastal dunes, and coastal prairie; occurs between 3 and 150 feet (1 and 50 meters) above MSL; perennial herb in the <i>Fabaceae</i> family that blooms from March to May.	No suitable habitat occurs within the proposed project site.
Moran's navarretia (<i>Navarretia fossalis</i>)	FT, CNPS 1B.1	Chenopod scrub, marshes and swamps, playas, and vernal pools; occurs between 90 and 3,900 feet (30 and 1,300 meters) above MSL; annual herb in the <i>Polemoniaceae</i> family that blooms from April to July.	No suitable habitat occurs within the proposed project site.
Salt marsh bird's-beak (<i>Cordylanthus maritimus</i> ssp. <i>maritimus</i>)	FE, SE, CNPS 1B.2	Coastal dunes, marshes, and swamps; occurs between 0 and 90 feet (0 and 30 meters) above MSL; annual herb in the <i>Scrophulariaceae</i> family that blooms from May to October.	No suitable habitat occurs within the proposed project site.
California Orcutt grass (<i>Orcuttia californica</i>)	FE, SE, CNPS 1B.1	Vernal pools; occurs between 45 and 1,980 feet (15 and 660 meters) above MSL; annual herb in the <i>Poaceae</i> family that blooms from April to August.	No suitable habitat occurs within the proposed project site.
Wildlife			
Palos Verde blue butterfly (<i>Glaucopsyche lygdamus palosverdesensis</i>)	FE	Occurs in coastal sage scrub on the Palos Verdes Peninsula and requires either deerweed or locoweed as a host plant.	No suitable habitat occurs within the proposed project site.
Mohave tui chub (<i>Gila bicolor mohavensis</i>)	FE, SE	Found in deep pools and slough-like areas of the Mojave River but now only occurs in highly modified refuge sites in San Bernardino County.	No suitable habitat occurs within the proposed project site.
California brown pelican (<i>Pelecanus occidentalis californicus</i>)	FE, SE	Nest on islands in the Gulf of California and along the coast to West Anacapa and Santa Barbara Islands; they rarely occur inland.	No suitable habitat occurs within the proposed project site.
California least tern (<i>Sternula antillarum browni</i>)	FE, SE	Nest in colonies on bare or sparsely vegetated flat substrates near the coast.	No suitable habitat occurs within the proposed project site.
Western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	SE	Found in association with riparian forest, along lower flood bottom of larger river systems.	No suitable habitat occurs within the proposed project site.
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	FE, SE	Found in association with riparian habitat where willow, cottonwoods, and stinging nettles are dense.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.1-1
LISTED PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR IN THE
REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat Requirements	Habitat Assessment
Coastal California gnatcatcher (<i>Polioptila californica californica</i>)	FT, CSC	Occurs in or near sage scrub habitat, which includes the following plant communities: Venturan coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub.	No suitable habitat occurs within the proposed project site.
Belding's savannah sparrow (<i>Passerculus sandwichensis beldingi</i>)	SE	Resides year-round in coastal salt marshes from Goleta Slough in Santa Barbara County to northern Baja California; nests primarily in pickleweed habitat.	No suitable habitat occurs within the proposed project site.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE, SE	Summer resident in low riparian habitat in vicinity of water or in dry river bottoms below 2,000 feet; nests along margins of bushes or on twigs projecting into pathways, usually willow, baccharis, mesquite.	No suitable habitat occurs within the proposed project site.
Pacific pocket mouse (<i>Perognathus longimembris pacificus</i>)	FE, CSC	Found on soils of fine, alluvial sands near the ocean; open spaces in otherwise dense, weedy areas.	No suitable habitat occurs within the proposed project site.

KEY:

Rare = Listed as rare by the State of California

CNPS 1B = Listed as rare, threatened, or endangered in California and elsewhere by the California Native Plant Society

CSC = California Department of Fish and Game species of special concern

FC = Federal candidate species

FE = Listed as endangered under the federal Endangered Species Act

FT = Listed as threatened under the federal Endangered Species Act

SE = Listed as endangered by the State of California

ST = Listed as threatened by the State of California

The eight plant species include the following: Lyon's pentachaeta (*Pentachaeta lyonii*), Gambel's water cress (*Nasturtium gambelii*), marsh sandwort (*Arenaria paludicola*), Braunton's milk-vetch (*Astragalus brauntonii*), coastal dunes milk-vetch (*Astragalus tener* var. *titi*), Moran's navarretia (*Navarretia fossalis*), salt marsh bird's-beak (*Cordylanthus maritimus* ssp. *maritimus*), and California Orcutt grass (*Orcuttia californica*). The subject plant species require natural habitats with specific aquatic, lowland and upland characteristics that were determined to be absent from the proposed project site. Due to the lack of habitats suitable to support the subject species, they have been determined absent from the proposed project site.

The 10 wildlife species include the following: Palos Verde blue butterfly (*Glaucopsyche lygdamus palosverdesensis*), Mohave tui chub (*Gila bicolor mohavensis*), California brown pelican (*Pelecanus occidentalis californicus*), California least tern (*Sternula antillarum browni*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), southwestern willow flycatcher (*Empidonax traillii extimus*), coastal California gnatcatcher (*Polioptila californica californica*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), least Bell's vireo (*Vireo bellii pusillus*), and Pacific pocket mouse (*Perognathus longimembris pacificus*). The subject wildlife

species require natural habitats with specific aquatic, lowland and upland characteristics that were determined to be absent from the proposed project site. Due to the lack of habitats suitable to support the subject species, they have been determined absent from the proposed project site.

3.4.2 Sensitive Species

The proposed project would not be expected to result in impacts to biological resources in relation to sensitive species recognized by the U.S. Fish and Wildlife Service (USFWS) as federal species of concern or by the California Department of Fish and Game (CDFG) as California special concern species. Sensitive wildlife species are those not listed pursuant to the state and federal ESAs but listed as federal species of concern, proposed for listing, or identified by the CDFG as California species of special concern. This analysis is based on the habitat requirements and historical occurrences of the sensitive species with the potential to occur in the area. The proposed project site is within an urbanized area of the County of Los Angeles, with developed areas surrounding the site, and consists of streets, parking lots, existing buildings, and landscaping with nonnative plant species that are open to the public. The proposed project site is a hospital facility, characterized by hospital and medical functions. A query of the CNDDDB identified no plant species and 15 sensitive wildlife species that are known from the region. Of the 15 sensitive species that were identified as having the potential to occur in the region of southwestern County of Los Angeles (Table 3.4.2-1, *Sensitive Plant and Wildlife Species with the Potential to Occur in the Region of the Proposed Project Site*), none were determined to have the potential to occur within the proposed project area due to lack of suitable habitat: western spadefoot (*Spea hammondi*), southwestern pond turtle (*Clemmys marmorata pallida*), coast (San Diego) horned lizard (*Phrynosoma coronatum blainvillii*), Coastal California gnatcatcher (*Polioptila californica californica*), burrowing owl (*Athene cunicularia*), tricolored blackbird (*Agelaius tricolor*), Southern California saltmarsh shrew (*Sorex ornatus salicornicus*), Pacific pocket mouse (*Perognathus longimembris pacificus*), greater western mastiff bat (*Eumops perotis californicus*), western yellow bat (*Lasiurus xanthinus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), big free-tailed bat (*Nyctinomops macrotis*), pallid bat (*Antrozous pallidus*), American badger (*Taxidea taxus*), and south coast marsh vole (*Microtus californicus stephensi*). The subject sensitive wildlife species require natural habitats with specific aquatic, lowland and upland characteristics that were determined to be absent from the proposed project site. Due to the lack of habitats suitable to support the subject species, they have been determined absent from the proposed project site. Therefore, there would be no expected impacts to biological resources related to sensitive species recognized by the USFWS as federal species of concern or by the CDFG as California special concern species. No further analysis is warranted.

**TABLE 3.4.2-1
SENSITIVE PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR IN THE
REGION OF THE PROPOSED PROJECT SITE**

Species	Status	Habitat	On-site Potential
Amphibians			
Western spadefoot (<i>Spea hammondi</i>)	CSC	Require temporary rain pools, with water temperatures between 9 and 30 degrees Celsius for reproducing; soil characteristics of burrow refuge sites have not been studied; occurs between near sea level and 1,363 meters above MSL.	No suitable habitat occurs within the proposed project site.
Reptiles			
Southwestern pond turtle (<i>Actinemys marmorata pallida</i>)	CSC, BLM	Require some slack- or slow-water aquatic habitat; reach higher densities where many aerial and aquatic basking sites are available; nests are located on unshaded slopes usually within 200 meters of the aquatic site.	No suitable habitat occurs within the proposed project site.
Coast (San Diego) horned lizard (<i>Phrynosoma coronatum blainvillii</i>)	CSC	Coastal sage, annual grassland, chaparral, oak woodland, riparian woodland, and coniferous forest.	No suitable habitat occurs within the proposed project site.
Birds			
Coastal California gnatcatcher (<i>Polioptila californica californica</i>)	CSC	Obligate, permanent resident of coastal sage scrub below 2,500 feet in southern California; low, coastal sage scrub in arid washes, on mesas and slopes.	No suitable habitat occurs within the proposed project site.
Burrowing owl (<i>Athene cunicularia</i>)	CSC	Found in open grasslands, agricultural and range lands, and desert habitats and are often associated with burrowing animals, specifically the California ground squirrel; they can also inhabit grass, forbs, and shrub stages of pinyon and ponderosa pine habitats.	No suitable habitat occurs within the proposed project site.
Tricolored blackbird (<i>Agelaius tricolor</i>)	CSC	Freshwater marshes and croplands.	No suitable habitat occurs within the proposed project site.
Mammals			
Southern California saltmarsh shrew (<i>Sorex ornatus salicornicus</i>)	CSC	No information other than coastal marshes; likely requires dense ground cover and nesting sites above mean high tide and free from inundation.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.2-1
SENSITIVE PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR IN THE
REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat	On-site Potential
Pacific pocket mouse (<i>Perognathus longimembris pacificus</i>)	CSC	Inhabits the narrow coastal plains from the Mexican border north to El Segundo; prefers soils of fine alluvial sands near the ocean.	No suitable habitat occurs within the proposed project site.
Western mastiff bat (<i>Eumops perotis californicus</i>)	CSC	Occurs in many open, semiarid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, and desert scrub; also occurs in urban habitats.	No suitable habitat occurs within the proposed project site.
Western yellow bat (<i>Lasiurus xanthinus</i>)	CSC	Valley foothill riparian, desert riparian, desert wash, and palm oasis; roosts in trees, particularly palms; forages over water and among trees.	No suitable habitat occurs within the proposed project site.
Pocketed free-tailed bat (<i>Nyctinomops femorosaccus</i>)	CSC	Associated with rocky, desert areas with relatively high cliffs.	No suitable habitat occurs within the proposed project site.
Big free-tailed bat (<i>Nyctinomops macrotis</i>)	CSC	Rocky areas in the arid southwest, roosting primarily in crevices in cliffs.	No suitable habitat occurs within the proposed project site.
Pallid bat (<i>Antrozous pallidus</i>)	CSC	Deserts, grasslands, shrublands, woodlands, and forests; most common in open, dry habitats with rocky areas for roosting.	No suitable habitat occurs within the proposed project site.
American badger (<i>Taxidea taxus</i>)	CSC	Found in arid, open habitats, particularly grasslands, savannahs, mountain meadows, and desert scrub openings; needs friable soils for digging and open, uncultivated ground; occurs at low to moderate slopes; has been associated with Joshua tree woodland and pinyon-juniper habitats.	No suitable habitat occurs within the proposed project site.
South coast marsh vole (<i>Microtus californicus stephensi</i>)	CSC	Marshland habitat (generally restricted to this habitat type).	No suitable habitat occurs within the proposed project site.

KEY:

CSC = California Department of Fish and Game Species of Special Concern

BLM = Sensitive species under Bureau of Land Management

3.4.3 Locally Important Species

The proposed project would not be expected to result in impacts to biological resources in relation to locally important species afforded protection by the California Native Plant Society (CNPS). Locally important plant species are those not listed pursuant to the state or federal ESA but identified by CNPS as sensitive species that should be considered in assessing the potential effects of proposed projects. A query of the CNDDDB identified 24 locally important plant species that are known from the region. Of the 24 locally important species that were identified as having the potential to occur in the region of southwestern County of Los Angeles (Table 3.4.3-1, *Locally Important Plant and Wildlife Species with the Potential to Occur in the Region of the Proposed Project Site*), none were determined to have the potential to occur within the proposed project area due to lack of suitable habitat: southern tarplant (*Centromadia parryi* ssp. *australis*), Los Angeles sunflower (*Helianthus nuttallii* ssp. *parishii*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), white rabbit-tobacco (*Pseudognaphalium leucocephalum*), San Bernardino aster (*Symphotrichum defoliatum*), Greata's aster (*Symphotrichum greatae*), Coulter's saltbush (*Atriplex coulteri*), south coast saltscale (*Atriplex pacifica*), Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), estuary seablite (*Suaeda esteroa*), Santa Barbara morning-glory (*Calystegia sepium* ssp. *bingamiae*), many-stemmed dudleya (*Dudleya multicaulis*), round-leaved filaree (*California macrophylla*), Parish's gooseberry (*Ribes divaricatum* var. *parishii*), mud nama (*Nama stenocarpum*), Brand's star phacelia (*Phacelia stellaris*), southern mountains skullcap (*Scutellaria bolanderi* ssp. *austromontana*), Salt Spring checkerbloom (*Sidalcea neomexicana*), Orcutt's linanthus (*Linanthus orcuttii*), prostrate vernal pool navarretia (*Navarretia prostrate*), coast woolly-heads (*Nemacaulis denudata* var. *denudate*), mesa horkelia (*Horkelia cuneata* ssp. *puberula*), and Plummer's mariposa-lily (*Calochortus plummerae*). The subject plant species require natural habitats with specific aquatic, lowland and upland characteristics that were determined to be absent from the proposed project site. Due to the lack of habitats suitable to support the subject species, they have been determined absent from the proposed project site. Therefore, there would be no expected impacts to biological resources related to locally important species afforded protection by CNPS. No further analysis is warranted.

**TABLE 3.4.3-1
LOCALLY IMPORTANT PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO
OCCUR IN THE REGION OF THE PROPOSED PROJECT SITE**

Species	Status	Habitat	On-site Potential
Plants			
Southern tarplant (<i>Centromadia parryi</i> ssp. <i>Australis</i>)	CNPS 1B.1	Marshes and swamps, valley and foothill grassland, and vernal pools; occurs between 9 and 1,275 feet (0 and 425 meters) above MSL; annual herb in the <i>Asteraceae</i> family that blooms from May to November.	No suitable habitat occurs within the proposed project site.
Los Angeles sunflower (<i>Helianthus nuttallii</i> ssp. <i>parishii</i>)	CNPS 1A	Coastal salt and freshwater marshes and swamps; occurs between 15 and 5,025 feet (5 and 1,675 meters) above MSL; rhizomatous herb in the <i>Asteraceae</i> family that blooms from August to October.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.3-1
LOCALLY IMPORTANT PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO
OCCUR IN THE REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat	On-site Potential
Coulter's goldfields (<i>Lasthenia glabrata</i> <i>ssp. coulteri</i>)	CNPS 1B.1	Coastal salt marshes and swamps, playas, and vernal pools; occurs between 3 and 3,660 feet (1 and 1,220 meters) above MSL; annual herb in the Asteraceae family that blooms from February to June.	No suitable habitat occurs within the proposed project site.
White rabbit-tobacco (<i>Pseudognaphalium</i> <i>leucocephalum</i>)	CNPS 2.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral; occurs between 0 and 6,300 feet (0 and 2,100 meters) above MSL; perennial herb in the Asteraceae family that blooms from August to November.	No suitable habitat occurs within the proposed project site.
San Bernardino aster (<i>Symphyotrichum</i> <i>defoliatum</i>)	CNPS 1B.2	Cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothill grassland; occurs between 6 and 6,120 feet (2 and 2,040 meters) above MSL; rhizomatous herb in the Asteraceae family that blooms from July to November.	No suitable habitat occurs within the proposed project site.
Greata's aster (<i>Symphyotrichum</i> <i>greatae</i>)	CNPA 1B.3	Chaparral, cismontane woodland, mesic canyons; occurs between 2,400 and 4,500 feet (800 and 1500 meters) above MSL; rhizomatous herb in the Asteraceae family that blooms from June to October.	No suitable habitat occurs within the proposed project site.
Coulter's saltbush (<i>Atriplex coulteri</i>)	CNPS 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland; occurs between 15 and 1,380 feet (3 and 460 meters) above MSL; annual herb in the Chenopodiaceae family that blooms from March to October.	No suitable habitat occurs within the proposed project site.
South coast saltscale (<i>Atriplex pacifica</i>)	CNPS 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, and playas; occurs between 1 and 420 feet (0 and 140 meters) above MSL; annual herb in the Chenopodiaceae family that blooms from March to October.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.3-1
LOCALLY IMPORTANT PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO
OCCUR IN THE REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat	On-site Potential
Parish's brittlescale (<i>Atriplex parishii</i>)	CNPS 1B.1	Chenopod scrub, playas, and vernal pools; occurs between 75 and 5,700 feet (25 and 1,900 meters) above MSL; annual herb in the <i>Chenopodiaceae</i> family that blooms from June to October.	No suitable habitat occurs within the proposed project site.
Davidson's saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	CNPS 1B.2	Coastal bluff scrub and coastal scrub; occurs between 30 and 600 feet (10 and 200 meters) above MSL; annual herb in the <i>Chenopodiaceae</i> family that blooms from April to October.	No suitable habitat occurs within the proposed project site.
Estuary seablite (<i>Suaeda esteroa</i>)	CNPS 1B.2	Marshes and swamps; occurs between 0 and 15 feet (0 and 5 meters) above MSL; perennial herb in the <i>Chenopodiaceae</i> family that blooms from May to October.	No suitable habitat occurs within the proposed project site.
Santa Barbara morning-glory (<i>Calystegia sepium</i> ssp. <i>bingamiae</i>)	CNPS 1A	Coastal marches; occurs between 0 and 60 feet (0 and 20 meters) above MSL; rhizomatous herb in the <i>Convolvulaceae</i> family that blooms from April to May.	No suitable habitat occurs within the proposed project site.
Many-stemmed dudleya (<i>Dudleya multicaulis</i>)	CNPS 1B.2	Chaparral, coastal scrub, valley and foothill grassland; occurs in heavy, often clayey soils or grassy slopes between 0 and 2,370 feet (0 and 790 meters) above MSL; perennial herb in the <i>Crassulaceae</i> family that blooms from April to June.	No suitable habitat occurs within the proposed project site.
Round-leaved filaree (<i>Erodium macrophylla</i>)	CNPS 1B.1	Cismontane woodland, valley and foothill grassland; occurs in clay soils between 75 and 3,600 feet (15 and 1,200 meters) above MSL; annual herb in the <i>Geraniaceae</i> family that blooms from March to May.	No suitable habitat occurs within the proposed project site.
Parish's gooseberry (<i>Ribes divaricatum</i> var. <i>parishii</i>)	CNPS 1A	Riparian woodland, salix swales; occurs between 195 and 300 feet (65 and 100 meters) above MSL; deciduous shrub in the <i>Grossulariaceae</i> family that blooms from February to April.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.3-1
LOCALLY IMPORTANT PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO
OCCUR IN THE REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat	On-site Potential
Mud nama (<i>Nama stenocarpum</i>)	CNPS 2.2	Marshes and swamps; occurs between 15 and 1,500 feet (5 and 500 meters) above MSL; annual/perennial herb in the <i>Hydrophyllaceae</i> family that blooms from January to July.	No suitable habitat occurs within the proposed project site.
Brand's star phacelia (<i>Phacelia stellaris</i>)	CNPS 1B.1	Coastal dunes and coastal scrub; occurs between 3 and 1,200 feet (1 and 400 meters) above MSL; annual herb in the <i>Hydrophyllaceae</i> family that blooms from March to June.	No suitable habitat occurs within the proposed project site.
Southern mountains skullcap (<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i>)	CNPA 1B.2	Chaparral, cismontane woodland, lower montane coniferous forests, gravely soils on streambanks or in mesic sites in oak or pine woodland; occurs between 1,275 and 6,000 feet (425 and 2,000 meters) above MSL; rhizomatous herb in the <i>Lamiaceae</i> family that blooms from June to July.	No suitable habitat occurs within the proposed project site.
Plummer's mariposa-lily (<i>Calochortus plummerae</i>)	CNPS 1B.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest; occurs on rocky and sandy sites between 270 and 4,830 feet (90 and 1610 meters) above MSL; bulbiferous herb in the <i>Liliaceae</i> family that blooms from June to August.	No suitable habitat occurs within the proposed project site.
Salt Spring checkerbloom (<i>Sidalcea neomexicana</i>)	CNPS 2.2	Chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas; occurs between 75 and 4,590 feet (15 and 1,530 meters) above MSL; perennial herb in the <i>Malvaceae</i> family that blooms from March to June.	No suitable habitat occurs within the proposed project site.
Orcutt's linanthus (<i>Linanthus orcuttii</i>)	CNPS 1B.3	Chaparral, lower montane coniferous forest; occurs between 3,180 and 6,000 feet (1,060 to 2,000 meters) above MSL; annual herb in the <i>Polemoniaceae</i> family that blooms from May to June.	No suitable habitat occurs within the proposed project site.

**TABLE 3.4.3-1
LOCALLY IMPORTANT PLANT AND WILDLIFE SPECIES WITH THE POTENTIAL TO
OCCUR IN THE REGION OF THE PROPOSED PROJECT SITE, Continued**

Species	Status	Habitat	On-site Potential
Prostrate vernal pool navarretia (<i>Navarretia prostrata</i>)	CNPS 1B.1	Coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools; occurs between 75 and 2,100 feet (15 and 700 meters) above MSL; annual herb in the <i>Polemoniaceae</i> family that blooms from April to July.	No suitable habitat occurs within the proposed project site.
Coast woolly-heads (<i>Nemacaulis denudata</i> var. <i>denudate</i>)	CNPS 1B.2	Coastal dunes; occurs between 0 and 300 feet (0 and 100 meters) above MSL; annual herb in the <i>Polygonaceae</i> family that blooms from April to September.	No suitable habitat occurs within the proposed project site.
Mesa horkelia (<i>Horkelia cuneata</i> ssp. <i>puberula</i>)	CNPS 1B.1	Chaparral, cismontane woodland, coastal scrub; occurs between 210 and 2,430 feet (70 and 810 meters) above MSL in sandy or gravelly sites; perennial herb in the <i>Rosaceae</i> family that blooms from February to July.	No suitable habitat occurs within the proposed project site.

KEY:

CNPS = California Native Plant Society (as List 1, List 2, List 3, or List 4 species). Listed as rare, threatened, or endangered in California and elsewhere by the California Native Plant Society

CNPS2 = CNPS listings from its January 2000 edition of *Inventory of Rare and Endangered Vascular Plants of California*. List 2 (CNPS2) indicates that plants are rare, threatened, or endangered in California but are common elsewhere (Skinner and Pavlik, 1994).

CNPS 3 = Plants about which we need more information

CNPS1A = Plant presumed extinct in California by the CNPS

CNPS1B = Plants considered rare, threatened, or endangered in California and elsewhere by the CNPS

Threat ranks:

0.1: Seriously threatened in California.

0.2: Fairly threatened in California.

0.3: Not very threatened in California.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U. S. Fish and Wildlife Service?

The proposed project would not be expected to result in impacts to biological resources in relation to riparian habitat or other sensitive natural communities. Based on the results of the review of the USGS 7.5-minute series South Gate topographic quadrangle¹³ and the National Wetlands Inventory map,¹⁴ no natural communities exist within the proposed project area. The proposed project site is an urbanized area with no riparian areas or sensitive natural communities and consists of existing buildings, as well as paved and landscaped areas. No natural plant communities or habitats exist within the proposed project site. Therefore, there would be no expected impacts to biological

¹³ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

¹⁴ U.S. Fish and Wildlife Service. June 1976. *National Wetland Inventory, Pasadena, California*. Washington, DC.

resources related to riparian habitat or other sensitive natural communities. No further analysis is warranted.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?

The proposed project would not be expected to result in impacts to biological resources in relation to federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. Based on the results of the review of the USGS 7.5-minute series South Gate topographic quadrangle¹⁵ and the National Wetlands Inventory map,¹⁶ wetlands or waters under the jurisdiction of the U.S. Army Corps of Engineers pursuant to the Section 404 of the Clean Water Act do not exist at the proposed project site. The proposed project site has been previously developed and includes multiple buildings, paved areas, and landscaped gardens. Therefore, there would be no expected impacts to biological resources related to federally protected wetlands as defined by Section 404 of the Clean Water Act. No further analysis is warranted.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The proposed project would not be expected to result in impacts to biological resources in relation to movement of any migratory fish or wildlife species or with an established wildlife corridor. The entire proposed project area is set within an urbanized section of Los Angeles County with developed areas surrounding each of its borders. Due to the absence of native plant communities or natural aquatic resources, there are no established wildlife corridors within the proposed project site.¹⁷ No suitable habitat exists to encourage wildlife movement.¹⁸ Therefore, there would be no expected impacts to biological resources related to movement of any migratory fish or wildlife species or with an established wildlife corridor. No further analysis is warranted.

The proposed project would not be expected to result in impacts to biological resources in relation to impeding the use of native wildlife nursery sites. The entire proposed project area is set within an urbanized section of Los Angeles County with development surrounding all sides of the proposed project site. The proposed project site has some landscaping and large trees that may be suitable for nesting birds that surround the proposed project site. However, the scope of the proposed project only includes minor construction activities, which would not be expected to have an effect on nesting birds in the area. Therefore, there would be no expected impacts to biological resources related to impeding the use of native wildlife nursery sites. No further analysis is warranted.

¹⁵ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

¹⁶ U.S. Fish and Wildlife Service. June 1976. *National Wetland Inventory, Pasadena, California*. Washington, DC.

¹⁷ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

¹⁸ U.S. Fish and Wildlife Service. June 1976. *National Wetland Inventory, Pasadena, California*. Washington, DC.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project would not be expected to result in impacts to biological resources in relation to conflicts with any local policies or ordinances protecting biological resources. The proposed project does not include activities that would interfere with or impact the biological resources at the proposed project site. Therefore, there would be no expected impacts to biological resources related to conflicts with any local policies or ordinances protecting biological resources. No further analysis is warranted.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The proposed project would not be expected to result in impacts to biological resources in relation to conflicts with the provisions of any adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Based on review of all currently proposed and adopted HCP, NCCP, and other approved local, regional, and state HCPs, it was determined that the proposed project area was not subject to the jurisdiction of a proposed or adopted HCP.^{19,20} Further review of local, regional, and state HCPs not presently listed as an HCP or NCCP determined no proposed or adopted plans with jurisdictional boundaries containing the proposed project site. Therefore, there would be no expected impacts to biological resources related to conflicts with the provisions of any adopted HCP or NCCP. No further analysis is warranted.

¹⁹ California Department of Fish and Game. *Natural Community Conservation Plans*. 6 January 2009. Available at: <http://www.dfg.ca.gov/habcon/nccp/images/region.gif>

²⁰ U.S. Fish and Wildlife Service. *Habitat Conservation Plans*. 6 January 2009. Available at: http://www.fws.gov/carlsbad/HCPs/hcp_map%20area%20plans%200507.pdf

3.5 CULTURAL RESOURCES

This analysis is undertaken to determine if the proposed Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to cultural resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines. Cultural resources at the proposed project site were evaluated with regard to existing information regarding the proposed project site.

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impacts to cultural resources:

Would the proposed project have any of the following effects:

- a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The proposed project may result in impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource or unique geologic feature; these impacts are expected to be reduced to below the level of significance with the incorporation of mitigation measures. While the proposed project site has been substantially disturbed, it is anticipated that excavation at the proposed project site has the potential to exceed 20 feet in depth, and in such event, the excavation activities would impact native soils and underlying rock units. A paleontological records search¹ revealed no known vertebrate fossil localities recorded within the proposed project site. The geology of the proposed project site is composed of surficial deposits of younger Quaternary Alluvium (Holocene) as a result of deposition from the Los Angeles River, which currently flows through a concrete channel just east of the proposed project site and Compton Creek nearby to the west. These younger deposits are underlain by older Quaternary Alluvium. The younger Quaternary deposits do not usually contain significant fossil vertebrates; however, the older Quaternary deposits have the potential to contain significant fossil vertebrates. The closest known fossil localities—identified as LACM 1295, 1344, 3266, and 4206—were recovered from these older Quaternary deposits. They are situated west of the proposed project site in the Athens vicinity around the Harbor Freeway (I-110), from north of Imperial Highway to near El Segundo Boulevard. These localities produced Late Pleistocene fossil specimens of pond turtle (*Clemmys*), puffin (*Mancalla*), turkey (*Parapova*), ground sloth (*Paramylodon*), mammoth (*Mammuthus*), dire wolf (*Canis dirus*), rabbit (*Sylvilagus*), squirrel (*Sciuridae*), deer mouse (*Microtus*), pocket gopher (*Thomomys*), horse (*Equus*), deer (*Cervus*), pronghorn antelope (*Capromeryx*), and bison (*Bison*) at depths as shallow as 15 feet below the surface. Therefore, the areas underlain by older Quaternary Alluvium deposits have a high level of sensitivity to produce unique paleontological resources. Due to level of sensitivity and the anticipated depths of excavation, excavations in older Quaternary alluvium should be monitored closely to quickly and efficiently recover any fossil remains without unduly delaying project development. Mitigation of paleontological resource impacts, where and if paleontological resources are found, would be expected to reduce impacts to below the level of significance through the requirement to fully recover paleontological resources from the area of potential effect in accordance with standards for such recovery established by the Society of Vertebrate Paleontology. Therefore, impacts to cultural resources directly or indirectly related to the destruction of a unique paleontological resource or

¹ McLeod, Samuel A. 21 November 2009. "Vertebrate Paleontology Section, Natural History Museum of Los Angeles County, Los Angeles, California." Letter response to Chris Purtell, Sapphos Environmental, Inc., Pasadena, CA.

unique geologic feature would be reduced to below the level of significance by the incorporation of the specified mitigation measures.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The proposed project may result in substantial adverse changes to cultural resources related to causing a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; these changes are expected to be mitigated to below the level of significance by the incorporation of mitigation measures. While the proposed project site has been substantially disturbed, it is anticipated that excavation at the proposed project site has the potential to exceed 20 feet in depth, and in such event, the excavation activities would impact native soils. Further study and consultation are required to determine if the proposed project site is likely to contain previously unknown archaeological resources. Mitigation of impacts to previously unknown archaeological resources would be expected to be reduced to below the level of significance through implementation of mitigation measures specified in §21083.2 of CEQA. Therefore, impacts to cultural resources related to a substantial adverse change in the significance of an archeological resource would be reduced to below the level of significance by the incorporation of the specified mitigation measures.

- c) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The proposed project may result in substantial adverse change in the significance of a historical resource pursuant to §15064.5; these changes are expected to be reduced to a level of less than significant through the incorporation of mitigation measures. Substantial adverse change in the significance of a historical resource that may not be able to be reduced to below the level of significance through the incorporation of mitigation measures would require the consideration of project alternatives. A review of the National Register of Historic Places, California Register of Historical Resources, and the State of California Historical Resources Inventory database revealed that the Martin Luther King, Jr. Medical Center Campus has not been previously evaluated and that no historical resources on the campus have been recorded.² Historical research indicates the Martin Luther King, Jr. Medical Center Campus was initially constructed between 1968 and 1972 and was designed by three local architecture firms: Adrian Wilson Associates; Nielsen, Moffatt, and Wolverton; and Carey K. Jenkins. The hospital was built by contractor Robert E. McKee. The earliest improvements to the Martin Luther King, Jr. Medical Center Campus include (but are not limited to) the three wings of the Main Hospital (now known as the Multiservice Ambulatory Care Center; MACC) and the Medical Records and Laundry Building, which opened in 1972. Additional buildings were constructed in subsequent decades. The individual buildings and the Martin Luther King, Jr. Medical Center Campus as a whole have been continuously modified to meet the needs of the hospital and hospital building safety codes; between 1973 and 2008, nearly 140 construction projects were completed, with costs in excess of \$143 million, including a structural and seismic upgrade valued at \$28 million undertaken in 2003.³ The hospital was constructed as a direct response by the Los Angeles County Board of Supervisors to recommendations made by the McCone Commission, convened to study the causes and effects of the civil disturbances in the

² Based on assessments completed by Sapphos Environmental, Inc. cultural resources specialists in January 2009.

³ Office of Statewide Health Planning and Development, Facilities Development Division. 9 January 2009. OSHPD Current and Historical Project List for Los Angeles County Martin Luther King, Jr. / Drew Medical Center. On file at: Sapphos Environmental, Inc., Pasadena, CA.

Watts area of Los Angeles during the summer of 1965. As such, the campus requires further study to evaluate if it meets the significance criteria and integrity requirements for identification as a historical resource as defined by CEQA Guidelines and, if so, to examine the feasibility of rehabilitation and adaptive reuse. Further analysis is warranted.

d) Disturb any human remains, including those interred outside of formal cemeteries?

The proposed project would not be expected to disturb any human remains, including those interred outside of formal cemeteries. There are no formal cemeteries on the property, and the ground has been substantially disturbed for the construction of the Martin Luther King, Jr. Medical Center Campus. A record search with the Native American Heritage Commission failed to indicate the known presence of Native American sacred sites, including burial sites, on or within a ½-mile radius of the proposed project site. Therefore, the proposed project would not be expected to disturb any human remains, including those interred outside of formal cemeteries. No further analysis is warranted.

3.6 GEOLOGY AND SOILS

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to geology and soils that would require the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Geology and soils at the proposed project site were evaluated with regard to the U.S. Geological Survey (USGS) 7.5-minute series, South Gate, California, topographic quadrangle,² California Geological Survey Special Publication 42, and the most recent Alquist-Priolo Earthquake Fault Zoning (APEFZ) maps.³

State CEQA Guidelines recommend the consideration of seven questions when addressing the potential for significant impacts to geology and soils.

Would the proposed project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The proposed project would be expected to result in less than significant impacts related to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. There are no known surface faults within the proposed project site, and the proposed project location does not lie within an APEFZ.⁴ However, the proposed project site is located approximately 1.8 miles northeast of the Newport-Inglewood Alquist-Priolo Fault Zone.⁵ The proposed project site is roughly 42 miles south of the active San Andreas Fault.⁶ Conformance of the proposed project to applicable requirements under the California Building Code (CBC) and Uniform Building Code (UBC) would reduce impacts related to the rupture of a surface fault to the maximum extent possible under current engineering practices. Therefore, the proposed project would be expected to result in less than significant impacts from exposing people or structures to potentially substantial adverse effects involving rupture of a known earthquake fault. No further analysis is warranted.

- ii) Strong seismic ground shaking?

The proposed project would be expected to result in less than significant impacts from exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. As previously mentioned, the proposed project site

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

³ California Geological Survey. Revised 2007. *Fault-Rupture Hazard Zones in California*. Special Publication 42. Sacramento, CA. Available at: <ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>

⁴ California Geological Survey. Revised 2007. *Fault-Rupture Hazard Zones in California*. Special Publication 42. Sacramento, CA. Available at: <ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>

⁵ URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

⁶ URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

is located approximately 1.8 miles to the northeast of the Newport-Inglewood Fault Zone and is situated within a seismically active region that could potentially result in impacts from seismic shaking. However, conforming to applicable requirements under the CBC and UBC would reduce impacts from strong seismic ground shaking to the maximum extent possible under currently accepted engineering practices. Therefore, the proposed project would be expected to result in less than significant impacts related to exposing people or structures to strong seismic ground shaking. No further analysis is warranted.

iii) Seismic-related ground failure, including liquefaction?

The proposed project would be expected to result in less than significant impacts from exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. According to the California Geological Survey,⁷ the proposed project site is located within a Seismic Hazard Zone for liquefaction, which indicates a potential for permanent ground displacements such that mitigation, as defined in Public Resources Code Section 2693(c), would be required.⁸ However, the proposed project's compliance with Office of Statewide Planning and Development (OSHPD) standards would only further reduce any potential for impacts resulting from liquefaction. Therefore, the proposed project would be expected to result in less than significant impacts from exposing people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction. No further analysis is required.

iv) Landslides?

The proposed project would not be expected to result in impacts related to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. The topography of the proposed project site and surrounding area can be characterized as flat, and therefore would pose no potential risk for landslides to occur. Moreover, no areas susceptible to seismic-induced landslides are shown in the proposed project vicinity on the USGS 7.5-minute series South Gate topographic quadrangle. Therefore, due to the absence of steep slopes, there would be no expected impacts from exposing people or structures to potentially substantial adverse effects involving landslides. No further analysis is warranted.

b) Result in substantial soil erosion or the loss of topsoil?

The proposed project would be expected to result in potentially significant impacts related to substantial soil erosion and loss of topsoil that would be reduced to below the level of significance with the incorporation of mitigation measures. It is anticipated that there would be grading associated with the reuse or replacement of the existing Multiservice Ambulatory Care Center (MACC) and construction of the new MACC, Ancillary Building, support buildings, and other development related to the campuswide Master Plan. It is anticipated that the construction contractor would incorporate best management practices (BMPs) consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.⁹ As discussed in the Geotechnical Investigation that was prepared for the proposed project site,

⁷ California Geological Survey. Revised February 2009. Seismic Hazards Zonation Program, Seismic Hazard Zone Map, South Gate. Available at: http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_sgate.pdf

⁸ URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

⁹ California Stormwater Quality Association. 2003. *California Stormwater Best Management Practice Handbooks: Construction*. Menlo Park, CA. Available at: http://www.cabmphandbooks.com/Documents/Construction/Section_3.pdf

earthwork at the proposed project site should be performed in conformance with the Los Angeles, County Building Code, and under the observation and testing of a geotechnical engineer, in order to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills.¹⁰ However, mitigation would be required to ensure that these, and other measures are implemented during construction of the proposed project would be required. Therefore, impacts related to substantial soil erosion or the loss of topsoil would be reduced to below the level of significance by the incorporation of the specified mitigation measures. Further analysis is warranted.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project would be expected to result in potentially significant impacts related to being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, that would be reduced to below the level of significance with the incorporation of mitigation measures. According to the California Geological Survey,¹¹ the proposed project site is located within a Seismic Hazard Zone for liquefaction,¹² which indicates a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. It is anticipated that due to seismic compliance standards established by the OSHPD, the proposed project would incorporate project design elements consistent with OSHPD standards, and thus further reduce any potential for impacts resulting from unstable geologic units and soils. However, the County's conformance with measures described in the geotechnical study would need to be verified to ensure throughout the construction and development of the proposed project. Therefore, impacts related to being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The proposed project would be expected to result in potentially significant impacts related to being located on expansive soil, creating substantial risks to life or property, that would be reduced to below the level of significance with the incorporation of mitigation measures. It is anticipated that there would be grading and earthwork performed under construction, improvements, and renovations to the proposed project. However, in the event that any grading-related work is required, a geotechnical engineer should be available for observation of these tasks to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills. Any unanticipated adverse conditions encountered would be evaluated by the proposed project engineering geologist and the soil engineer. Mitigation would be required to ensure that these, and other measures are implemented during construction of the proposed project would be required. Therefore, impacts related to being located on expansive soil and thereby

¹⁰ URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

¹¹ California Geological Survey. Revised February 2009. Seismic Hazards Zonation Program, Seismic Hazard Zone Map, South Gate. Available at: http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_sgate.pdf

¹² URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

creating substantial risks to life or property would be reduced to below the level of significance by the incorporation of the specified mitigation measures. Further analysis is warranted.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The proposed project would not be expected to result in impacts to geology and soils in relation to being located on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The proposed project would not require the use of septic tanks or alternative wastewater disposal systems. Sewers are available for wastewater disposal at the proposed project site. Furthermore, wastewater generated at the proposed project would be treated at the Hyperion Treatment Plant.¹³ The Hyperion Treatment Plant currently supports wastewater leaving the proposed project site and would continue to do so following the development of the proposed project. The Hyperion Treatment Plant is the largest wastewater treatment plants in the City of Los Angeles and is anticipated to have the capacity to support the proposed project. Therefore, the proposed project would not be expected to result in impacts to geology and soils related to the adequate use of septic tanks or alternative wastewater disposal systems. No further analysis would be required.

¹³ Sanitation Districts of Los Angeles County. Accessed 7 October 2009. Web site. *Joint Water Pollution Control Plant*. Available at: http://www.lacsd.org/about/wastewater_facilities/jwpcp/default.asp

3.7 GREENHOUSE GAS EMISSIONS

This analysis is undertaken to determine if the proposed project may have significant environmental impacts due to greenhouse gas (GHG) emissions that would require the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ GHG emissions generated by the proposed project were evaluated based on guidance provided by regulatory publications from the California Air Pollution Control Officers Association;² the State Office of the Attorney General;³ CARB;⁴ and OPR.⁵ According to the California Global Warming Solutions Act of 2006 (Assembly Bill 32), GHG emissions are defined as emissions of the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The U.S. Environmental Protection Agency (EPA) has reported that the majority of GHG emissions in the United States can be attributed to the energy sector, which accounted for 86.3 percent of total U.S. GHG emissions in 2007 due to stationary and mobile fuel combustion.⁶ The industrial sector accounted for 4.9 percent of U.S. GHG emissions in 2007.⁷

The State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impacts to GHG emissions.

Would the proposed project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impacts to greenhouse gas emissions related to whether the proposed project generates greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment would be expected to be reduced to below the level of significance with the incorporation of mitigation measures.

The primary contributors of GHG emissions for the proposed project would include the use of construction equipment and automobiles for the construction workers' daily commute trips and daily vehicle trips generated by people working at and visiting the proposed project site during its operation. Given the relatively large area that would be scheduled for construction activities and the 37-month construction duration of Tier I of the proposed project (in addition to the anticipated

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² California Air Pollution Control Officers Association. January 2008. *CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. Sacramento, CA.

³ California Department of Justice, Office of the Attorney General. 21 May 2008 (Updated 26 September 2008). *The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level*. Sacramento, CA.

⁴ California Air Resources Board. 24 October 2008. *Preliminary Draft Staff Proposal: Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act*. Available at: http://www.opr.ca.gov/ceqa/pdfs/Prelim_Draft_Staff_Proposal_10-24-08.pdf

⁵ California Governor's Office of Planning and Research Technical Advisory. 19 June 2008. *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*. Sacramento, CA.

⁶ U.S. Environmental Protection Agency. April 2009. *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007*. Washington, DC.

⁷ U.S. Environmental Protection Agency. April 2009. *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007*. Washington, DC.

10-year multiphase Tier II portion of the proposed project), emissions of GHGs associated with construction of the proposed project would have the potential for cumulative and significant impacts. During the operational phase of the proposed project, the potential electricity consumption by the new buildings and additional daily commute trips by new employees and visitors to and from the proposed project site would increase the GHG emissions associated with the proposed project. Although it is anticipated that a portion of this consumption may be offset by the Leadership in Energy and Environmental Design (LEED) elements of the proposed project, additional analysis is required to determine the potential impacts to the anticipated GHG emissions from these elements. Therefore, the proposed project has the potential to generate greenhouse gas emissions that may have significant impacts on the environment and would require the consideration of mitigation measures in order to reduce these impacts to below the level of significance. Further analysis is warranted.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Impacts to greenhouse gas emissions related to whether the proposed project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases would be expected to be reduced to below the level of significance with the incorporation of mitigation measures.

Assembly Bill 32 established the goal of reducing GHG emissions in California to the year 1990 levels by 2020. The proposed project's incremental impact on GHG emissions would be considered to conflict with the goals of AB 32 if the size, nature, or duration of the construction phase would generate a substantial amount of GHG emissions. It is anticipated that the Tier I portion of the proposed project would take approximately 37 months to complete; Tier II of the proposed project would take approximately 120 months (or up to 10 years of multiphased construction) to occur and would cover an area of up to approximately 38 acres in size. During construction, heavy-duty construction equipment would be operated. The construction duration, the relatively large area under construction, and the nature of the construction activities would be expected to generate greenhouse gas emissions, but these emissions would be temporary and would not be considered to be significant on a regional scale. However, the construction impacts of the proposed project would be expected to be cumulatively considerable when taken into account with related past, present, or reasonably foreseeable, probable future projects. The construction impacts of the proposed project with relation to creating conflicts with the guidelines established by AB 32 would be expected to be reduced to below the level of significance with the incorporation of mitigation measures.

During the operational phase of the proposed project, emissions of GHG would occur from daily operation and maintenance and from vehicular trips traveling to and from the proposed project site. Daily operational emissions would be caused by electricity use for space and water heating, lighting, and electrical appliances. Although the proposed project's application as a medical and mixed-use facility would cause far less GHG emissions than a larger industrial building such as a power plant or factory, the proposed project has the potential to result in impacts to greenhouse gas emissions with respect to the issue of potential conflict with the State's goal of reducing GHG emissions in California to 1990 levels by 2020. As previously noted, these impacts may be reduced by the LEED elements that would be incorporated into the proposed project; however, these impacts would require the consideration of mitigation measures to be reduced to below the level of significance. Further analysis is warranted.

3.8 HAZARDS AND HAZARDOUS MATERIALS

This analysis is undertaken to determine if the proposed Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact related to hazards and hazardous materials, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹

Hazardous wastes are by-products of society that can pose a substantial or potential hazard to human health or the environment when improperly managed. Hazardous wastes possesses at least one of four characteristics (ignitability, corrosivity, reactivity, or toxicity), or appears on special Environmental Protection Agency (EPA) lists.²

Hazards and hazardous materials at the proposed project site were evaluated based on expert opinion supported by facts, review of an environmental database,³ and the County of Los Angeles (County) General Plan.⁴

State CEQA Guidelines include a list of classes of projects that have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.⁵ Projects that have a reasonable possibility of resulting in a significant effect on the environment due to unusual circumstances do not qualify for a categorical exemption.

State CEQA Guidelines recommend the consideration of eight questions when addressing the potential for significant impacts to Hazards and Hazardous Materials.

Would the proposed project have any of the following effects:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project would involve the use of minimal hazardous materials during the construction phase, which may include standard cleaning materials, lubricants, and oils. In addition, the proposed project site is a hospital registered as a small- and large-quantity generator of hazardous materials such as waste oil and mixed oil; oxygenated solvents including acetone, butanol, and ethyl acetate; spent halogenated solvents; and other hazardous materials including batteries, lamps, pesticides, thermostats, mercury, and silver. The hospital may also deal with biomedical and radiological wastes. However, there are specific government regulations restricting the transport, use, and disposal of these hazardous materials, and the proposed project would not entail use of such materials beyond regulated parameters.

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² *Code of Federal Regulations*. Title 40, Chapter 1, Part 261.

³ Environmental Data Resources. 2008. *The EDR Radius Map™ Report with GeoCheck®*. Inquiry Number: 2388899.2s, 23 December 2008. Milford, CT.

⁴ County of Los Angeles Department of Regional Planning. 2007. *Los Angeles County Draft Preliminary General Plan, Safety Element*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

⁵ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Section 15300.

Therefore, the proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Further analysis is warranted.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material?

The proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials in relation to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material. The proposed project site is the location of documented past releases of gasoline and oil from leaking underground storage tanks (LUSTs), which occurred prior to existing underground storage tank (UST) regulations. Cleanup of the site has been completed for the release of oil and gasoline, and no further action is warranted.⁶ Because the proposed project site is both a small- and a large-quantity generator of hazardous materials, the potential exists for a hazardous materials release to occur. As discussed in the project description, the proposed project would directly address seismic safety compliance with upgrades of all the existing buildings. While the proposed project elements do not directly address hospital operations that require the use or transport of hazardous materials, such use is controlled by existing government regulations, the proposed project would not entail use of such materials beyond regulated parameters. However, as part of the proposed project, it is anticipated that some emergency generators and USTs may have to be relocated. To prevent impacts, tank relocation would be conducted according to the following applicable federal and state regulations related to tank management: Code of Federal Regulations (CFR) 40, Part 112; 40 CFR, Part 280; CFR 281; 40 CFR, Part 282; and the California Code of Regulations (CCR) Title 22 and Title 23 Regulations. It is unlikely that the proposed project would result in accidental leaks and spills that would affect the public or the environment. Therefore, the proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials related to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material. Further analysis is warranted.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials with respect to the emission of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. The nearest schools to the proposed project site are Lincoln Drew Elementary School located 0.10 mile to the north, Carver Elementary located 0.21 mile to the west, Harriet Tubman High School located 0.25 mile south, Cesar Chavez Alternative School located 0.25 mile south, Compton Community Day Middle School located 0.25 mile south, and King Drew Magnet High School located adjacent to the proposed project campus on East 120th Street.

⁶ Environmental Data Resources. 2008. *The EDR Radius Map™ Report with GeoCheck®*. Inquiry Number: 2388899.2s, 23 December 2008. Milford, CT.

Although the proposed project site is the current location of a hospital and some hazardous materials are handled and transported for disposal, and the proposed project would likely increase the volume of hazardous materials on site, such use is controlled by existing government regulations, and the proposed project would not entail use of such materials beyond regulated parameters. Therefore, the proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials with respect to the emission of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. Further analysis is warranted.

- d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to the Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

The proposed project would be expected to result in less than significant impacts with the incorporation of mitigation measures from hazards and hazardous materials in relation to the proposed project being located on a site included on a list of hazardous materials sites. Project features may also be required to assure that hazards and hazardous materials sites do not adversely affect the residential component of the proposed project.

Due to the nature of the site use as a hospital, the proposed project site is included on multiple environmental regulatory databases for permitted USTs and LUSTs. The LUST at the proposed project site was initially identified at the site in 1998. This LUST involved an unauthorized release of gasoline, which affected soil. Cleanup of the LUST was completed and the case was closed by the Regional Water Quality Control Board in 1996. Therefore, this LUST would not result in impacts to people or the environment.

An additional release of 14,000 gallons of oily water occurred at the site in 2006 due to a ruptured pipe coming from the on-site power plant. The substance was pumped into tanker trucks and cleanup is near completion. No significant impact to people or the environment occurred as a result of this release. This release was reported through the California Hazardous Material Incident Reporting System (CHMIRS) database.⁷

The proposed project site is included on a list of Resource Conservation and Recovery Act (RCRA) small quantity generators (SQGs), but no violations have been reported. The proposed project site is also listed under the Hazardous Waste Information System (HAZNET) because it disposes waste oil and mixed oil, paint sludge, inorganic solid waste, oxygenated solvents, polychlorinated biphenyls (PCBs), mercury waste, and asbestos-containing waste. In addition, the proposed project site is considered an RCRA large-quantity generator (LQG) of waste products such as batteries, lamps, pesticides, thermostats, mercury, silver, halogenated solvents, as well as other ignitable and corrosive hazardous materials. However, no violations were identified.⁸

Three LUST sites are located within 0.5 mile upgradient of the proposed project site. All three of these LUST sites are undergoing remediation and are not expected to impact the proposed project site. The nearest is the Hooper Texaco Service located at 11913 Compton Avenue, 0.04 mile from

⁷ Environmental Data Resources. 2008. *The EDR Radius Map™ Report with GeoCheck®*. Inquiry Number: 2388899.2s, 23 December 2008. Milford, CT.

⁸ Environmental Data Resources. 2008. *The EDR Radius Map™ Report with GeoCheck®*. Inquiry Number: 2388899.2s, 23 December 2008. Milford, CT.

the site. In addition, a One-Hour Photo and High Sky Cleaners are located 0.2 mile north of the proposed project site, but no violations have been reported for either of these SQGs.⁹

Although the proposed project would not be expected to result in significant impacts from hazards and hazardous materials related to location on a hazardous waste site, mitigation measures may be required in order to ensure that no hazardous waste related event would occur in the future. Further analysis is warranted.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The proposed project would not be expected to result in impacts from hazards and hazardous materials in relation to proximity to an airport and the creation of safety hazards for people residing or working in the proposed project area. The nearest airports are the Compton Airport, located at 901 West Alondra Boulevard in the City of Compton, approximately 2.1 miles south; the Saint Francis Medical Center Heliport in the City of Lynwood, approximately 2.7 miles east; the Gardena Valley Airport in the City of Gardena, approximately 4 miles southeast; and the Hawthorne Municipal Airport in the City of Hawthorne, approximately 4.6 miles west of the proposed project site. The proposed project site is located at an existing hospital campus. Therefore, the proposed project would not be expected to result in significant impacts from hazards and hazardous materials in relation to proximity to an airport and the creation of safety hazards for people residing or working in the proposed project area. No further analysis is warranted.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The proposed project would not be expected to result in impacts from hazards and hazardous materials due to the proposed project being located in the vicinity of a private airstrip and the potential for safety hazards for people residing or working in the proposed project area. The nearest private airstrip is located in Playa Vista at 5510 Lincoln Boulevard, approximately 11.5 miles northwest of the proposed project site.¹⁰ However, a heliport is located on site at the proposed project site. Because the proposed project would only improve the safety of the facilities, impacts involving this heliport would not be expected to result from the proposed project. Therefore, the proposed project would not be expected to result in significant impacts from hazards and hazardous materials due to the proposed project being located in the vicinity of a private airstrip and the potential for safety hazards for people residing or working in the project area. No further analysis is warranted.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project would not be expected to result in impacts from hazards and hazardous materials related to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Consistent with the Safety element of the

⁹ Environmental Data Resources. 2008. *The EDR Radius Map™ Report with GeoCheck®*. Inquiry Number: 2388899.2s, 23 December 2008. Milford, CT.

¹⁰ Airport IQ Data Center. Accessed on 10 April 2008. Web site. Available at: <http://www.gcr1.com/5010web/>

County of Los Angeles General Plan,¹¹ the purpose of the proposed project is to improve conditions related to healthcare services. No part of the proposed project is anticipated to interfere with an emergency response plan or evacuation plan. Therefore, the proposed project would not be expected to result in significant impacts from hazards and hazardous materials related to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. No further analysis is warranted.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The proposed project would not be expected to result in impacts from hazards and hazardous materials related to exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The proposed project site is located in an urban environment without adjacent or nearby wildlands. In addition, the proposed project location is not considered to be in a fire hazard severity zone.¹² Therefore, the proposed project would not be expected to result in significant impacts from hazards and hazardous materials related to exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No further analysis is warranted.

¹¹ County of Los Angeles Department of Regional Planning. 2007. *Los Angeles County Draft Preliminary General Plan, Safety Element*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

¹² California Department of Forestry and Fire Protection, 1997. *Los Angeles Fire Hazard Severity Zoning (FHSZ) Map*. Sacramento, CA. Available at: http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_losangeles.php

3.9 HYDROLOGY AND WATER QUALITY

This analysis is undertaken to determine if the proposed Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to hydrology and water quality, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Hydrology and water quality at the proposed project site were evaluated with regard to the Los Angeles County (County) Department of Public Works Hydrology Manual,² the National Pollution Discharge Elimination System (NPDES),³ the County General Plan,⁴ the Los Angeles Regional Water Quality Control Board (LA-RWQCB),⁵ National Flood Insurance Program Flood Insurance Rate Maps for the County,⁶ the California Storm Water Best Management Practice Handbook,⁷ and the U.S. Geological Survey (USGS) 7.5-minute series, South Gate, California, topographic quadrangle.⁸

State CEQA Guidelines recommend the consideration of 10 questions when addressing the potential for significant impacts to hydrology and water quality.

Would the proposed project have any of the following effects:

- a) Violate any water quality standards or waste discharge requirements?

The proposed project would be expected to result in less than significant impacts to hydrology and water quality in relation to violating any water quality standards or waste discharge requirements. The proposed project would entail both construction and operational elements in Tier I, as well as demolition, construction, and operational elements in Tier II, which would be expected to involve ground-disturbing activities. The construction of the proposed project may contribute to erosion, sediment-laden runoff, discharge of non-storm water runoff from the proposed project site, or other water quality-related events that would violate water quality standards or waste discharge requirements. In addition, both Tier I and Tier II of the proposed project would include construction-related activities and operational activities that would be expected to result in shifts from current hydrology-related activities at the proposed project site.

The proposed project would implement best management practices (BMPs) to reduce or eliminate non-storm discharges to the storm water system. These requirements meet the water quality standards set forth by the responsible agencies, and address storm runoff quantity and flow rate, suspended solids (primarily from erosion), and contaminants such as phosphorus and

¹ *California Code of Regulations*, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Public Works. 2006 *Hydrology Manual*. Available at: <http://ladpw.org/wrd/publications>

³ U.S. Environmental Protection Agency. 2009. *National Pollution Discharge Elimination System*. Available at: <http://cfpub.epa.gov/npdes/>

⁴ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

⁵ Los Angeles Regional Water Quality Control Board. 2007. Web site. Available at: <http://www.swrcb.ca.gov/rwqcb4/>

⁶ Federal Emergency Management Agency. *Flood Maps*. Available at: <http://www.fema.gov/hazard/map/index.shtm>

⁷ California Stormwater Quality Association. 1993. *California Stormwater Best Management Practice Handbook*. Available at: <http://www.cabmphandbooks.com>

⁸ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

hydrocarbons. BMPs would be incorporated in accordance with the NPDES permit issued to the County by the LA-RWQCB, the County Storm Water Management, and the County General Plan. Therefore, the proposed project would be expected to result in less than significant impacts to hydrology and water quality in relation to violating any water quality standards or waste discharge requirements. No further analysis is warranted.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

The proposed project would not be expected to result in impacts to hydrology and water quality in relation to groundwater supplies or groundwater recharge. The proposed project site is located within the Central Basin Municipal Water District.⁹ Although groundwater has been encountered at the site at approximately 38 to 52 feet below ground surface, the proposed project site and its existing uses do not influence the local groundwater basin; and the site does not serve as a groundwater recharge site.¹⁰ Further, neither Tier I nor Tier II of the proposed project would use groundwater supplies or interfere with groundwater recharge into this basin. There is no potential for the proposed project to contribute to the depletion of groundwater supplies or to create substantial interference with groundwater recharge for the area. Therefore, the proposed project would not be expected to result in impacts to hydrology and water quality in relation to groundwater supplies or groundwater recharge. No further analysis is warranted.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

The proposed project would not be expected to result in impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. The proposed project would not substantially alter the existing drainage pattern of the proposed project site or area, or alter the course of any existing streams or rivers in the proposed project area.

Review of the proposed project site on the USGS 7.5-minute series South Gate topographic quadrangle,¹¹ indicates that there is no potential for impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. There are no existing drainage patterns on or within the vicinity that would be impacted by the proposed project. The proposed project entails the redevelopment of a previously disturbed site. Furthermore, as previously mentioned, the proposed project would be required to incorporate BMPs during construction and operation of both Tiers. BMPs are consistent with guidelines provided in the *California Storm Water Best Management Practices Handbook for Construction Activities* and in the Los Angeles County Storm Water Management Program for substantiated erosion or siltation.

⁹ Central Basin Municipal Water District. Accessed 2 October 2009. "Water Demand." Available at: <http://www.centralbasin.org/chartWaterDemand.html>

¹⁰ URS Corporation. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

¹¹ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

As such, the proposed project would not be expected to result in impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. No further analysis is warranted.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site?

The proposed project would not be expected to result in impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in flooding on site or off site. As previously mentioned, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site. The USGS 7.5-minute series South Gate topographic quadrangle was reviewed, and there is no potential for impacts to hydrology and water quality in relation to the alteration of existing drainage patterns in a manner that would result in flooding on site or off site.¹² Therefore, there would be no expected impacts to hydrology and water quality related to alteration of existing drainage patterns in a manner that would result in flooding on site or off site. No further analysis is warranted.

- e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff?

The impacts to hydrology and water quality related to exceeding the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff from the proposed project would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. While the proposed project site is part of the Los Angeles storm drain system and the County of Los Angeles Department of Public Works has implemented measures to initiate storm water pollution reduction programs throughout the County;¹³ the proposed project would entail construction and operational activities that may impact the existing the capacity of the existing or planned storm water drainage systems. The existing campus is not currently operating at full capacity. It is anticipated that Tier I of the proposed project, development of Leadership in Energy and Environmental Design (LEED) efficient Multiservice Ambulatory Care Center (MACC) and Ancillary Buildings would require the campus to function at levels that could be absorbed with the current capacity. Further, the addition of the two buildings would not be expected to contribute to runoff as the buildings would be developed on existing impervious surface lots.

However, it is anticipated that elements of Tier II of the proposed project, specifically the reuse or replacement of the existing MACC may require alterations to the existing stormwater drainage systems. As noted, the proposed project would implement BMPs and would be required to comply with County, state, and federal guidelines (including the NPDES), which would reduce the potential impacts related to some demolition, construction, and operation activities at the site. However, the demolition-related activities as described in Tier II of the proposed project may entail activities (such as site preparation or grading) that have the potential to result in impacts related to

¹² U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

¹³ County of Los Angeles Department of Public Works. Accessed 2 October 2009. "Stormwater Pollution Prevention Home." Available at: http://ladpw.org/PRG/StormWater/Page_03.cfm

runoff water. In addition, the construction of additional structures on pervious areas of the campus, has the potential to reduce the amount of pervious areas at the site and create or contribute to runoff at the site. Further analysis and the implementation of mitigation measures may be required to ensure that the demolition and construction activities of the proposed project (specifically as they relate to the activities as described in Tier II), do not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff.

Therefore, impacts to hydrology and water quality in relation to exceeding the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff would be reduced to below the level of significance with the incorporation of specified mitigation measures. Further analysis is warranted.

f) Otherwise substantially degrade water quality?

The proposed project would not be expected to result in impacts to hydrology and water quality in relation to substantial degradation of water quality. The proposed project would be required to comply with the NPDES requirements and the County of Los Angeles General Plan, and as such there is no potential for impacts to hydrology and water quality in relation to substantial degradation of water quality for the proposed project.^{14,15} As previously stated, construction and operation of the proposed project would incorporate BMPs that would further reduce the potential for the proposed project degrade water quality. Therefore, there would be no expected impacts to hydrology and water quality in relation to substantial degradation of water quality. No further analysis is warranted.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The proposed project would not be expected to result in impacts to hydrology and water quality in relation to placement of housing within a 100-year flood hazard area. The proposed project does not entail housing components nor does it include the development of housing. Further, the proposed project site is not located within a 100-year or 500-year flood zone.¹⁶ Therefore, there would be no expected impacts to hydrology and water quality related to placement of housing within a 100-year flood hazard area. No further analysis is warranted.

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

The proposed project would not be expected to result in significant impacts to hydrology and water quality in relation to placement of structures (other than housing) within a 100-year flood hazard area. The proposed project site is not located within a 100-year or 500-year flood zone. The proposed project consists of the development and redevelopment of the existing campus. The proposed project site would not involve the development of structures within a 100-year flood hazard area. Therefore, there would be no expected impacts to hydrology and water quality related

¹⁴ County of Los Angeles Department of Public Works. *2006 Hydrology Manual*. Available at: <http://ladpw.org/wrd/publications>.

¹⁵ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Available at: http://planning.co.la.ca.us/doc/gp/gp_draft.pdf

¹⁶ Federal Emergency Management Agency. *Flood Maps*. Available at: <http://www.fema.gov/hazard/map/index.shtm>

to placement of structures (other than housing) within a 100-year flood hazard area. No further analysis is warranted.

- i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

The proposed project would not be expected to result in impacts to hydrology and water quality in relation to the failure of a levee or dam. The County of Los Angeles maintains over 15 major dams and a host of other flood control facilities such as spreading grounds within the County.¹⁷ The flood control facilities within the proposed project vicinity are maintained by the County Flood Control District and are in compliance with local, state, and federal regulations.¹⁸ It is anticipated that the proposed project would have no impacts on the operation of the existing levees or dams. Therefore, there would be no expected impacts to hydrology and water quality related to the failure of a levee or dam. No further analysis is warranted.

- j) Inundation by seiche, tsunami, or mudflow?

The proposed project introduces no potential threat of seiches, tsunamis, or mudflow. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Tsunamis are tidal waves generated in large bodies of water in response to ground shaking. The proposed project would not be expected to result in impacts to hydrology and water quality in relation to the inundation by seiche, tsunami, or mudflow. The elevation of the project site ranges from approximately as low as 85 feet above mean sea level (MSL) to as high as 105 feet above MSL. The proposed project site is roughly 10 miles east of the Pacific Ocean. Due to the elevation of the proposed project area and its distance from the ocean and other bodies of water, there would be no direct or indirect impacts related to seiches or tsunamis.

A mudflow is a large flow of mud resulting from soil saturation on steep slopes. The proposed project site is not located in a section of the County that is susceptible to mudslides and there are no steep slopes with soils or vegetation on or immediately adjacent to the proposed project area. Therefore, there would be no potential for impacts related to mudflows. The proposed project would not be expected to result in impacts to hydrology and water quality in relation to the inundation by seiche, tsunami, or mudflow. No further analysis is warranted.

¹⁷ County of Los Angeles Department of Public Works. Accessed 2 October 2009. Web site. "Water Resources." Available at: <http://dpw.lacounty.gov/wrd/index.cfm>

¹⁸ County of Los Angeles Department of Public Works. Accessed 2 October 2009. Web site. "Water Resources." Available at: <http://dpw.lacounty.gov/wrd/index.cfm>

3.10 LAND USE AND PLANNING

This analysis is undertaken to determine if the proposed Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to land use, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Land use and planning at the proposed project site was evaluated with regard to the County of Los Angeles (County) General Plan,² adopted published maps and other adopted plans, and in coordination with the U.S. Fish and Wildlife and the California Department of Fish and Game.

State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impacts to land use and planning.

Would the proposed project:

- a) Physically divide an established community?

The proposed project would not be expected to result in impacts to land use and planning through the physical division of an established community. The Land Use element of the County General Plan³ (including General Plan Land Use and Zoning maps) and the U.S. Geological Survey (USGS) 7.5-minute series South Gate topographic quadrangle⁴ were reviewed to determine the relationship of the proposed project to the surrounding communities. The proposed project would entail two tiers of development. Tier I would consist of the construction of a new Multiservice Ambulatory Care Center (MACC) and Ancillary Building. Tier II of the proposed project would entail the reuse or replacement of the existing MACC Building, Emergency Room Expansion, MRI Modular Building, and Cooling Towers, and master planned mixed-use development, which may include the potential for: (1) up to 1,814,696 square feet of medical office, commercial, recreational, retail, office space, and other development in support of the campus, which are appurtenant to and compatible with the primary land use, a community-based health program facility, and (2) up to 100 units of multifamily residential development. Both tiers of the proposed project would occur on the same parcels as the existing Martin Luther King, Jr. Medical Center Campus and would not encroach on the surrounding community. A review of site plan maps in conjunction with site reconnaissance reveal that the existing Martin Luther King, Jr. Medical Center Campus is set back from the residential development immediately surrounding the proposed project site, as it is bordered by East 120th Street to the north, South Wilmington Avenue to the east, East 122nd Street to the south, and Compton Avenue to the west. The proposed project would not extend development beyond the existing medical facility site and, therefore, would not cause a physical division within the established community. There would be no expected impacts to land use and planning resulting in a physical division to the established community. No further analysis is warranted.

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

³ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

⁴ U.S. Geological Survey. [1965] Photo revised 1981. 7.5-Minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project would be expected to result in less than significant impacts to land use and planning in relation to a conflict with adopted or proposed land use plans, policies, or regulations. The General Plan Land Use element and Zoning Ordinance were reviewed to determine the compatibility of the proposed project with adopted land use plans, policies, and regulations.^{5,6} According to the General Plan, the proposed project site is designated for Public and Semipublic land use (P), which provides for activities by public and quasipublic entities and allows for the establishment of facilities, infrastructure, and their related operations in these areas that are public or semipublic in nature, including hospitals.⁷ As such, the intended use of the proposed project site as a medical facility is in conformance with this land use designation. Furthermore, the proposed project site is zoned as Neighborhood Commercial (C-2; Neighborhood Business Zone), which includes community-related commercial uses and permits the following uses: drugstores, medical clinics (including laboratories), professional or business office space, parking lots and buildings, and hospital equipment and supply rentals.⁸ The proposed project's hospital-related uses would be consistent with the permitted uses of this zoning designation, and no General Plan amendment or zone change would be required. However, the uses related to the development of the residential units would be subject to a conditional use permit (CUP) and would be required to meet the conditions of the permit.⁹ It is anticipated that the County would obtain a CUP during the planning phase of the proposed project and would be required to meet the specified conditions. The potential residential component, along with all Tier II components, are conceptual at this time, and will therefore only be discussed in a programmatic level in the Environmental Impact Report (EIR), as permitted under CEQA. Once the detailed future development plans for Tier II components are prepared, consistent with the guidelines for programmatic EIRs under CEQA, the projects will be examined in light of the program EIR analysis, to determine whether an additional environmental document must be prepared. Therefore, impacts to land use and planning related to a conflict with adopted or proposed land use plans, policies, or regulations would be less than significant. No further analysis is warranted.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed project would not be expected to result in impacts to land use and planning in relation to conflicting with any applicable habitat conservation plan or natural community conservation plan. The proposed project area would not be located in an area proposed or adopted as part of a habitat conservation plan or natural community conservation plan.^{10,11} Therefore, there

⁵ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

⁶ County of Los Angeles. July 1996. County Code, Title 22, "Planning and Zoning."

⁷ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

⁸ County of Los Angeles. July 1996. County Code, Title 22, "Planning and Zoning."

⁹ County of Los Angeles. Accessed 12 November 2009. *Title 22, Planning and Zoning*. Available at: http://ordlink.com/codes/lacounty/_DATA/TITLE22/Chapter_22_28_COMMERCIAL_ZONES.html#3

¹⁰ California Department of Fish and Game. Accessed 7 October 2009. "Natural Community Conservation Planning." Sacramento, CA. Available at: <http://www.dfg.ca.gov/nccp/>

would be no expected impacts to existing land use and planning related to a conflict with any adopted habitat conservation plan or natural community conservation plan. No further analysis is warranted.

¹¹ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

3.11 MINERAL RESOURCES

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to mineral resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Mineral resources at the proposed project site were evaluated with regard to California Geological Survey publications^{2,3} and the County of Los Angeles (County) General Plan.⁴

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to mineral resources:

Would the proposed project have either of the following effects:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The proposed project would not be expected to result in impacts to mineral resources in relation to the loss of availability of a known mineral resource. Based on a review of the California Geological Survey report,⁵ there are no known mineral resources of statewide or regional importance produced within the proposed project site. According to the *Mines and Minerals Producers Active in California (1977–1998)*,⁶ the County of Los Angeles contains 25 active mines. However, there are no mining districts located in or around the vicinity of the proposed project site. Therefore, there would be no expected impacts to mineral resources related to the loss of availability of a known mineral resource. No further analysis is warranted.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The proposed project would not be expected to result in impacts to mineral resources in relation to the loss of availability of a known mineral resource recovery site. Based on a review of the Conservation element of the County General Plan,⁷ mineral resources are not specifically addressed in this document. Furthermore, this site has not been delineated in any known local plans as a site of local importance,⁸ and thus, no significant impacts would be expected. Therefore,

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² California Geological Survey. [1966] Reprinted 13 March 2008. *Bulletin 189: Minerals of California*. Centennial Volume (1866–1966). Los Angeles, CA.

³ California Geological Survey. Revised 1999. *Mines and Mineral Producers Active in California (1997–1998)*. Special Publication 103. Los Angeles, CA.

⁴ County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

⁵ California Geological Survey. [1966] Reprinted 13 March 2008. *Bulletin 189: Minerals of California*. Centennial Volume (1866–1966). Los Angeles, CA.

⁶ California Geological Survey. Revised 1999. *Mines and Mineral Producers Active in California (1997–1998)*. Special Publication 103. Los Angeles, CA.

⁷ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

⁸ City of Los Angeles Department of City Planning. March 2002 (Adopted 8 January 2003). *Central City Community Plan*. Los Angeles, CA.

there would be no expected impacts to mineral resources related to the loss of availability of a known locally important mineral resource recovery site. No further analysis is warranted.

3.12 NOISE

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to noise, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Noise at the proposed project site was evaluated with regard to the County of Los Angeles (County) General Plan² and the County Noise Ordinance.³

State CEQA Guidelines recommend the consideration of six questions when addressing the potential for significant impact to noise:

Would the proposed project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The proposed project would be expected to result in potentially significant impacts to noise in relation to exposure or generation of noise levels in excess of established standards that would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. In addition, the proposed project's residential component could be affected by the noise levels in the vicinity, to an extent that requires project features or mitigation.

The County General Plan and the County Noise Ordinance have established standards governing noise within the County. The Noise element of the County General Plan outlines the County's approach to controlling noise, including a definition of the nature of sound, a description of existing noise levels in the County, and a proposed safe noise environment for the County.⁴ If noise disturbance crosses a residential or commercial property line, the County Noise Control Ordinance prohibits any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m. or at any time on Sundays or holidays.⁵

Sensitive receptors in the vicinity of the proposed project that may be affected by noise levels in excess of established standards range from schools to child care centers. Sensitive receptors located within a 0.25-mile radius of the proposed project site include: Lincoln Drew Elementary School located 0.10 mile to the north; Carver Elementary located 0.21 mile to the west; Harriet Tubman High School located 0.25 mile to the south; Cesar Chavez Alternative School located 0.25 mile to the south; Compton Community Day Middle School located 0.25 mile south; and King Drew Magnet High School located adjacent to the Martin Luther King, Jr. Medical Center Campus on East 120th Street. Sensitive receptors located within a 0.5-mile radius include: New Designs Charter

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

³ County of Los Angeles. 1978. *Noise Control Ordinance of the County of Los Angeles*. Ordinance 11778, Section 2 (Article 1, Section 101); Ordinance 11773, Section 2 (Article 1, Section 101). Chapter 12.08. Available at: <http://ordlink.com/codes/lacounty/index.htm>

⁴ *Los Angeles County Code*. Title 12, "Environmental Protection," Chapter 12.08.08.90, "Exterior Noise Standards." Available at: <http://ordlink.com/codes/lacounty/index.htm>.

⁵ County of Los Angeles. 1978. *Noise Control Ordinance of the County of Los Angeles*. Ordinance 11778, Section 2 (Article 1, Section 101); Ordinance 11773, Section 2 (Article 1, Section 101). Chapter 12.08. Available at: <http://ordlink.com/codes/lacounty/index.htm>.

School located 0.28 mile to the northwest; Los Angeles Computer Science Academy located 0.36 mile to the northeast; Ronald E. McNair Elementary located 0.41 mile to the south; Martin Luther King, Jr. Elementary located 0.43 mile to the east; and Willowbrook Middle School located 0.47 mile to the south.

The proposed project, as currently conceived, would involve reuse or replacement of obsolete buildings and structures, retrofitting of existing buildings and structures, and construction of new facilities. With a large square footage currently scheduled for construction activities, construction of the proposed project would be expected to use heavy equipment over a long construction period. Therefore, construction of the proposed project would be expected to result in significant impacts resulting from exposure of sensitive receptors near the proposed project site to construction-related noise levels exceeding the adopted standards of the County Noise element and Noise Ordinance, thus requiring the consideration of mitigation measures.

As discussed in Section 3.15, *Transportation and Traffic*, of this Initial Study, operation of the proposed project would be expected to generate additional vehicle trips in the proposed project area. With increased traffic anticipated from the proposed project, operation of the proposed project would result in potential significant impacts resulting from exposure of sensitive receptors near the proposed project site to operation-related noise levels exceeding the adopted standards of the County Noise element and Noise Ordinance.

As the proposed project Tier II development includes a residential component, an analysis of noise levels appropriate for residential development, based on the County Noise element and Noise Ordinance, would be required. Project features or mitigation measures may be required.

Implementation of the proposed project would result in potentially significant impacts to noise levels, related to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, that would be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Implementation of the proposed project would be expected to generate excessive groundborne vibration or groundborne noise levels, resulting in potentially significant impacts, thus requiring the consideration of mitigation measures. Groundborne vibration or groundborne noise levels associated with the proposed project would originate from earth movement and the use of heavy equipment during the construction phase. Such noise levels would be expected to be reduced to below the level of significance with the incorporation of mitigation measures.

As shown in Table 3.12-1, *Vibration Velocities for Construction Equipment*, use of heavy equipment (e.g., a large bulldozer) generates vibration levels of 0.089 inch per second peak particle velocity (PPV) at a distance of 25 feet. The proposed project may require pile driving. Impact pile driving would generate a vibration level of up to 0.644 inch per second at a distance of 25 feet. It is anticipated that any heavy equipment used for impact pile driving would be located at a distance away from sensitive receptors so that vibration impacts would be minimized. Therefore, vibration levels at nearby sensitive receptors, such as King-Drew Magnet High School, would be perceptible but would not exceed the potential building damage threshold of 0.3 inch per second PPV.

**TABLE 3.12-1
VIBRATION VELOCITIES FOR CONSTRUCTION EQUIPMENT**

Equipment	PPV at 25 Feet (Inches/Second) ^a
Pile Driving (Impact)	0.644
Pile Driving (Sonic)	0.170
Caisson Drilling	0.089
Large Bulldozer	0.089
Loaded Trucks	0.076

^a Typical concrete and steel buildings can be exposed to groundborne vibration levels of 0.3 inch per second PPV without experiencing structural damage.

SOURCE: Federal Transit Authority. May 2006. Transit Noise and Vibration Impact Assessment.

Operation of the proposed project would not require continued use of heavy equipment or earth-moving activities, and, therefore, would not be expected to generate impacts related to ground-borne vibration or ground-borne noise levels. Impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise would be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Implementation of the proposed project would have the potential to permanently increase the ambient noise levels in the proposed project's vicinity, exceeding the existing baseline conditions established in the County General Plan Noise element and Noise Ordinance, thus requiring the incorporation of mitigation measures. The proposed project would result in increased traffic levels due to the construction-related activities, the ongoing operation and maintenance of the proposed project, and increased vehicle trips to and from the proposed project site. The increase in ambient noise levels has the potential to result in significant impacts unless mitigation measures are incorporated. Therefore, impacts to noise in relation to permanent increases in ambient noise levels in the vicinity of the proposed project would be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project?

Implementation of the proposed project would be expected to generate high noise levels during construction, which would increase ambient noise levels in the proposed project's vicinity, exceeding the existing baseline conditions. The County Noise Control Ordinance prohibits any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m. or at any time on Sundays or holidays.⁶ Valid permits shall be obtained from the County for construction, and in accordance with the noise ordinance no construction, repair, or remodeling noise impacts shall exceed 85 decibels A-weighted [db(A)] across any property boundary at any time during the course of a day. Demolition and construction activities associated with the proposed project would be expected to generate high noise levels during the anticipated 37-month Tier I construction phase. In addition, construction of the proposed project would require heavy construction equipment to be utilized over an extended

⁶ County of Los Angeles. 1978. *Noise Control Ordinance of the County of Los Angeles*. Ordinance 11778, Section 2 (Article 1, Section 101); Ordinance 11773, Section 2 (Article 1, Section 101). Chapter 12.08. Available at: <http://ordlink.com/codes/lacounty/index.htm>.

construction period during both the Tier I and Tier II construction phase (anticipated at approximately 120 months), and the use of heavy construction equipment would periodically increase ambient noise levels above significance thresholds. Noise impacts in relation to a periodic increase in ambient noise levels, as a result of the proposed project, would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project would not be expected to result in impacts to noise in relation to public airports. The nearest airports are the Compton Airport, located at 901 West Alondra Boulevard in the City of Compton, approximately 2.1 miles south; the Saint Francis Medical Center Heliport in the City of Lynwood, approximately 2.7 miles east; the Gardena Valley Airport in the City of Gardena, approximately 4 miles southeast; and the Hawthorne Municipal Airport in the City of Hawthorne, approximately 4.6 miles west of the proposed project site. The proposed project would not be located within 2 miles of a public airport, and thus the proposed project would not result in significant impacts from the exposure of people residing or working in the project area to excessive noise levels caused by a public airport. Therefore, there would be no expected impacts to noise related to public airport. No further analysis is warranted.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project would not be expected to result in impacts to noise in relation to private airstrips. The nearest private airstrip is located in Playa Vista at 5510 Lincoln Boulevard, approximately 11.5 miles northwest of the proposed project site.⁷ In addition, a heliport is located at the proposed project site for hospital-specific use. Use of the heliport would not be expected to increase substantially with the proposed project; therefore, impacts to people residing or working in project area would not be expected to increase as a result of the proposed project. Therefore, there would be no expected impacts to noise related to private airstrips. No further analysis is warranted.

⁷ Airport IQ Data Center. Accessed on 10 April 2008. Web site. Available at: <http://www.gcr1.com/5010web/>

3.13 POPULATION AND HOUSING

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment project (proposed project) may have a significant impact to population and housing that would require the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Population and housing at the proposed project site were evaluated with regard to County of Los Angeles (County) General Plan;² state, regional, and local data and forecasts for population and housing; and the proximity of the proposed project to existing and planned utility infrastructure.

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impacts to population and housing:

Would the proposed project have any of the following effects:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project would be expected to result in potentially significant impacts to population and housing in relation to inducing substantial direct or indirect population growth that may require the incorporation of mitigation measures. Implementation of the proposed project would take place in two Tiers. Tier I of the proposed project would incorporate the construction of a new Multiservice Ambulatory Care Center (MACC) and Ancillary Buildings, as well as seismic improvements and renovations to support buildings already existing at the project site. Tier II would entail the reuse or replacement of the existing MACC Building and development of the campuswide Master Plan that would result in the potential construction of up to 1,814,696 square feet of mixed uses, including medical office space and other uses that are appurtenant to and compatible with the primary land use, namely, a community-based health program facility. The mixed-use component of Tier II of the proposed project may also entail the development of residential units. Development of up to 100 multifamily residential units on the proposed project site would be expected to induce population growth at the proposed project site and within the area. The proposed project development, including up to 1,814,696 square feet of new mixed uses in Tier II, would provide employment opportunities. These jobs would be expected to be filled with the workforce in the surrounding communities and possibly in other areas within a commuting distance of the project site; therefore, no indirect population growth would be anticipated. No growth-inducing extensions of infrastructure, including roadways, are proposed as a part of the project. Considering the size of the non-residential portions of the proposed project and the available workforce in the immediate and surrounding area, it is anticipated that the growth in population within the area would not exceed Section 15064.7 of the State CEQA Guidelines' thresholds of significance for housing and population growth.

However, the proposed project would propose new homes. Tier II has the potential for development of up to 100 units of multifamily housing. Therefore, the Tier II portion of the proposed project may result in potentially significant impacts to population and housing in relation

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

to inducing substantial direct or indirect population growth, unless mitigation measures are incorporated. Further analysis is warranted.

- b) Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project would be expected to result in no impacts to population and housing in relation to the displacement of substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere. There are currently no housing units on the proposed project; therefore, none would be removed. Therefore, no displacement of housing necessitating the construction of replacement housing would occur. No further analysis is warranted.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed project would be expected to result in no impacts to population and housing related to the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. Implementation of the proposed project includes the construction of a new MACC and Ancillary Buildings, reuse or replacement of the existing MACC Building, and development of the campuswide Master Plan that would result in the potential construction of mixed-use development. No residential buildings would be demolished as part of the proposed project. As such, there would be no displacement of a substantial number of people. Therefore, there would be no impacts to population and housing in relation to the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. No further analysis is warranted.

3.14 PUBLIC SERVICES

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment project (proposed project) may have a significant impact to public services that would require the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Public services at the proposed project site were evaluated based on review of the County of Los Angeles (County) General Plan,² the City of Los Angeles Web site,³ the County of Los Angeles Fire Department Web site,⁴ and the County of Los Angeles Sheriff's Department Web site.⁵

State CEQA Guidelines recommend the consideration of the following five-part question when addressing the potential for significant impact to public services:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following five public services:
 - i) Fire protection

The proposed project could potentially result in significant impacts to public services in relation to fire protection that would require mitigation measures. The proposed two-tier project development, including the campuswide Master Plan, would result in additional buildings, residents, and additional employees and visitors on the site requiring fire protection. The Los Angeles County Fire Department provides fire services to the unincorporated County of Los Angeles, including the proposed project site.⁶ The first responding fire station is Los Angeles County Fire Department Station Number 41, located less than 0.1 north of the proposed project. Station Number 147 also provides as-needed fire-protection support to the proposed project site and is located approximately 1.5 miles northeast of the proposed project. Additional information will be obtained from the Fire Department to determine that adequate services (such as service ratios, response times, adequate design features, or other performance objectives) can be provided. Potentially significant impacts to public services related to fire protection could occur that warrant further analysis in the Environmental Impact Report (EIR). Significant impacts, if found, would require the consideration of mitigation measures. Further analysis is warranted (Table 3.14-1, *Fire Stations in the Proposed Project Vicinity*).

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

³ City of Los Angeles. n.d. Web Site. Available at: <http://www.ci.la.ca.us/>

⁴ County of Los Angeles Fire Department. 2008. Web site. Available at: <http://www.fire.lacounty.gov/default.asp>

⁵ Los Angeles County Sheriff's Department. 2008. Web site. Available at: <http://www.lasd.org/>

⁶ Los Angeles County Fire Department. 2009. Web site: see Battalion 13. Available at: <http://www.fire.lacounty.gov/HometownFireStations/HometownFireStations.asp>

**TABLE 3.14-1
FIRE STATIONS IN THE PROPOSED PROJECT VICINITY**

Station No.	Location	Distance from Site
41	1815 East 120th Street, Los Angeles 90059	Less than 0.1 mile north
147	3161 East Imperial Highway, Lynwood 90262	1.5 mile northeast

SOURCE: Los Angeles County Fire Department. 2009. Web site. Available at: <http://www.fire.lacounty.gov/HometownFireStations/HometownFireStations.asp>

ii) Police protection

The proposed project could potentially result in significant impacts to public services in relation to police protection that would require mitigation measures. The proposed two-tier project development, including the campuswide Master Plan, would result in additional buildings, residents, and additional employees and visitors on the site requiring police protection. Police protection services in the proposed project area are provided by the Los Angeles County Sheriff's Department's Century Station, located approximately 0.8 mile northeast of the proposed project site, at 11703 Alameda Street, Lynwood, California 90262. The Century Station is responsible for providing law enforcement services to more than 200,000 individuals residing within 13 square miles of southern Los Angeles County, including the Willowbrook area where the proposed project is located.⁷ Additional information will be obtained from the Sheriff's Department to determine that adequate services (such as service ratios, response times, adequate design features, or other performance objectives) can be provided. Potentially significant impacts to public services related to police protection could occur that warrant further analysis in the EIR. Significant impacts, if found, would require the consideration of mitigation measures. Further analysis is warranted.

iii) Schools

The proposed project would be expected to result in less than significant impacts to public services in relation to schools. School-age children residing within the Willowbrook Community attend schools in the Los Angeles Unified School District and in the Compton Unified School District.^{8,9} There are 11 schools and education facilities located within a 0.5-mile radius of the proposed project site: King Drew Magnet High School located adjacent to the MLK campus on East 120th Street, Lincoln Drew Elementary School located 0.10 mile to the north, Los Angeles Computer Science Academy located 0.36 mile northeast, Martin Luther King Elementary located 0.43 mile east, Harriet Tubman High School located 0.25 mile south, Cesar Chavez Alternative School located 0.25 mile south, Compton Community Day Middle School located 0.25 mile south, Ronald E. McNair Elementary located 0.41 mile south, Willowbrook Middle School located 0.47 mile south, Carver Elementary located 0.21 mile to the west, and New Designs Charter School located 0.28 mile northwest. Although implementation of the campuswide Master Plan could induce a growth in population due to the potential creation of new employment opportunities, it is anticipated that existing schools would support the needs of the proposed project. The Los Angeles Unified School District is expected to complete a multiphase program that would provide

⁷ Los Angeles County Sheriff's Department, Century Station. 2007. Web site. Available at: <http://www.lasd.org/stations/for2/century/index.html>

⁸ Los Angeles Unified School District. 2009. *Local District 7*. Available at: http://notebook.lausd.net/portal/page?_pageid=33,135565&_dad=ptl&_schema=PTL_EP

⁹ Compton Unified School District. 2009. *School/Transportation Information*. Available at: <http://transport.compton.k12.ca.us/elinkrp/Students/BasicTransBoundarySearch.aspx>

classroom seats to address the current need for classroom seats within its service area (which included the proposed project site).¹⁰ Furthermore, as determined by the State of California, mandated payment of school fees for new development in compliance with Senate Bill (SB) 50, is considered full mitigation under CEQA. School fees are collected prior to project development.¹¹ Therefore, impacts related to public services related to schools would be expected to be less than significant. No further analysis is warranted (Table 3.14-2, *Schools in the Proposed Project Vicinity*).

**TABLE 3.14-2
SCHOOLS IN THE PROPOSED PROJECT VICINITY**

School Name	Location	Distance from Site
King Drew Magnet High School	1601 East 120th Street, Los Angeles 90059	Adjacent to the northwest boundary
Lincoln Drew Elementary	1667 East 118th Street, Los Angeles 90059	0.10 mile north
Carver Elementary	1425 East 120th Street, Los Angeles 90059	0.21 mile west
Harriet Tubman High School	12501 South Wilmington Avenue, Compton 90222	0.25 mile south
Cesar Chavez Alternative School	12051 South Wilmington Avenue, Compton 90222	0.25 mile south
Compton Community Day Middle School	12501 South Wilmington Avenue, Compton 90222	0.25 mile south
New Designs Charter School	1339 East 120th Street, Los Angeles 90059	0.28 mile northwest
Los Angeles Computer Science Academy	2209 East 118th Street, Los Angeles 90059	0.36 mile northeast
Ronald E. Mc Nair Elementary	1450 West El Segundo Boulevard, Compton, 90222	0.41 mile south
Martin Luther King Elementary	2270 East 122nd Street, Compton 90222	0.43 mile east
Willowbrook Middle School	2601 North Wilmington Avenue, Compton 90222	0.47 mile south

iv) Parks

The proposed project would be expected to result in potentially significant impacts to public services in relation to parks that would require mitigation measures. There are currently six area parks within a 1-mile radius of the proposed project site: 109th Street Recreational Center Park (0.83 miles north of the proposed project), Sibrie Park (0.42 miles south of the proposed project), Enterprise Park (0.77 miles southwest of the proposed project), Mona Park (0.51 miles west of the proposed project), Earvin Magic Johnson Park (0.59 miles west of the proposed project), and George W. Carver Park (0.25 miles northwest of the proposed project). As the proposed project would be expected to induce some population growth, as described in Section 3.12, Population

¹⁰ Los Angeles Unified School District. January 2009. *Strategic Execution Plan*. Available at: <http://www.laschools.org/sepdocs/sep/pdf/sep-2009-web.pdf>

¹¹ California Department of Education. Accessed on November 12, 2009. *Chapered Senate Bills*. Available at: <http://www.cde.ca.gov/re/lr/ga/chapsen07.asp>

and Housing, it would be anticipated that the capacity of the existing park facilities in the neighboring areas during operation would need to be evaluated to ensure that they are able to support the demand for recreational facilities generated by the proposed project. Significant impacts, if found, would require the consideration of mitigation measures. Further analysis is warranted.

v) Other public facilities

The proposed project would be expected to result in potentially significant impacts to public services in relation to other public facilities that would require mitigation measures. Implementation of the two-tiered project, including the campuswide Master Plan, is anticipated to include up to 1,814,696 square feet of mixed use development, including development of up to 100 multifamily dwelling units and medical office buildings that are appurtenant to and compatible with the primary land use of a community-based health program facility. Furthermore, the proposed project would induce some population growth, as described in Section 3.12, and therefore would necessitate substantial additional public facilities needs. Existing public facilities include the Willowbrook Library at 11838 South Wilmington Avenue, located less than 0.1 mile north of the proposed project site,¹² and a U.S. Post Office at 2241 East El Segundo Boulevard, located approximately 0.6 mile southeast of the proposed project site.¹³ Significant impacts, if found, would require the consideration of mitigation measures. Further analysis is warranted.

¹² County of Los Angeles Public Library. Accessed 8 October 2009. Web site. Available at: <http://www.colapublib.org>

¹³ United States Postal Service. Accessed 8 October 2009. Web site. "Locator." Available at: http://usps.whitepages.com/post_office

3.15 RECREATION

This analysis is undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) may have a significant impact to recreation, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality (CEQA) Guidelines.¹ Recreation at the proposed project site was evaluated with regard to the County of Los Angeles (County) General Plan,² expert opinion, previously published information, and the consideration of the potential for growth-inducing impacts evaluated in Section 3.12, Population and Housing.

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to recreation.

Would the proposed project have any of the following effects:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project would be expected to result in potentially adverse impacts to recreation in relation to increased use of existing neighborhood and regional parks or other recreational facilities that would contribute to their physical deterioration that could be reduced to below the level of significance with the incorporation of mitigation measures. A review of recreation maps shows that there are currently five County parks within a 1-mile radius of the proposed project site: 109th Street Recreational Center Park (0.83 mile north of the proposed project), Sibrie Park (0.42 mile south of the proposed project), Enterprise Park (0.77 mile southwest of the proposed project), Mona Park (0.51 mile west of the proposed project), Earvin Magic Johnson Park (0.59 mile west of the proposed project), and George W. Carver Park (0.25 mile northwest of the proposed project). These parks and facilities serve the existing recreational needs of the surrounding community. However, the proposed project is intended to provide health services to the residents and visitors of the Willowbrook area and, in accordance with proposed project components. The proposed project's Tier II development includes a potential residential component of up to 100 multifamily residential units, development of which may induce population growth in the surrounding area, as discussed in Section 3.12. Therefore, the existing neighborhood, park, or recreation facilities may be expected to experience increased usage and potentially a physical deterioration as a result of an increase in the number of people (proposed project residents) visiting existing park facilities. Although it is anticipated that the proposed project would have a residential component, the proposed project would be expected to result in potentially adverse impacts to recreation in relation to increased use of existing neighborhood and regional parks or other recreational facilities that would contribute to their physical deterioration that could be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000-15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed project would be expected to result in potentially significant impacts related to adverse physical effects on the environment as a result of proposed construction or expansion of recreational facilities that could be reduced to below the level of significance with the incorporation of mitigation measures. Implementation of the proposed project would entail development of a new Multiservice Ambulatory Care Center and Ancillary Buildings at the existing project site, renovations and improvements to the existing Inpatient Tower, and development of a hospital-related mixed-use component consistent with the campus-wide Master Plan. It is anticipated that development of the mixed-use component of the proposed project would entail the development of residential units, which may be slightly offset by the development of recreational space in the proposed project; however, construction would not include expanded recreational facilities in the surrounding area. The proposed project would require further analysis to determine whether it would be expected to result in new population growth that would increase the usage of recreational facilities and may increase the need for the expansion of existing recreation facilities or the construction of new recreational facilities beyond those anticipated in the proposed project. Therefore, there would be potentially significant impacts related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities that could be reduced to below the level of significance with the incorporation of mitigation measures. Further analysis is warranted.

3.16 TRANSPORTATION AND TRAFFIC

This analysis is undertaken to determine if the proposed Martin Luther King, Jr. Medical Center Campus (proposed project) may have a significant impact to transportation and traffic, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Transportation and traffic at the proposed project site was evaluated with regard to the Circulation element of the County of Los Angeles (County) General Plan,² the County Congestion Management Program (CMP),³ and California Department of Transportation (Caltrans) Traffic Guidelines.⁴

State CEQA Guidelines recommend the consideration of six questions when addressing the potential for significant impacts to transportation and traffic:

Would the proposed project have any of the following effects:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Implementation of the proposed project would be expected to result in significant impacts to transportation and traffic by creating a substantial increase in traffic within the circulation system that would be expected to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, unless mitigation measures are incorporated. The proposed project entails, as currently conceived in Tier I, construction of two new facilities. Tier II of the proposed project would entail the reuse or replacement of the existing MACC building, Emergency Room Expansion, MRI Modular Building, and Cooling Towers, and the construction of new master planned mixed-use development, which may include the potential development of up to 1,814,696 square feet for (1) medical office, commercial, retail, office space, and other development in support of the campus, which are appurtenant to and compatible with the primary land use, a community-based health program facility, and (2) up to 100 units of multifamily residential development.

With a large square footage currently scheduled for construction activities, construction of the proposed project would be expected to require a large number of construction workers and a large number of hauling and delivery trucks to travel to and from the proposed project site over a long construction period. Therefore, construction of the proposed project would be expected to generate a large number of additional vehicle trips to and from the proposed project site and would be expected to result in impacts to transportation and traffic on the existing traffic load and capacity of the street system established by the County CMP⁵ for designated roads or highways from the

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

³ County of Los Angeles, Metropolitan Transit Authority. 1998. *Congestion Management Program*. Los Angeles, CA.

⁴ California Department of Transportation. 2002. *Caltrans Guide for the Preparation of Traffic Impact Studies*. Available at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>

⁵ County of Los Angeles, Metropolitan Transit Authority. 1998. *Congestion Management Program*. Los Angeles, CA.

proposed project. Incorporation of mitigation measures would be required to reduce these construction-related impacts to transportation and traffic to below the level of significance.

Operation of the proposed project would also be expected to result in significant impacts to transportation and traffic by creating a substantial increase in traffic within the circulation system, and it would therefore conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project would be operated as a site to provide critical healthcare services and would have future mixed-use development that would provide the health services necessary to respond to and address the needs of the community. Based on such operational functions of the proposed project, the proposed project, as currently conceived, would provide facilities for critical healthcare services, and in Tier II, additional development of approximately 1,814,696 square feet of nonresidential uses and 100 units of multifamily housing. Vehicle trips as a result of the increased population would be expected to increase during the operational phase of the proposed project. Therefore, operation of the proposed project would be expected to result in impacts to transportation and traffic in regards to a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system established by the County of Los Angeles CMP for designated roads or highways from the proposed project. Mitigation measures are required to be incorporated in order to reduce these operation-related transportation and traffic impacts to below the level of significance. Further analysis is warranted.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

The proposed project would be expected to result in impacts to transportation and traffic in relation to conflicting with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways and would require the incorporation of mitigation measures to reduce these impacts to below the level of significance. The County's CMP standard is Level-of-Service (LOS) D or better for roads and highways in the vicinity of the proposed project site. LOS is a measure of traffic operation condition whereby a letter grade, A through F, corresponding to progressively worsening operation conditions, is assigned to an intersection or roadway segment. The significance criteria of the County of Los Angeles are based on the projected increase in intersection volume-to-capacity (V/C) ratios due to the proposed project and the future intersection LOS, which includes traffic due to the proposed project, as well as other related development projects.

The proposed project would be expected to exceed the LOS beyond the level of significance because the operational purpose of the proposed project to provide future mixed-use development and provide the health services necessary to respond to and address the needs of the community would expand the existing uses at the proposed project site, and it would therefore conflict with the County's applicable congestion management program regarding LOS. Implementation of the proposed project would be anticipated to generate a significant number of additional vehicle trips. Therefore, the proposed project would be expected to result in significant impacts on the LOS of surrounding roads and be required to incorporate mitigation measures to reduce these impacts to below the level of significance. Further analysis is warranted.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed project would not be expected to result in impacts to transportation and traffic in relation to a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The nearest airport to the proposed project site is the Compton Airport located approximately 2.1 miles south of the proposed project in the City of Compton. There would be no change in relation to existing air traffic patterns as a result of the proposed project. Therefore, there would be no expected impacts to transportation and traffic related to a change in air traffic patterns that would result in substantial safety risks. No further analysis is warranted.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Implementation of the proposed project would be expected to result in less than significant impacts from hazards due to a design feature. The proposed project would be expected to involve a physical change in the environment. However, any construction-induced traffic would not be expected to result in increased hazards related to traffic engineering design features or incompatible uses. The proposed project site is connected by a network of well-defined and pre-existing paved roads including 120th Street to the north and Wilmington Avenue to the east. The site would continue to be accessed by these roads following construction of the proposed project. There would be no expected significant impacts from an increase in hazards due to a design feature. No further analysis is warranted.

- e) Result in inadequate emergency access?

The proposed project would be expected to result in less than significant impacts with regard to inadequate emergency access. Implementation of the proposed project would not be expected to alter any existing emergency access routes nor change existing patterns of emergency access. Two fire stations are located within 2 miles from the proposed project site. Police protection services in the proposed project area are provided by the Los Angeles County Sheriff's Department's Century Station, located approximately 0.8 mile northeast from the proposed project site.

Although there would be additional traffic generated by implementation of the proposed project, and there may be an expected change of the LOS levels near points of public ingress or egress, it is not anticipated that the proposed project would result in traffic levels that significantly surpass the amount of traffic entitled in such a manner that it would result in inadequate emergency access to the proposed project site. Existing roadways were planned and designed to support the anticipated needs of the facility and it is anticipated that these roadways would be able to provide adequate emergency access to the proposed project site, and no additional access roads would need to be constructed to assist in the provision of adequate emergency access. As a medical center campus, the proposed project would be required to ensure that the project is properly designed for emergency vehicle access (e.g., driveway widths and turning radius allowances). Therefore, the proposed project would be expected to result in less than significant impacts with regard to inadequate emergency access. No further analysis is warranted.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed project would not be expected to result in impacts to transportation and traffic in relation to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Based on analysis of the County General Plan Circulation element, implementation of the proposed project would not conflict with adopted policies or plans determined by the County. Relevant policies include the following:⁶

- **Policy 31.** Support the development of a mass transportation system that will provide a viable alternative to the automobile.
- **Policy 33.** Support a public transit system that provides accessible service, particularly to the transit dependent.
- **Policy 17.** Encourage provision of transit service at a reasonable cost to the users and the community.
- **Policy 24.** Encourage the efficient use and conservation of energy used in transportation.
- **Policy 15.** Provide opportunity for timely citizen input and guidance in the transportation decision-making process.

The proposed project would not involve construction- or operation-related traffic activities that would be expected to interfere with regular operation of the established plans or policies. Moreover, the proposed project site is connected by a network of well-defined, pre-existing, and traffic-controlled paved roads. These roads include 120th Street to the north and Wilmington Avenue to the east, traversing through and around the proposed project site area. These paved roads incorporate ample design and planning to allow for alternative transportation methods such as bicycles and buses to share access to the existing site with automobile vehicles. The existing Martin Luther King, Jr. Medical Center is accessible by public transportation services with nine bus lines currently serving the proposed project area. These bus lines are operated by Los Angeles County Metropolitan Transit Authority (LACMTA), Hahn Trolley and Shuttle Service (HTSS), and the Los Angeles Department of Transportation (LADOT). The proposed project would be consistent with the County's goals and policies to improve the efficiency of the transportation system, and to reduce transportation energy consumption and transportation-related degradation of the environment. Therefore, there would be no expected impacts to transportation and traffic related to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No further analysis is warranted.

⁶ County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan*. Available at: <http://ceres.ca.gov/docs/data/0700/791/HYPEROCR/hyperocr.html>

3.17 UTILITIES AND SERVICE SYSTEMS

This analysis is undertaken to determine if the proposed Martin Luther King, Jr. Medical Center Campus Redevelopment project (proposed project) may have a significant impact to utilities and service systems, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Utilities and service systems at the proposed project site were evaluated with regard to the County of Los Angeles (County) General Plan Safety element,² Central Basin Municipal Water District,³ the Los Angeles Regional Water Quality Control Board (LA-RWQCB),⁴ and State of California RWQCB Basin Plan for Los Angeles.⁵ The scope of the utilities and service systems investigations included the natural gas, telephone, electric, sewer, storm drain, and water utilities.

State CEQA Guidelines recommend the consideration of seven questions when addressing the potential for significant impact to utilities and service systems:

Would the proposed project have any of the following effects:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The proposed project would be expected to result in less than significant impacts to utilities and service systems in relation to exceeding wastewater treatment requirements of the LA-RWQCB. It is anticipated that the proposed project would contribute to additional amounts of wastewater going through the wastewater treatment system than what currently leaves the proposed project site. However, wastewater treatment requirements due to construction and development related to Tier I and Tier II of the proposed project would not be expected to exceed the wastewater treatment requirements or standards of the RWQCB. Wastewater generated at the proposed project would be treated at the Hyperion Treatment Plant.⁶ The Hyperion Treatment Plant currently supports wastewater leaving the proposed project site and would continue to do so following the development of the proposed project. The Hyperion Treatment Plant is the largest wastewater treatment plants in the City of Los Angeles. The facility provides both primary and secondary treatment for approximately 340 million gallons of wastewater per day (MGD).⁷ The Hyperion Treatment Plant has an average flow capacity of 450 MGD (during wet conditions, i.e., the rainy season, the facility has a capacity of 850 MGD).⁸ The Hyperion Treatment Plant currently operates

¹ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. November 1980. *Los Angeles County General Plan*. Available at: http://planning.lacounty.gov/assets/upl/project/gp_web80-all.pdf

³ Central Basin Municipal Water District. Accessed 7 October 2009. Web site. *Central Basin Municipal Water District*. Available at: <http://www.centralbasin.org/>

⁴ State Water Resources Control Board—Los Angeles. Accessed 7 October 2009. Web site. *LARWQCB*. Available at: <http://www.swrcb.ca.gov/rwqcb4/>

⁵ State Water Resources Control Board—Los Angeles. Accessed 7 October 2009. Web site. *LARWQCB Basin Plan*. Available at: http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

⁶ Carr, Nancy, Hyperion Treatment Plant, Playa del Rey, CA. October 2009. Telephone correspondence with Ms. Eimon Raouf, Sapphos Environmental, Inc., Pasadena, CA.

⁷ City of Los Angeles Hyperion Sewage. Accessed 19 October 2009. Web site. *City of Los Angeles Hyperion Sewage*. Available at: <http://www.lastormwater.org/siteorg/general/hypern1.htm>

⁸ City of Los Angeles Hyperion Sewage. Accessed 19 October 2009. Web site. *City of Los Angeles Hyperion Sewage*. Available at: <http://www.lastormwater.org/siteorg/general/hypern1.htm>

in conformance with the applicable standards of the LA-RWQCB. The plant serves a population of approximately 4 million people throughout the County of Los Angeles.⁹ Although the proposed project would be expected to generate additional wastewater that would flow into the existing system, the proposed project would not be anticipated to add additional water quality concerns beyond those already enforced and being met by the Hyperion Treatment Plant. Further, the proposed project would connect to the existing wastewater system and would not include the development of major new sewer lines. Therefore, the proposed project would be expected to result in less than significant impacts to utilities and service systems in relation to exceeding wastewater treatment requirements of the RWQCB. No further analysis is required.

- b) Require or result in the construction of new water or wastewater treatment facilities, the construction of which could cause significant environmental effects?

The proposed project would not be expected to result in impacts to utilities and service systems in relation to the requiring or resulting in the construction of substantial new water supply or wastewater treatment facilities. The proposed project is located in the Central Basin Municipal Water District service area. Annually, the Central Basin Municipal Water District provides approximately 60,000 acre-feet of imported water to a 227 square mile service area, which includes 24 cities and the unincorporated parts of the County.¹⁰ It is anticipated that the proposed project would result in an increase in water supply and wastewater treatment demands for the proposed project site, the increases require further analysis for potentially significant impacts (see questions “d” and “e”, below). While the increases in water usage and sewage generation are potentially significant on the proposed project level, it is not anticipated that the project alone would result in the need for substantial new water supply or wastewater treatment facilities. The general project area is well-served by major pipeline infrastructure for water supply and wastewater collection, though some new project connections on on-site infrastructure may be needed. The County Building and Safety’s site plan review will assure that appropriate localized connections to water and wastewater systems are provided and adequately designed to approved standards. Therefore, the proposed project would not be expected to result in impacts to utilities and service systems related to requiring or producing the construction of new water or wastewater treatment facilities. No further analysis is required.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?

The proposed project could result in potentially significant impacts to utilities and service systems in relation to the construction of new storm water drainage facilities or the expansion of existing facilities, which could cause significant environmental impacts that may require the incorporation of mitigation measures. The proposed project site is served by stormwater drains that convey stormwater away from the site. Implementation of the proposed project would increase the impervious surface area on the project site, with the largest change to occur in Tier II with the Master Plan mixed-use development. Currently, impervious surfaces on the proposed project site consist of buildings and paved areas, including parking lots, which cover the soil and do not allow for stormwater to percolate into the soil. Stormwater, which drains off the impervious surface areas of the site, is conveyed by gutters and catch basins into the system of stormdrains surrounding the

⁹ City of Los Angeles Hyperion Sewage. Accessed 19 October 2009. Web site. *City of Los Angeles Hyperion Sewage*. Available at: <http://www.lastormwater.org/siteorg/general/hypern1.htm>

¹⁰ Central Basin Municipal Water District. Accessed 7 October 2009. Web site. *Central Basin Municipal Water District*. Available at: <http://www.centralbasin.org/>

project site. With the proposed project, undeveloped portions of the site would be covered with buildings and potentially parking areas, thus increasing the amount of stormwater draining from the site. Thus, evaluation of the stormdrain needs and the capacity of the local stormdrain system is warranted, and mitigation measures and/or the analysis of alternatives may be required.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Further analysis is warranted to determine if the proposed project may result in significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the proposed project from existing entitlements and resources. Further analysis is required in order to determine whether the proposed water requirements for the proposed project would surpass the existing water use entitlements for the proposed project site.

The proposed project site is located within an unincorporated area of the County of Los Angeles, which receives its potable (drinking) water supply from two sources. Ownership of water rights allows approximately half of the water supply needs to be produced from groundwater wells located within the City of Los Angeles. The other portion of the City's potable (drinking) water supply is treated surface water purchased from the Central Basin Municipal Water District.¹¹ The Central Basin Municipal Water District now serves more than 2 million people (including the unincorporated parts of the County) and would potentially supply water to the proposed project area. Several factors would drive future water demands, including population growth, housing density, employment, and household income. The population of the Central Basin Municipal Water District's service area is expected to increase approximately 16 percent from 1,614,400 in 2005 to approximately 1,872,500 by 2030.¹² The proposed project could be expected to increase the water use demands at the proposed project site.

As mentioned above, given the size of the proposed project, including the Tier II master plan-related development, which would add up to 1,814,696 square feet of new development, including up to 100 units of multifamily residential, potentially significant project impacts to water supply could occur, and possibly could necessitate the need for a Water Supply Assessment under Senate Bill (SB) 610. Recent water usage at the proposed project site must be examined and compared to proposed water demand in order to make this determination.

Water use at the existing campus while it was fully operational, has varied over time. The average water use on the campus between the years 2002 to 2006 was more than 80 million gallons (or 107 thousand hundred cubic foot (HCF) unit) of water per year.¹³ Water consumption at the existing campus during these years are described below in Table 3.17-1, *Operational Water Use at the Proposed Project Site, 2002–2006*, below for each of these four operational years.

¹¹ Central Basin Municipal Water District. Accessed 7 October 2009. Web site. *Central Basin Municipal Water District*. Available at: <http://www.centralbasin.org/>

¹² Central Basin Municipal Water District. Accessed 7 October 2009. *Water Demand*. Available at: <http://www.centralbasin.org/chartWaterDemand.html>

¹³ One (1) HCF equals to 748 gallons of water.

**TABLE 3.17-1
OPERATIONAL WATER USE AT THE PROPOSED PROJECT SITE
2002–2006**

Fiscal Year	HCF (hundred cubic foot) Units	Gallons	Acre-Feet
2002-2003	104,572	78,219,856	240
2003-2004	118,426	88,582,648	271
2004-2005	104,494	78,161,512	239
2005-2006	103,681	77,553,388	238
4-year Average	107,793	80,629,351	247

According to the Central Basin Municipal Water District, in the year 2005, the water demand in the district was 330,557 acre-feet and the projected demand in 2010 and 2015 would be 351,591 acre-feet and 358,441 acre-feet, respectively.¹⁴ A project is subject to SB 610 and requires the preparation of a Waster Supply Assessment if it meets one of several criteria including:

- 1) The project demands water use that is comparable to a 500 unit residential development (guidelines for other land uses include: a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor area; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area; a hotel or motel with more than 500 rooms; an industrial facility employing more than 1,000 persons or having more than 250,000 square feet of floor area; or a mixed use facility that combined meets these guidelines);¹⁵ or
- 2) The project would increase the number of the public water system’s existing service connections by 10%.¹⁶

The U.S. Department of Agriculture, Forest Service estimates that an average California household uses between one half acre-foot and one acre-foot of water each year.¹⁷ This usage rate would indicate that an average 500-unit residential development would be expected to consume between 250 to 500 acre-feet per year, or an average of 375 acre-feet per year. During the most recent past four years when the hospital was fully operational, the existing campus utilized an average 247 acre-feet of water per year; however, the maximum water use at the existing campus during the four-year period observed was 271 acre-feet. It is anticipated that the maximum water consumption amounts for the campus following development would not be significantly greater than the maximum operational usage amount of 271 acre-feet (88,582,648 gallons) cited above; which represents approximately .08 percent of the 2005 water demand rates for the County and .07 percent of the 2010 and 2015 rates. A Waster Supply Assessment should be prepared if the proposed project would provide additional development requiring an increase of water use of 375

¹⁴ Central Basin Municipal Water District. Accessed 2 October 2009. “Water Demand.” Available at: <http://www.centralbasin.org/chartWaterDemand.html>

¹⁵ *California Code of Regulations*. Title 14, Division 6, Chapter 3, Section 15155: “City or County Consultation With Water Agencies.”

¹⁶ California Status Department of Water Resources. Accessed on 2 November 2009. “SB 610 / SB 221 Guidebook FAQs.” Available at: http://www.water.ca.gov/urbanwatermanagement/SB610_SB221/

¹⁷ U.S. Department of Agriculture, Forest Service. Accessed on 3 November 2009. “Water Use Facts.” Sacramento, CA. Available at: http://www.fs.fed.us/r5/publications/water_resources/html/water_use_facts.html

acre-feet per year (i.e., the amount of water required by 500 homes) beyond the recent maximum existing use demand of 271 acre-feet.

However, additional study is warranted to confirm that the proposed project falls below SB 610 thresholds, and to assure that the proposed project can be adequately served by the water supplier. Further analysis is warranted, and mitigation measures and/or the analysis of alternatives may be required.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing conditions?

Further analysis is warranted to determine if the proposed project would be expected to result in significant impacts to utilities and service systems, based on a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The community of Willowbrook sanitary sewer system carries wastewater from the proposed project site into the sanitary sewer system where it is conveyed to the Hyperion Treatment Plant.¹⁸ As previously discussed, the Hyperion Treatment Plant provides primary, secondary, and tertiary treatment for approximately 340 million gallons of wastewater per day.¹⁹ The Hyperion Treatment Plant has the capacity to absorb projects that are consistent with regional growth projections established by the Southern California Association of Governments (SCAG). Although the proposed project would not be expected to increase population, the proposed project would be expected to substantially increase generation of wastewater at the proposed project site. Further analysis of the proposed project's impact on the capacity at Hyperion Treatment Plant is warranted. Therefore, impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments would be potentially significant. Further analysis is warranted, and mitigation measures and/or the evaluation of alternatives may be necessary.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed project would be expected to result in less than significant impacts to utilities and service systems in relation to being served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. The solid waste facilities within the central Los Angeles area are listed in Table 3.16-2, *Solid Waste Facilities in the Los Angeles Area*.²⁰

¹⁸ Sanitation Districts of Los Angeles County. Accessed 7 October 2009. Web site. "Joint Water Pollution Control Plant." Available at: http://www.lacsd.org/about/wastewater_facilities/jwpcp/default.asp

¹⁹ City of Los Angeles Hyperion Sewage. Accessed 19 October 2009. Web site. "City of Los Angeles Hyperion Sewage." Available at: <http://www.lastormwater.org/siteorg/general/hypern1.htm>

²⁰ Sanitation Districts of Los Angeles County. Accessed 19 October 2009. Web site. "Solid Waste Information." http://www.lacsd.org/info/solid_waste/default.asp

**TABLE 3.17-2
SOLID WASTE FACILITIES IN THE LOS ANGELES AREA^{21,22}**

Name / Operator	Address	Open to the Public?	Distance to Site
Angeles Western Paper Fibers MRF & Transfer Station / General Recycling Services	2474 Porter St. Los Angeles, CA 90021	Yes	7 miles north
Central LA Recycling Center and Transfer Station / City of Los Angeles	2201 E. Washington Blvd. Los Angeles, CA 90021	Yes	7 miles north
City Terrace Recycling Transfer Station / Robert M. Arsenian	1511 Fishburn Ave. Los Angeles, CA 90063	No	10 miles northeast
Commerce Refuse-to-Energy Facility / Sanitation Districts of Los Angeles County	5926 Sheila St. Commerce, CA 90040	Yes	7 miles northeast
Downey Area Recycling & Transfer / Sanitation Districts of Los Angeles County	9770 Washburn Rd. Downey, CA 90241	Yes	7 miles east
Downtown Diversion / Downtown Diversion, Inc.	2424 E. Olympic Blvd. Los Angeles, CA 90021	Yes	7 miles north
East Los Angeles Recycling & Transfer / East Los Angeles Transfer	1512 N. Bonnie Beach Pl. Los Angeles, CA 90063	No	10 miles northeast
Innovative Waste Control / Innovative Waste Control	4133 Bandini Blvd. Vernon, CA 90023	Yes	6 miles northeast
Mission Road Recycling & Transfer Station / Waste Management, Inc.	840 S. Mission Rd. Los Angeles, CA 90023	Yes	7 miles north
Paramount Resource Recycling Facility / Paramount Resource Recycling	7230 Petterson Ln. Paramount, CA 90723	Yes	4 miles southeast
Puente Hills Material Recovery Facility / Sanitation Districts of Los Angeles County	13130 Crossroads Pkwy S City of Industry, CA 91746	Yes	18 miles northeast
Salt Lake Transfer Station / City of South Gate	9525 Salt Lake South Gate, CA 90280	No	4 miles northeast
South Gate Transfer Station / Sanitation Districts of Los Angeles County	9530 S. Garfield Ave. South Gate, CA 90280	Yes	4 miles northeast
Waste Management South Gate Transfer Station / Waste Management, Inc.	4489 Ardine St. South Gate, CA 90280	Yes	4 miles northeast

²¹ County of Los Angeles Public Works. Accessed 7 October 2009. Web site. "Solid Waste Facilities in Los Angeles County." Available at: <http://dpw.lacounty.gov/swims/general/facilities/nearestfacilitylist.asp>

²² County of Los Angeles Department of Public Works. 10 May 2007. Sanitation Districts of Los Angeles County. Accessed 7 October 2009. "Solid Waste Management In Los Angeles County - Disposal System Overview." Available at: http://ladpw.org/swims/Upload/SWM%20in%20LA%20County_7250.pdf

The proposed project would require an increase in waste disposal during the constructional and operational phases of the proposed project. Refuse collected in the community of Willowbrook, California, which includes collection at the proposed project site, may be taken to three facilities operated by the Sanitation Districts of Los Angeles County: the Downey Area Recycling & Transfer facility, Puente Hills Materials Recovery facility, or the South Gate Transfer Station facility. The Downey Area Recycling & Transfer facility is located at 9770 Washburn Road, Downey, California, roughly 7 miles east of the proposed project site. This facility has a daily maximum permitted capacity of 5,000 tons per day.²³ The Puente Hills Materials Recovery facility is located at 13130 Crossroads Parkway South, City of Industry, California, roughly 18 miles northeast of the proposed project site. This facility has a daily a maximum permitted capacity of 13,200 tons of waste per day and is scheduled to close in November 2013.²⁴ The South Gate Transfer Station is located at 530 South Garfield Avenue, South Gate, California, roughly 4 miles northeast of the proposed project site. The South Gate Transfer Station has a daily maximum permitted capacity of 1,000 tons of waste per day.²⁵ It is anticipated that waste collected at the proposed project site would be taken to one of the three stations listed above. Each station has the capacity to service the proposed project site. Therefore, the proposed project would not be expected to result in significant impacts to utilities and service systems in relation to being served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. No further analysis is warranted.

g) Comply with Federal, State, and Local statutes and regulations related to solid waste?

The proposed project would be expected to result in less than significant impacts to utilities and service systems related to compliance with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 [which consists of Assembly Bill (AB) 939 and SB 1322] requires the County of Los Angeles to attain specific waste diversion goals.²⁶ In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate adequate areas for the storage and collection of recyclables into the existing design.²⁷ The proposed project would be subject to the policies discussed above. It is anticipated that the incorporation of the waste management requirements described above would ensure that the proposed project is in compliance with federal, state, and local statutes and regulations to reduce the amount of solid waste. The County would be required to ensure that the proposed project implements the requirements and shall ensure that the best method of solids disposal and reduction of the solid waste stream is implemented throughout the development and operation of the proposed project. As a County hospital, the proposed project would be required to demonstrate that all solid waste would be disposed of properly at the permitted facilities for solid waste (including medical hazardous waste). Therefore, the proposed project would be expected to result in less than significant impacts to utilities and service systems in relation to compliance with federal, state, and local statutes and regulations related to solid waste. No further analysis is warranted.

²³ Matthew, Staff, Downey Area Recycling & Transfer, Downey, CA. 19 October 2009. Telephone correspondence with Eimon Raoof, Sapphos Environmental, Inc., Santa Monica, CA.

²⁴ Avila, Dan, Manager, Sanitation Districts of Los Angeles County, Whittier, CA. 19 October 2009. Telephone correspondence with Eimon Raoof, Sapphos Environmental, Inc., Santa Monica, CA.

²⁵ Amdahl, Mike, Coordinator, Sanitation Districts of Los Angeles County, South Gate, CA. 19 October 2009. Telephone correspondence with Eimon Raoof, Sapphos Environmental, Inc., Santa Monica, CA.

²⁶ California Environmental Protection Agency. Accessed 7 October 2009. "The History of The Environmental Protection Agency, Integrated Waste Management Board." Available at: <http://www.calepa.ca.gov/About/History01/ciwmb.htm>

²⁷ *Public Resources Code*. 1991. Assembly Bill 1327, Chapter 18, Sections 42900 through 42911.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

This analysis was undertaken to determine if the Martin Luther King, Jr. Medical Center Campus Redevelopment Project (proposed project) would be expected to have a significant impact to Mandatory Findings of Significance, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15065 of the State California Environmental Quality Act (CEQA) Guidelines.¹ Mandatory Findings of Significance for the proposed project were evaluated with regard to the information contained in this Environmental Analysis gathered during literature reviews (see Section 4.0, References, for a list of reference materials consulted).

State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impacts to Mandatory Findings of Significance.

Would the proposed project:

- a) Does the proposed project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project would be expected to result in potentially significant impacts to Mandatory Findings of Significance in relation to the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory that may not be able to be reduced to below the level of significance through the incorporation of mitigation measures, therefore requiring the consideration of alternatives. The proposed projects intends to provide inpatient hospital functions and support spaces in conjunction with a community-based healthcare program that would be seismically compliant beyond 2030 seismic standards established by Office of Statewide Planning and Development (OSHPD). Tier II of the proposed project would entail the reuse or replacement of existing structures on the Martin Luther King, Jr. Medical Center Campus. The Martin Luther King, Jr. Medical Center Campus was developed to address the community needs for healthcare facilities following the civil disturbances in the Watts area of Los Angeles during the summer of 1965. As discussed in Section 3.5, Cultural Resources, of this Initial Study, the campus requires further study to determine if it meets the significance criteria and integrity requirements for identification as an historical resource as defined by the State CEQA Guidelines. Implementation of the proposed project has the potential to result in significant impacts to Mandatory Findings of Significance in relation to the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, which may require the consideration of alternatives. Further analysis is warranted.

¹ California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

- b) Does the proposed project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The impact to Mandatory Findings of Significance related to Mandatory Findings of Significance in relation to impacts that are individually limited but cumulatively considerable from the proposed project would be expected to be reduced to below the level of significance with the incorporation of mitigation measures. The proposed project may be expected to contribute to the incremental environmental impacts when viewed in connection with the effects of past, current, or reasonably foreseeable projects. The proposed project would entail development that would be expected to result in impacts to air quality, cultural resource, greenhouse gases, hydrology and water quality, noise, public services, recreation, traffic and transportation, and utilities and service systems. Although these impacts would be largely temporary and localized, they may have the potential to result in incremental effects that when considered in connection to other projects, could result in potentially significant impacts. The County of Los Angeles (County) has proposed efforts to minimize these impacts through the use of best management practices (BMPs) and sustainable practices for the development and operation of the proposed project. However, further review of these impacts in relation to the effects of past projects, the effects of other current projects, and the effects of probable future projects, is required in order to determine whether the proposed project would contribute to this adverse impact. Therefore, the expected impacts to Mandatory Findings of Significance related to impacts that are individually limited but cumulatively considerable would be expected to be reduced to below the level of significance by the incorporation of mitigation measures. Further analysis is warranted.

- c) Does the proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project would be expected to result in significant impacts to Mandatory Findings of Significance in relation to having environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly that may not be able to be reduced to below the level of significance through the incorporation of mitigation measures, therefore requiring the consideration of alternatives. While the adverse impacts related to the construction of the proposed project would be temporary, the implementation of BMPs would significantly reduce these impacts. In addition, it is anticipated that the proposed project would result in less than significant operational impacts due to the fact that the proposed project is designed to create more efficient structures on the proposed project site, and would entail the implementation of sustainable elements into the developmental and operational phases of the proposed project. The proposed project could be expected to result in impacts to air quality, cultural resources, greenhouse gases, hydrology and water quality, noise, public services, recreation, traffic and transportation, and utilities and service system. These impacts would not be considered substantial to human beings as they would be limited and would be significantly reduced by the County’s efforts to provide inpatient hospital functions and support spaces in conjunction with a community-based health care program that would be seismically compliant beyond 2030 seismic standards established by OSHPD. The beneficial environmental impacts discussed throughout this Initial Study (i.e., seismic upgrades for compliance to 2030 and beyond) would be expected to have positive impacts on human beings and their environment although the potentially adverse impacts, as discussed in the response to question (a) above (i.e., replacement of an historical resource) would require further analysis in order to determine whether these impacts would constitute a substantially adverse indirect impact on human beings.

Therefore, implementation of the proposed project has the potential to result in significant impacts to Mandatory Findings of Significance in relation to environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly and may require the consideration of alternatives. Further analysis is warranted.

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Compliance and Enforcement Manager
320 West Fourth Street, Suite 200
Los Angeles, California 90013
(213) 576-6600

Office of Planning and Research State Clearinghouse*

Scott Morgan, Assistant Deputy Director and Senior Planner
1400 Tenth Street
Sacramento, California 95814
(916) 322-2318 or (916) 445-0613

Office of Statewide Health Planning and Development (OSHDP)*

David M. Carlisle, Director
Director's Office
400 "R" Street, Suite 300
Sacramento, California 95811
(916) 326-3600

State Water Resources Control Board*

Gita Kapahi, Director
1001 I Street
Sacramento, California 95814
(916) 341-5455

6.1.3 County of Los Angeles

Chief Executive Office*

Jan Takata, Senior Manager
Chief Executive Office
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 754
Los Angeles, California 90012
(213) 974-1360

Sabra White, Project Analyst
Chief Executive Office
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 754
Los Angeles, California 90012
(213) 974-1140

Community Development Commission of the County of Los Angeles

Christine Figueroa, Development Specialist
2 Coral Circle
Monterey Park, California 91755,
(323) 890-7001

County Sanitation Districts of Los Angeles County

Ruth I. Frazen, Customer Service Specialist
Facilities Planning Department
1955 Workman Mill Road
Whittier, California 90601
(562) 699-7411

Department of Health Services*

Carol Meyer, Chief Network Officer
313 North Figueroa Street, Rm. 901
Los Angeles, California 90012
(213) 240-8101

* Responsible agencies for this proposed project are represented by an asterisk.

Department of Public Health*

Jonathan E. Fielding, Director of Public Health and Health Officer
313 North Figueroa Street, Rm. 806
Los Angeles, California 90012
(213) 240-8117

Department of Public Works*

Dan Carter, Project Manager
Project Management Division I,
Health Section II
900 South Fremont Avenue, 5th Floor
Alhambra, California 91803
(626) 300-2343

Esther Diaz, Project Manager
Project Management, Health Section II
900 South Fremont Avenue, 5th Floor
Alhambra, California 91803
(626) 300-2348

Fire Department

Debbie Aguirre, Chief of Planning Division
Administrative Services–Planning Division
1320 North Eastern Avenue
Los Angeles, California 90063
(323) 881-2404

Los Angeles County Arts Commission

Greg Esser, Civic Art Program Director
1055 Wilshire Boulevard, Suite 800
Los Angeles, CA 90017
(213) 580-0017

Martin Luther King, Jr. Multi-Ambulatory Care Center*

Administration Office
Elaine Saafir or Cynthia Moore-Oliver
12021 South Wilmington Avenue
Los Angeles, CA 90059
(310) 668-5201

Metropolitan Transit Authority

Susan Chapman, Program Manager, Long Range Planning
One Gateway Plaza
Los Angeles, California 90012
(213) 922-6000

Office of the Los Angeles County Clerk

Environmental Filings
12400 Imperial Highway, Room 2001
Norwalk, California 90650
(562) 462-2057

Public Library

Ms. Alice Tang
Community Library Mangaer
Willowbrook Library
11838 South Wilmington Avenue
Los Angeles, California 90059
(323) 564-5698

Second Supervisorial District

Mark Ridley-Thomas, Supervisor, Second District
866 Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012
(213) 974-2222

Sheriff's Department

Leroy D. Baca, Sheriff
4700 Ramona Boulevard
Monterey Park, California 91754
(323) 267-4800

6.1.4 Regional

Compton Unified School District

Ann Cooper, Senior Director of Special Projects
500 South Santa Fe Avenue
Compton, California 90221
(310) 632-2825

Los Angeles Unified School District Office of Environmental Health and Safety

Yi Hwa Kim, Deputy Director of Environmental Health and Safety
333 South Beaudry Avenue, 20th Floor
Los Angeles, California 90017
(213) 241-3199

Lynwood Unified School District

Sally Seko, Assistant Superintendent / Federal & State Programs
11321 Bullis Road
Lynwood, California 90262
(310) 886-1695

South Coast Air Quality Management District*

Steve Smith, Program Supervisor–
CEQA Section Planning
Rule Development & Area Sources
21865 Copley Drive
Diamond Bar, California 91765
(909) 396-2000

Southern California Association of Governments

Jacob Lieb, Manager of Assessment
818 West 7th Street, 12th Floor
Los Angeles, California 90017
(213) 236-1800

6.2 INTERESTED PARTIES

In addition to the parties listed above, the Notice of Availability (NOA) of the Initial Study and Notice of Preparation (NOP) was mailed to 209 interested parties and 1,276 property owners within a 0.25-mile radius of the proposed project.¹

¹ These addresses are on file at Sapphos Environmental, Inc., Pasadena, CA.