



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

INITIAL STUDY

Kaiser Los Angeles Specialty Medical Center Expansion Project

Case Number: ENV-2017-352-EIR

Project Address: 755 - 765 West College Street and 915-935 North Figueroa Terrace,
Los Angeles, CA. 90012

Community Plan Area: Central City North

Council District: CD 1 – Gil Cedillo

Project Description: The Project proposes to expand the existing Kaiser Los Angeles Specialty Medical Center campus in two phases. The first phase would include the development of a three-story, 100,000 square-foot specialty medical center, a six-level above ground parking garage with two levels of subterranean parking and an expansion to the on-grade surface parking lot. The second phase of the development would include the expansion of the existing Kaiser Los Angeles Specialty Medical Center (Building A), which would include the demolition of the existing Mental Health Clinic building (Building B) and the Mental Health Pavilion building (Building C), and the construction of a new three-story, 92,800 square-foot, 62 inpatient bed mental health facility, and the expansion of the Phase I parking structure. Upon completion a total of 239,867 square feet of medical facilities (including 130 inpatient beds) with 760 parking spaces in surface lots and parking garages would be provided on-site. Construction of Phase I is expected to become operational by 2021. Phase II would be constructed at a later date within a 15 year build out timeline.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Parker Environmental Consultants

APPLICANT:

Kaiser Foundation Health Plan, Inc.

September 2017

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CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY AND APPENDIX G CHECKLIST

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT CD 1 – Gil Cedillo	DATE September 7, 2017
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RESPONSIBLE AGENCIES

California Regional Water Quality Control Board (RWQCB); Department of Toxic Substances Control (DTSC); South Coast Air Quality Management District (SCAQMD)

PROJECT TITLE / CASE NO. Kaiser Los Angeles Specialty Medical Center Expansion Project	RELATED CASES: ENV-2017-352-EIR, CPC-2017-1856-VCU-SPR
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PROJECT LOCATION

The Proposed Project is located at 755 - 765 W. College Street and 915 N. Figueroa Terrace, and is situated at the northeast corner of College Street and Figueroa Terrace in the Central City North Community Plan Area in the City of Los Angeles. The Project Site encompasses approximately 7.03 acres (306,518 sf) of land area and includes Assessor Parcel Nos. (APN) 5406-024-001, 5406-024-002, 5406-024-010, 5406-024-011, 5406-024-012, 5406-024-016, 5406-023-001, and 5406-023-002.

APPLICANT NAME AND ADDRESS Kaiser Foundation Health Plan, Inc.	PHONE NUMBER (626) 405-5385
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PROJECT DESCRIPTION: The Project proposes to expand the existing Kaiser Los Angeles Specialty Medical Center campus in two phases. The first phase would include the development of a three-story, 100,000 square-foot specialty medical center, a six-level above ground parking garage with two levels of subterranean parking and an expansion to the on-grade surface parking lot. The second phase of the development would include the expansion of the existing Kaiser Los Angeles Specialty Medical Center (Building A), which would include the demolition of the existing Mental Health Clinic building (Building B) and the Mental Health Pavilion building (Building C), and the construction of a new three-story, 92,800 square-foot, 62 inpatient bed mental health facility, and the expansion of the Phase I parking structure. Upon completion a total of 239,867 square feet of medical facilities (including 130 inpatient beds) with 760 parking spaces in surface lots and parking garages would be provided on-site. Construction of Phase I is expected to become operational by 2021. Phase II would be constructed at a later date within a 15 year build out timeline. Refer to Attachment A for the detailed Project Description.

ENVIRONMENTAL SETTING: The Project Site is currently occupied by the existing Kaiser Los Angeles Specialty Medical Center ("Medical Center"), which includes a mental health facility (47,067 square feet), a mental health clinic building (14,115 square feet), a mental health pavilion (6,548 square feet) and associated surface parking lots.

SURROUNDING LAND USES: The properties surrounding the Project Site include multi-family residential, commercial and recreation uses, generally ranging in height from one to four stories. To the north of the Project Site are multi-family residential uses. Properties to the north are zoned RD2-1-O and R4-1-O. To the south of the Project Site, across W. College Street, are commercial uses. Properties to the south are zoned R4-1. To the west of the Project Site, across N. Figueroa Terrace, are multi-family residential buildings. Properties to the west are zoned R4-1. To the east of the Project Site is Chavez Ravine Place, the Harbor (US-110) Freeway and multi-family and commercial uses along W. College Street.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? Yes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |
-
-

DETERMINATION (to be completed by Lead Agency)

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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
-
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
-
- I find 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 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.
-
-

Alejandro Huerta
PRINTED NAME



SIGNATURE

City Planning Associate
TITLE

(213) 978-1454

TELEPHONE NUMBER

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. 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 project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS. Would the 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, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit 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, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 create a significant hazard to the public or the environment caused in whole or in part from the project's exacerbation of existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, caused in whole or in part from the project's exacerbation of existing environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	----------------------------------------------------	------------------------------	-----------

X. LAND USE AND PLANNING. Would the project:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XI. MINERAL RESOURCES. Would the 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XII. NOISE. Would the 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. POPULATION AND HOUSING. Would the 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)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES. 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 public services:

- a. Fire protection?
- b. Police protection?
- c. Schools?
- d. Parks?
- e. Other public facilities?

XV. RECREATION.

- 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?
- 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?

XVI. TRANSPORTATION/TRAFFIC. Would the 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?
- 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?
- 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?

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVII. TRIBAL CULTURAL RESOURCES.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIX. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Initial Study

Attachment A: Project Description

Project Summary

The purpose of this section is to describe the characteristics of the Kaiser Los Angeles Specialty Medical Center Expansion Project (“Proposed Project”). As discussed below, Kaiser Foundation Health Plan, Inc. (the “Applicant”) proposes to expand the existing Kaiser Los Angeles Specialty Medical Center. The Project Site is currently improved and operating a 47,067 square-foot medical specialty center with 68 inpatient beds. The Proposed Project would be developed in two phases. The first phase would include the development of a three-story 100,000 square foot specialty medical center, a six-level parking garage with two levels of subterranean parking and an expansion to the on-grade surface parking lot. The second phase of the development would include the expansion of the existing Kaiser Los Angeles Specialty Medical Center (Building A), which would include the demolition of the existing Mental Health Clinic building (Building B) and the Mental Health Pavilion building (Building C), and the construction of a new three-story, approximately 92,800 square-foot (62 inpatient bed) mental health facility, and the expansion of the Phase I parking structure. Upon completion a total of 239,867 square feet of medical facilities (including 130 inpatient beds) with 760 parking spaces in surface lots and parking garages would be provided on site. Construction of Phase I is expected to become operational by 2021. Phase II would be constructed at a later date within a 15 year build out timeline.

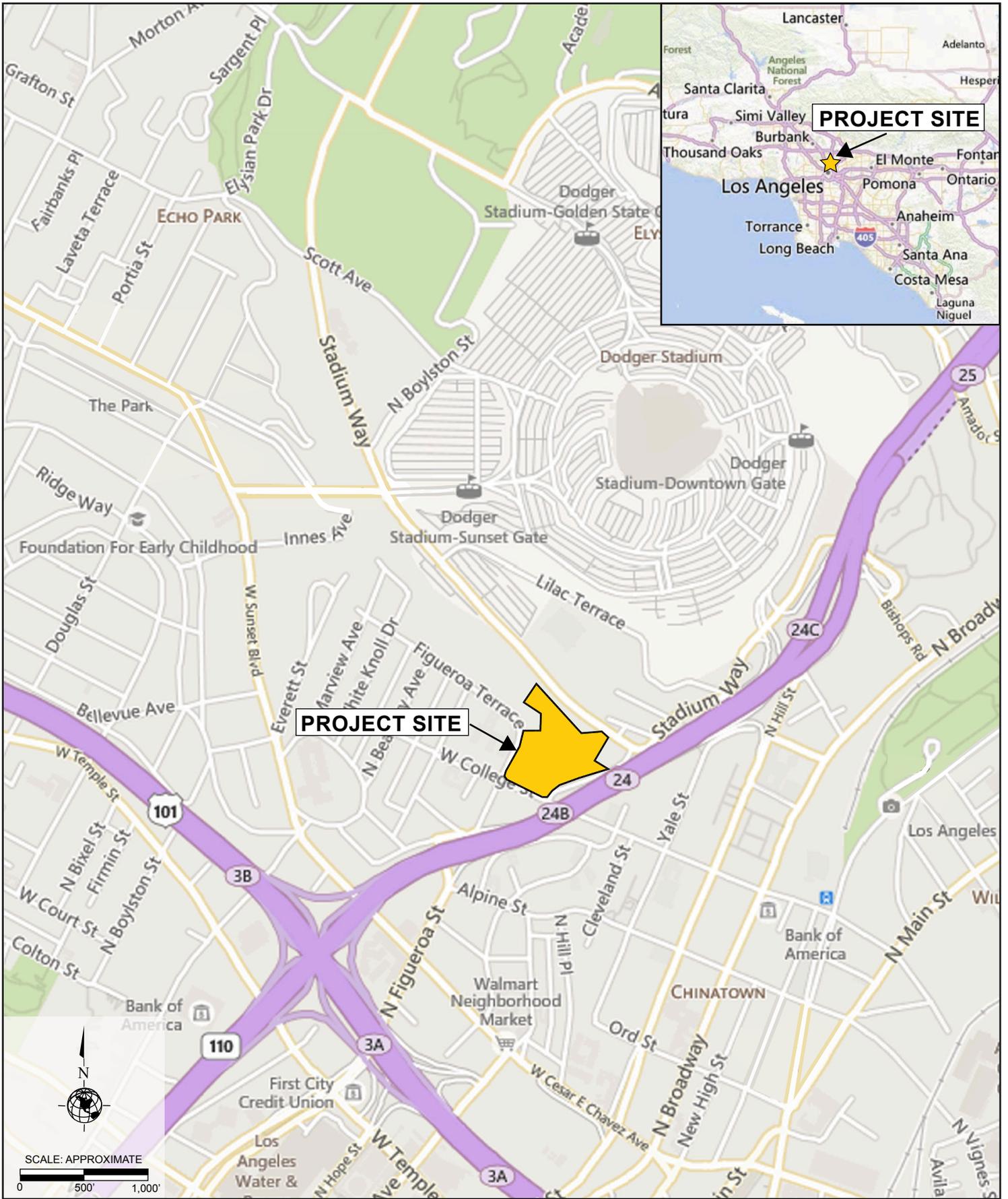
A. Environmental Setting

1. Project Location

The Project Site is located within the Central City North Community Plan Area in the City of Los Angeles, approximately 2.5 miles north of downtown Los Angeles. Figure 1, Project Location Map, shows the location of the Project Site in relation to the City of Los Angeles and the greater Los Angeles area. The Project Site contains 306,518 gross square feet (7.03-acres) and is situated on ten parcels that have the following Assessor Parcel Numbers (APNs): 5406-024-001, 5406-024-002, 5406-024-010, 5406-024-011, 5406-024-012, 5406-024-016, 5406-024-001, and 5406-024-002 (Project Site).

Primary regional access to the Project Site is provided by the Harbor (US-110) freeway to the east and the Hollywood Freeway (US-101) to the south. The Harbor Freeway runs in a north-south direction of the Project Site. The Hollywood Freeway runs in a north-south direction. These freeways also provide access to the Golden State (I-5) Freeway and the Santa Monica freeway (I-10) to the south of the Project Site.

Local street access is provided by the roadway system surrounding the Project Site and surrounding area. Figueroa Terrace, which borders the Project Site to the west, is a two-way north and southbound street providing one travel lane in each direction. It is classified as a Collector Street. College Street, which borders the Project Site to the south, is a two-way west and eastbound street providing two lanes of travel in each direction. It is classified as a Local Street in the immediate vicinity of the Project Site. Chavez Ravine Place borders the Project Site to the east. It is a two-way north and southbound



Source: Bing Maps, 2015

Figure 1
Project Location Map

street with two travel lanes in each direction. It is classified as a Collector Street. Stadium Way to the north of the Project Site is a two-way north and southbound street providing two travel lanes of travel in each direction. It is classified as a Collector Street and is designated as a scenic collector highway in the General Plan Land Use Map and is a designated Scenic Highway pursuant to the Mobility Plan 2035. Extensive public bus and rail transit service is provided within the Project Site vicinity. Public bus transit service is currently provided by Los Angeles County Metropolitan Transit Authority (Metro) and LADOT DASH and Commuter Express Transit Service. Specifically, the Project Site is served by Metro Local Bus lines (2/302, 4, 45, 55/355, 60, 81, 83, 84, 90/91, 94, and 96) and two Metro Rapid bus lines (704 and 794). Bus station #2108 and #2185, located immediately south of the Project Site at the southeast and northeast intersection of College Street and Figueroa Terrace, respectively, provide access to the DASH Lincoln Heights/Chinatown route. These lines also provide access to the Metro Gold Line (804) with the nearest station in Chinatown.

2. Existing Uses

a. Existing Conditions

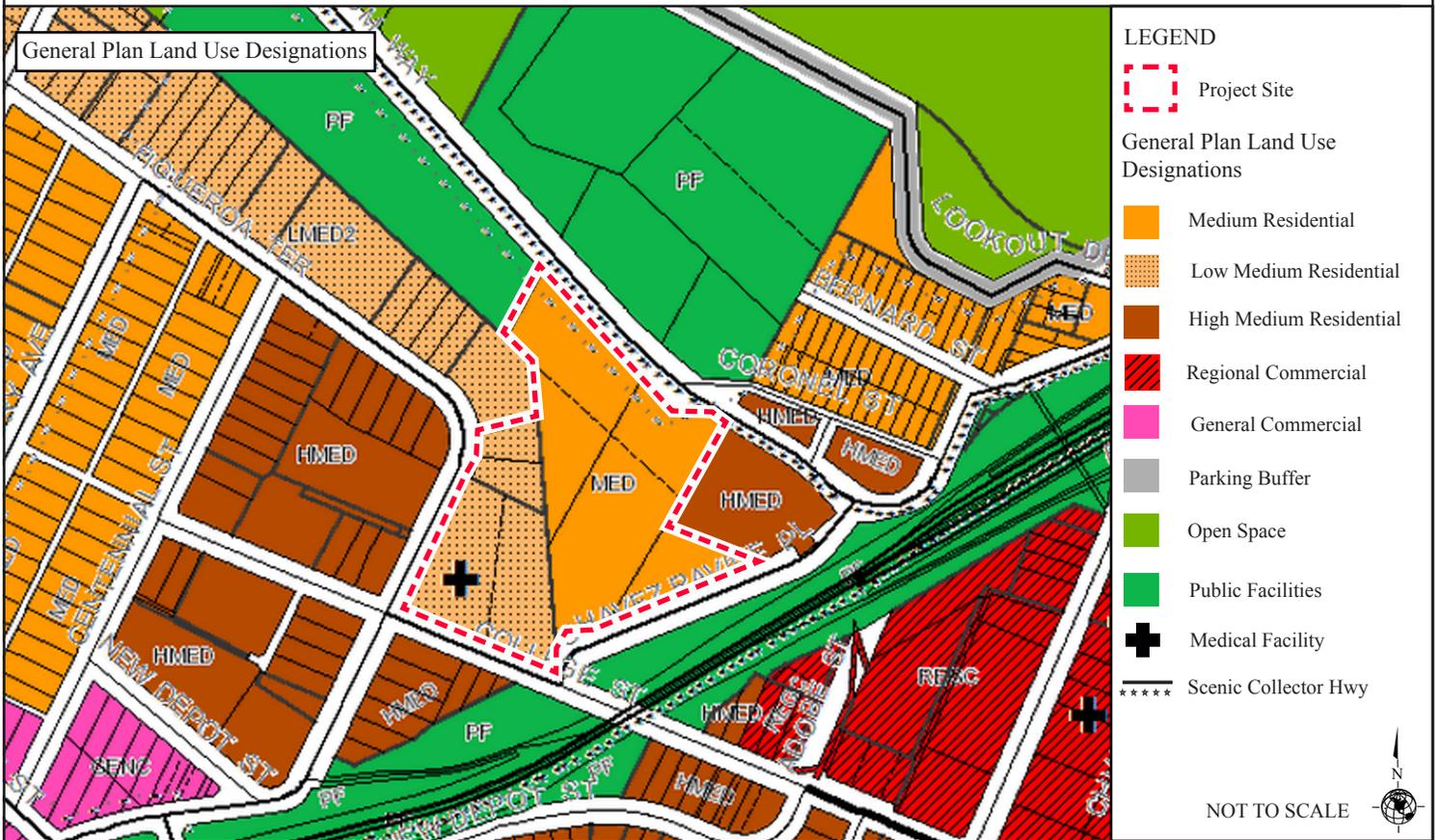
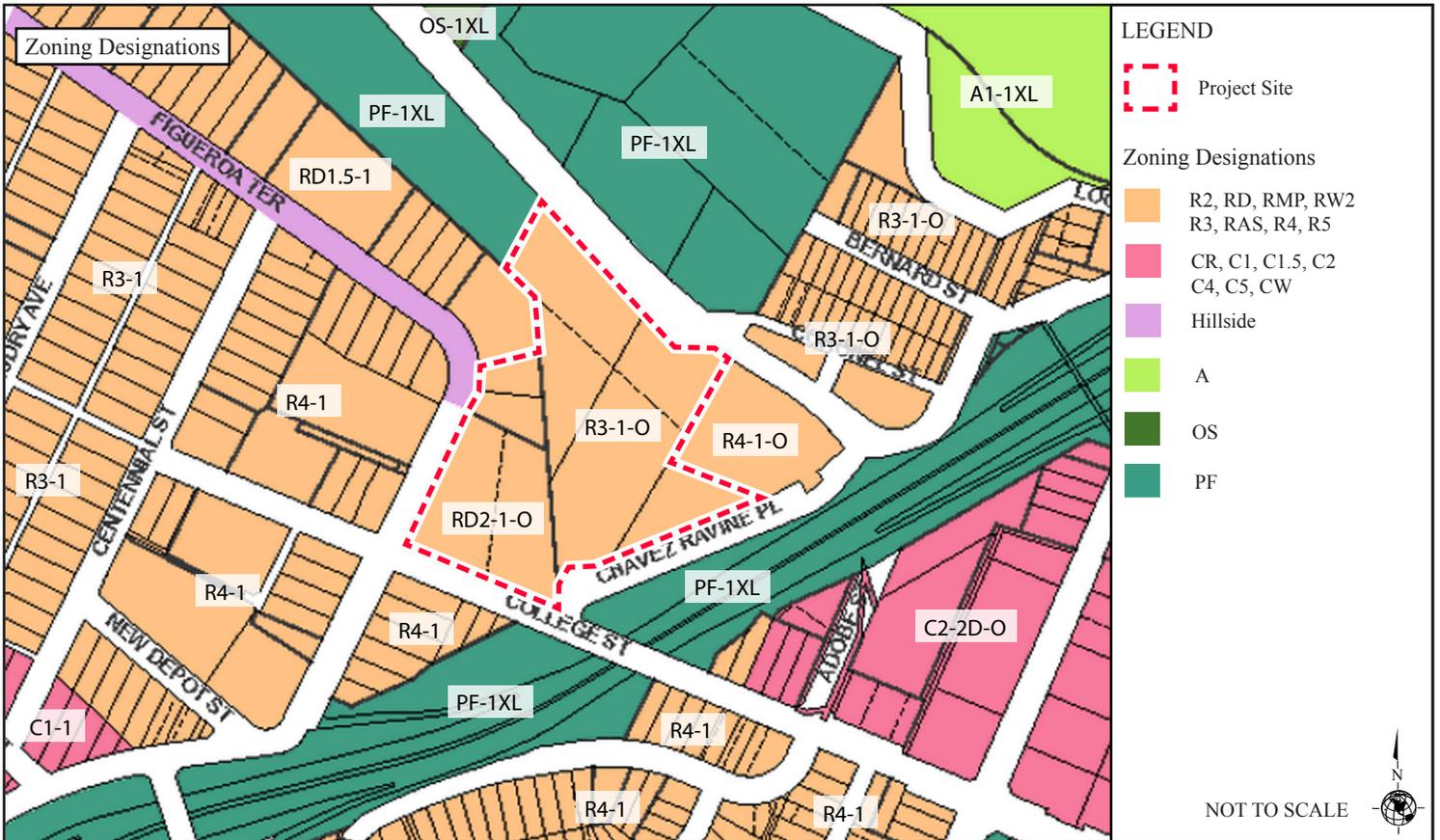
(1) Project Site

As shown in Figure 2, Zoning and General Plan Land Use Designations, the western side of the Project Site is designated Low Medium II Residential by the Community Plan and the eastern side of the Project Site is designated Medium Residential. The Low Medium II Residential and Medium Residential land use designations correspond to the RD2 and R3 zones, respectively.

As shown in Figure 3, Aerial Photograph of the Project Site, a portion of the Project Site is currently occupied by the existing Kaiser Los Angeles Specialty Medical Center (“Medical Center”) which includes a mental health facility (47,067 square feet), a mental health clinic building (14,115 square feet), a mental health pavilion (6,548 square feet) and associated surface parking lots. A summary of the existing development on the project site is provided in Table 1, below. The existing developed floor area ratio (FAR) is 0.22 to 1.

**Table 1
Existing Uses**

Land Uses	Floor Area
Building A - Mental Health Facility	47,067 sf
Building B - Mental Health Clinic Building	14,115 sf
Building C - Mental Health Pavilion	6,548 sf
TOTAL FLOOR AREA^a	67,730 sf
Floor Area Ratio	0.22 : 1
<i>Notes:</i> <i>sf = square feet</i> ^[a] <i>Includes total net floor area of development as defined by the LAMC. Parking structure floor area is excluded from the developed floor area for purposes of calculating the site’s floor area ratio (FAR)</i> <i>Source: Perkins + Will.</i>	



Source: ZIMAS, City of Los Angeles, Department of City Planning, 2017.

Figure 2
Zoning and General Plan Land Use Designations



Source: Google Earth, Aerial View, 2015

Figure 3
Aerial Photograph of the Project Site

As shown in Figure 3, Aerial Photograph of the Project Site, vehicular access to the existing Specialty Medical Center is currently provided via two driveways on Figueroa Terrace, along the westerly property frontage. The northerly driveway is an inbound only driveway while the southerly driveway is an outbound only driveway. The existing site driveways provide access to and from the internal drive aisles and surface parking lot areas. There are 119 non-protected trees located on the Project Site and 16 trees within the public right-of-way immediately adjacent to the Project Site. The trees within the public right-of-way sidewalk bordering the site include four Jacaranda trees located along College Street, eight Brisbane box street trees and two Mexican fan palm trees located along Chavez Ravine Place. The northern Project Site parcels along Stadium Way and the eastern Project Site parcels along Chavez Ravine Place are undeveloped. Figure 3, Aerial Photograph of the Project Site, provides an aerial view of the Project Site, showing existing conditions and photograph locations. Photographs depicting the current conditions of the Project Site are provided in Figures 4 and 5, Photographs of the Project Site.

(2) Interim Projects (Not a Part of the Proposed Project)

The existing Kaiser Los Angeles Specialty Medical Center is an active, fully functional specialty medical center. As with any fully operating facility, the ongoing current activities on the Project Site require maintenance, upkeep, and refurbishment to keep the facility operating in a safe and efficient manner. There are several active construction and maintenance-related jobs associated with the upkeep of the grounds, parking areas, building interior spaces and general property that are currently underway. These interior building improvements, renovations, and remodeling may take place concurrent with but are not associated with the Proposed Project. Since these are regular maintenance projects and do not propose physical changes to the existing facilities (e.g., expansion or alterations of such a scale to create impacts), they are listed here for informational purpose only. Below on Table 2 is a list of those Interim Projects.

Table 2
Interim Projects (Not a Part of the Proposed Project)

Building	Interior Remodeling	Equipment Replacement / Technology Infrastructure	Plant Upgrades / Modifications	Exterior Site Work / Signage	Other Projects
Building A	Y	Y	Y	Y	1, 2, 3, 4
Building B	Y	Y	Y	Y	1, 4
Building C	Y	Y	Y	Y	1, 4
<i>Notes:</i>					
1: Anticipated site and Mechanical Electrical and Plumbing (MEP) projects.					
2. Hospital building, OSHPD is Authority Having Jurisdiction (AHJ) on Building Projects.					
3. Sustainable energy production projects.					
4. Installation of a building methane monitoring system.					



View 1: From the north side of Stadium Way looking east at the Project Site.



View 2: From the south side of Stadium Way looking northwest at the Project Site.



View 3: From the east side of Chavez Ravine Place looking west at the Project Site.



View 4: From the east side of Chavez Ravine Place looking northwest at the Project Site.



View 5: From the south side of W. College Street looking northeast at the Project Site.



View 6: From the south side of W. College Street looking north at the Project Site.

Source: Parker Environmental Consultants, 2015

Figure 4
Photographs of the Project Site, Views 1 - 6



View 7: From the west side of Figueroa Terrace looking northeast at the Project Site.



View 8: From the southwest corner of Figueroa Terrace and W. College Street looking east at the Project Site.



View 9: From the east side of Figueroa Terrace looking south at the Project Site.



View 10: From the west side of Figueroa Terrace looking east at the Project Site.

Source: Parker Environmental Consultants, 2015

Oil-Well Investigation and Re-Abandonment Program

As part of the routine maintenance and upkeep of the existing Specialty Medical Center, all former oil wells that exist within the boundaries of the Project Site will be identified by a professional environmental engineering firm in an effort to ensure all former oil wells are properly closed and abandoned in accordance with current industry standards and regulatory requirements. These activities are part of current operations and are independent of the Proposed Project. In November 2015, Stantec Consulting Services Inc. was retained to prepare a methane study and initiate an oil well due diligence survey and abandonment program for the current facility. The oil well abandonment program is being conducted in consultation with the State of California Division of Oil, Gas, and Geothermal Resources (DOGGR), the Los Angeles County Regional Water Quality Control Board, the City of Los Angeles Department of Building and Safety, and the City of Los Angeles Fire Department. It is anticipated that the oil well abandonment effort may involve grading and earthwork activities and related activities. If required, a soil management plan will be prepared and require approval by the appropriate regulatory oversight agency independent of the Proposed Project. Any discretionary approvals associated with the oil well re-abandonment and related activities will be subject to CEQA independently from the Proposed Project. To the extent these activities modify the existing baseline conditions or result in changes to the Proposed Project, such changes will be disclosed within the scope of the EIR for this Proposed Project.

b. Existing Land Use and Zoning Designation

The Project Site is located within the Central City North Community Plan Area within the City of Los Angeles. The Project Site is within the Chinatown Redevelopment Project area. As such, the City of Los Angeles Municipal Code (LAMC), the City of Los Angeles General Plan, the Central City North Community Plan, and the Chinatown Redevelopment Plan guide development on the Project Site. A description of each document is provided below.

As shown in Figure 2, Zoning and General Plan Land Use Designations, the western side of the Project Site is zoned RD2-1-O and the eastern side of the Project Site is zoned R3-1-O. The RD2 Zone allows for the development of one-family dwelling units, two-family dwelling units, apartment houses, multiple dwellings, and home occupations. The R3 Zone allows for the development of R2 uses, apartment houses, multiple dwellings and child care facilities. Height District No. 1 in both the RD2 and R3 zones allows a maximum 3 to 1 (3:1) FAR with a 45-foot height limit. At an allowable 3:1 FAR, the maximum allowable development for the entire Project Site is 919,554 square feet.

The Project Site is also located in a Transit Priority Area (ZI-2452), the East Los Angeles State Enterprise Zone (ZI No. 2129) that regulates parking standards and height, and the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI No. 2427).

3. Surrounding Land Uses

As shown in Figure 3, Aerial Photograph of the Project Site, the Project Site is surrounded by multi-family residential, commercial and recreational uses, generally ranging in height from one to four stories. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 6, Photographs of Surrounding Uses. Zoning for the surrounding land uses are depicted in Figure 2, Zoning and General Plan Use Designations.

To the north of the Project Site are multi-family residential uses and vacant lots (See Figure 6, View 11). Properties to the north are zoned RD2-1-O and R4-1-O.

To the south of the Project Site, across College Street are commercial uses (See Figure 6, View 15). Properties to the south are zoned R4-1.

To the west of the Project Site, across Figueroa Terrace, are multi-family residential buildings (See Figure 6, View 13 and 14). Properties to the west are zoned R4-1.

To the east of the Project Site is Chavez Ravine Place, followed by the Harbor (US-110) Freeway and multi-family and commercial uses along College Street (See Figure 6, View 12). Properties to the east are zoned RD2-1-O, R3-1-O, R4-2-O, and C2-2D-O.



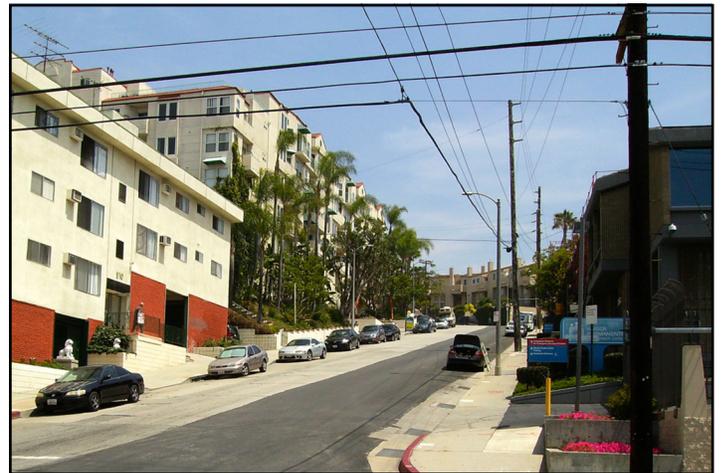
View 11: From the east side of Chavez Ravine Place looking north.



View 12: From the south side of West College Street looking east.



View 13: From the northwest corner of Figueroa Terrace and West College Street looking west.



View 14: From the southeast corner of Figueroa Terrace and West College Street looking north.



View 15: From the northwest corner of Figueroa Terrace and West College Street looking south.



View 16: From the west side of Figueroa Terrace looking northeast.

Source: Parker Environmental Consultants, 2015

Figure 6
Photographs of Surrounding Land Uses

B. Project Description

1. Project Overview

The Proposed Project includes an expansion to the existing Medical Center campus located on the Project Site in two phases. The first phase would include the development of a four-story, 100,000 square-foot specialty medical center and a six-level parking garage with four levels above grade and two levels of subterranean parking, and an expansion to the at-grade surface parking lot. The total number of parking spaces to be provided upon completion of Phase I is approximately 655 spaces.

The second phase of the development would include the expansion of the existing Kaiser Los Angeles Specialty Medical Center building (Building A), which would include the demolition of the existing mental health pavilion building (Building B, 6,548 square feet) and mental health clinic building (Building C, 14,115 square feet) and the construction of a new three-story, approximately 92,800 square-foot, 62 inpatient bed mental health facility, and the expansion of the Phase I parking structure. The total number of parking spaces to be provided upon completion of Phase II is 760 spaces.

As summarized in Table 3, below, the Proposed Project would result in a total development of 239,867 square feet of medical related floor area with 130 inpatient beds and 760 parking spaces. Construction of Phase I is expected to become operational by 2021. Phase II would be constructed at a later date within a 15 year build out timeline. A plot plan for Phase I and Phase II of the Proposed Project is depicted in Figure 7 and Figure 8, respectively.

**Table 3
Proposed Development Program**

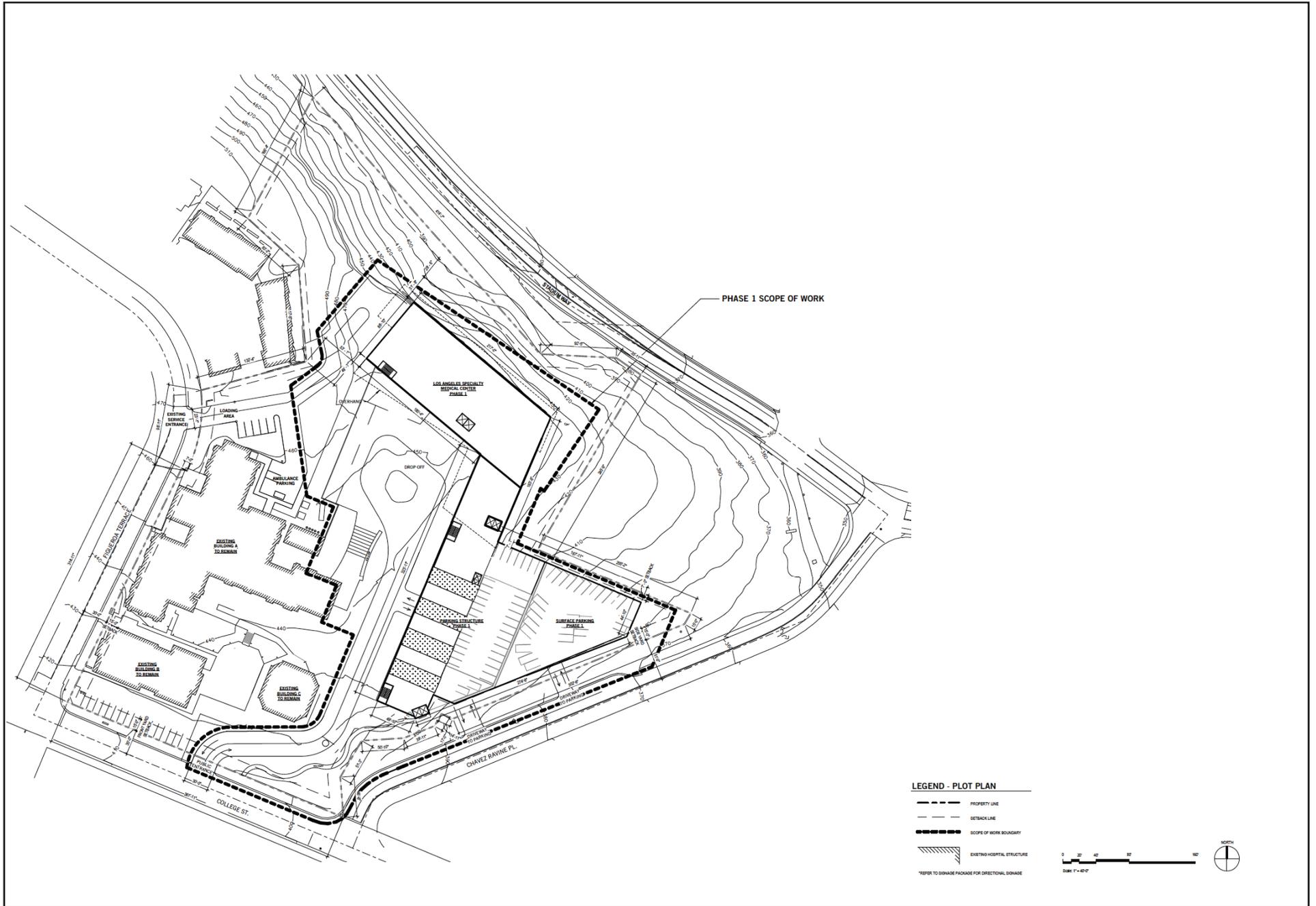
Proposed Uses	Maximum Size
Phase 1	
Existing Buildings to Remain	
Building A - Mental Health Facility (68 inpatient beds)	47,067 sf
Building B - Mental Health Clinic Building	14,115 sf
Building C - Mental Health Pavilion	6,548 sf
Proposed New Structures	
New Specialty Medical Center	100,000 sf
Parking Structure and Lot	655 spaces*
Total Floor Area, Phase I	167,730 sf
Phase 2	
Existing Buildings to Remain	
Building A - Mental Health Facility (68 inpatient beds)	47,067 sf
Phase 1 Specialty Medical Center	100,000 sf
Existing Buildings to be Demolished	
Building B - Mental Health Clinic Building	(14,115 sf)
Building C - Mental Health Pavilion	(6,548 sf)
Proposed New Structures	
Mental Health Facility Expansion (62 beds)	92,800 sf
Parking Structure Expansion	760 spaces*
Total Floor Area, Phase 2	239,867 sf **
<p>* The square footage of the parking structure was not included in above as it is not considered part of floor area or included within the FAR calculation as defined by the LAMC. ** The 239,867 sf of medical uses will be comprised of 47,067 sf of existing uses and 192,800 sf of new construction.</p>	

2. Building Design

Phase I of the Proposed Project consists of the construction of a new four-story medical specialty center building that is approximately 87 feet above grade. The proposed six level parking structure to be constructed in Phase I would be comprised of four levels above grade, reaching a height of 78' – 6" and two levels below grade. Phase II of the Proposed Project consists of the expansion of the existing the inpatient mental health facility with the construction of a new building that is approximately 76' – 6" above grade which will be located south of the existing facility.

3. Open Space And Landscaping

Open space features will include a plaza, a landscaped garden and walking pathways. A preliminary landscape plan is provided in Figure 9, Conceptual Landscape Plan.



Source: Perkins + Will, June 2017.

Figure 7
Proposed Plot Plan - Phase I



Source: Perkins + Will; Whiting Design Works, January 29, 2016.

Figure 9
Conceptual Landscape Plan

4. Signage and Lighting

The Proposed Project will include way-finding and identify signage within the Project Site and parking areas. The proposed Project is requesting a Zone Variance, pursuant to LAMC Section 12.27, to permit on-site signage not otherwise permitted within the RD2-1-O and R3-1-O Zones. A proposed signage exhibit indicating the general location, size and types of signage will be included in the EIR.

5. Access and Circulation

Vehicular access to the Proposed Project will be provided via four driveways: one existing driveway on Figueroa Terrace, one new driveway on College Street, and two new driveways on Chavez Ravine Place for direct access to the planned parking structure.

College Street Project Driveway

This project driveway will be located on the north side of College Street along the southerly property frontage. The College Street project driveway will provide access to the planned drop-off/pick-up area for the new medical office building as well as the existing inpatient behavioral health facility. This project driveway will also provide access to the planned parking structure component of the Proposed Project. Full access will be provided (i.e., right turn and left-turn ingress and egress turning movements) at this project driveway. The College Street project site driveway will be constructed to City of Los Angeles design standards.

Chavez Ravine Place North Project Driveway

This project driveway will be located on the west side of Chavez Ravine Place Street approximately mid-way between Stadium Way and College Street. The Chavez Ravine Place North project driveway is planned to accommodate full access (i.e., left-turn and right-turn ingress and egress turning movements). The Chavez Ravine Place North project driveway will provide direct access to and from the parking structure planned as part of the Proposed Project. The Chavez Ravine Place North project site driveway will be constructed to City of Los Angeles design standards.

Chavez Ravine Place South Project Driveway

This project driveway will be located on the west side of Chavez Ravine Place along the easterly property frontage. The Chavez Ravine Place South project driveway is planned to accommodate full access (i.e., left-turn and right-turn ingress and egress turning movements). This project driveway will provide direct access to and from the parking structure planned as part of the Proposed Project. The Chavez Ravine Place South project site driveway will be constructed to City of Los Angeles design standards.

Existing Figueroa Terrace Project Driveway

This existing project driveway is located on the east side of Figueroa Terrace along the westerly property frontage. The existing Figueroa Terrace project driveway will be re-designated for service and ambulance access only as part of the Proposed Project. This project driveway will be modified to accommodate full access (i.e., right-turn and left-turn ingress and egress turning movements).

6. Parking

Phase I of the Proposed Project would include a total of 655 parking spaces, which includes 391 standard spaces, 250 compact spaces, and 14 accessible spaces. Phase II of the Proposed Project would include the addition of 204 parking spaces in the proposed parking structure expansion. Upon completion of Phase II, the Proposed Project would include a total of 760 parking spaces, which includes 454 standard spaces, 290 compact spaces, and 16 accessible spaces. The Proposed Project will also provide 24 short-term and 24 long-term bicycle spaces, respectively, pursuant to LAMC 12.21–16.

7. FAR and Setbacks

The Project Site is zoned RD2-1-O and R3-1-O. The existing zoning designation allows a maximum 3 to 1 FAR with a 45-foot height limit. With an allowable 3:1 FAR, the maximum allowable development for the entire Project Site (i.e., 7.03 acres) is approximately 919,554 square feet. The proposed FAR for Phase I would be 0.55 to 1. Upon completion of Phase II, the total FAR would be 0.78 to 1. The proposed Project would comply with the minimum yard setbacks as required by the LAMC.

8. Sustainability Features

The Project would be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. These standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure. The Project would be designed to meet the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy Efficiency and Design (LEED) Silver or equivalent.

a. CEQA Guidelines Appendix F

In accordance with CEQA Guidelines Appendix F, the EIR will provide further information as to energy conservation, energy implications, and the energy-consuming equipment and processes that would be used during Project construction and operation. Design features of the Project, energy supplies that would serve the Project, and total estimated daily vehicle trips that would be generated by the Project will also be analyzed in the EIR.

9. Anticipated Construction Schedule

Construction of Phase I is expected to become operational by 2021. Phase II would be constructed at a later date within a 15 year build out timeline.

C. Requested Permits and Approvals

- 1) The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following: Vesting Conditional Use Permit, pursuant to LAMC Section 12.24–T, to permit the expansion of the existing Kaiser Los Angeles Specialty Medical Center within the RD2-1-O and R3-1-O Zones;
- 2) An increase in the maximum permitted height, pursuant to LAMC Section 12.24–F, in lieu of the 45 feet permitted, as follows:
 - a. Up to 87' - 0" for the proposed Specialty Medical Center (Phase I);
 - b. Up to 78' - 6" for the proposed parking garage (Phases I) and expansion of said parking garage (Phase II); and,
 - c. Up to 76' - 2" for the proposed Mental Health Facility Expansion (Phase II);
- 3) Zone Variance, pursuant to LAMC Section 12.27, to permit on-site signage not otherwise permitted within the RD2-1-O and R3-1-O Zones;
- 4) Site Plan Review, pursuant to LAMC Section 16.05, to permit a development project, which creates or results in an increase of 50,000 gross square feet or more of non-residential floor area;
- 5) Vesting Tentative Map No. 74849, pursuant to LAMC Section 17.15, for the merger and resubdivision of the Project Site into 1 lot;
- 6) Development Agreement, pursuant to Government Code Sections 65864-65869.5; and
- 7) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

INITIAL STUDY

Attachment B - Explanation of Checklist Determinations

I. Aesthetics

Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**
- b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?**
- c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

Responses a-c: Potentially Significant Impact. A significant impact may occur if a project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista, if scenic resources would be damaged and/or removed by development of a project, or if a project substantially degrades the existing visual character or quality of a project site and its surroundings. Stadium Way is adjacent to the Project Site, located to the north and is an identified scenic highway.¹ The Proposed Project would include the construction of new parking structures and medical office buildings with heights of approximately up to 87 feet above grade and will thus have the potential to alter views within the Project vicinity. Thus, impacts associated with aesthetics and the visual character of the site and impacts upon scenic resources will be further analyzed in the EIR.

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

Potentially Significant Impact. A significant impact may occur if a project introduces new sources of light or glare, which would be incompatible with the areas surrounding a project site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. Additionally shade and shadow impacts would be considered significant if shadow-sensitive uses would be shaded by project-related structures for more than three hours between 9:00 a.m. and 3:00 p.m. between late October and early April, or for more than four hours between 9:00 a.m. and 5:00 p.m. between early April and late October. The Proposed Project would include the construction of new parking structures and medical office buildings with heights of approximately 76-87 feet above grade and will thus have the potential to alter shadow patterns in the immediate project vicinity. Site improvements will also include low-level security lighting fixtures for pedestrian

¹ *City of Los Angeles, Department of City Planning, Mobility Plan 2035, January 20, 2016.*

safety and security. Thus, the potential for light, glare, and shadows to impact adjacent properties will be analyzed within the scope of the EIR.

II. Agriculture and Forestry 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 Department 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 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?**
- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- 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))?**
- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**
- 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?**

Responses a-e: No Impact. A significant impact may occur if a project were to result in the conversion of state-designated agricultural land from agricultural use to another non-agricultural use; result in the conversion of land zoned for agricultural use or under a Williamson Act contract from agricultural use to another non-agricultural use; result in the rezoning of forest land or timberland; or involve other changes in the existing environment which, could result in conversion of Farmland, to non-agricultural use. The Project Site is zoned for Low Medium II Residential (RD2-1-O) and Medium Residential (R3-1-O), which are not zones for agricultural-related uses. The Project Site is currently occupied by the existing Medical Center, which includes a mental health hospital facility, a mental health clinic building, a mental health pavilion and associated surface parking lots. These uses do not support agricultural-related uses. Thus, the Project Site is not currently used for any agricultural-related uses, nor is the Project Site

zoned for any agricultural-related uses. Therefore, the Project would have no impact associated with the conversion of agricultural uses or forested lands to a non-agricultural use. As such, no further analysis of this issue is required.

III. Air Quality

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the Air Quality Management Plan or Congestion Management Plan?

Potentially Significant Impact. A significant impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would represent in some way a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project is located within the South Coast Air Basin (Basin) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted criteria for determining the consistency with regional plans such as the 2012 AQMP. These criteria include: 1) identifying whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations and 2) identifying whether the project would exceed the assumptions utilized in preparing the AQMP. A significant impact may also occur if a project is inconsistent with the growth assumptions upon which the regional AQMP was based. The Project has the potential to generate short-term regional and localized emissions during the construction phase and long-term regional emissions associated with the on-going operational activities of the Project, which could conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or Congestion Management Plan. The Project's consistency with the applicable AQMP will therefore be evaluated within the scope of the EIR.

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

Potentially Significant Impact. A project may have a significant impact where project-related emissions would exceed federal, state, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. Construction of the Proposed Project has the potential to generate air quality emissions on-site during earthwork and construction related activities. The long-term operation of the Project also has the potential to generate air quality emissions, which could violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Project's air quality emissions will be quantified and analyzed in further detail in the EIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, PM10, and PM2.5) under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. A significant impact may occur if a project would add a considerable cumulative contribution to federal or State non-attainment pollutant. Development of the Proposed Project has the potential to add a cumulatively considerable contribution to air quality emissions. Therefore, further analysis of this issue will be analyzed in the EIR

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The Proposed Project may result in pollutant concentrations during construction which could expose sensitive receptors. Therefore, the potential of the Project to expose sensitive receptors to air pollutants will be analyzed in the EIR.

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

Less Than Significant Impact. A significant impact may occur if a project were to create objectionable odors affecting a substantial number of people. The Proposed Project includes the development of a medical office facility and parking structure, which would not be expected to create objectionable odors either during construction or operation. Construction would involve conventional building materials and odors would be localized and temporary. During operation, the Proposed Project's land uses are not associated with uses that trigger odor complaints (e.g., agricultural uses, wastewater plants, food processing, chemical plants, composting, refineries, landfills, dairies). In addition, the project's refuse collection would be contained and located in on-site trash receptacles to limit odors. Thus, the potential of the Project to expose sensitive receptors to substantial pollutant concentrations or odorous emissions would be less than significant. As such, no further analysis of this issue is required.

IV. Biological Resources

Would the 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?**

Less Than Significant Impact. A project may have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a

Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (c) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species. Landscaping and ornamental trees exist on and throughout the parking lot area and in landscaped areas bordering the existing medical office buildings. While there are undeveloped portions of the Project Site along Stadium Way and Chavez Ravine Place, the entire Project Site has been subject to contour grading and is fully developed. In addition, due to the routine weed abatement program on manufactured slopes that are part of the Project Site, and the presence of people and vehicles on and immediately surrounding the Project Site, it is highly unlikely that the site supports any critical habitat or sensitive biological species. The California Department of Fish and Game and US Fish and Wildlife Service databases do not indicate that there are any candidate, sensitive or special status species critical habitat on the Project Site.² The USFWS's IPaC database identified one endangered species (the Coastal California gnatcatcher, *Polioptila californica californica*) that could be affected by activities in the broader project area, but confirmed that the Project Site is outside of the designated critical habitat for this species. Therefore, the Proposed Project would have a less than significant impact upon species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service. As such, no further analysis of this issue is required.

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 U.S. Fish and Wildlife Service?

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?

Responses b-c: Less Than Significant Impact. Based upon criteria established in the L.A. CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in the alternation of an existing wetland, riparian habitat or other sensitive natural communities. The Project Site is located within an urbanized area within the City of Los Angeles and is currently developed with the Kaiser Los Angeles Specialty Medical Center and surface parking lots. No riparian or other sensitive natural community exists on the Project Site or within the immediate project vicinity.³ The Project Site is located upslope and is 0.85 mile(s) from the Los Angeles River. Therefore, the Project Site does not contain any riparian habitat or federally protected wetlands. In addition, there are no other sensitive natural communities identified by the California Department of Fish and Game or the US Fish and Wildlife Service. Therefore, the Proposed Project would have a less than significant impact on

² *United States Fish and Wildlife Services (USFWS), Information for Planning and Consultation (IPaC) database, accessed June 28, 2017.*

³ *U.S. Environmental Protection Agency, NEPAAssist, accessed August 11, 2017.*

riparian habitats, other sensitive natural community or a federally protected wetland. As such, no further analysis of this issue is required.

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?

Less than Significant Impact. A significant impact may occur if a project results in interference with wildlife movement/migration or impede with the use of native wildlife nursery sites. The Project Site is located within an urbanized area, is currently developed with the Kaiser Los Angeles Specialty Medical Center, and does not contain any riparian habitat, wetlands, wildlife corridors, wildlife nursery sites, or other sensitive natural communities, and explained above in Response b-c. Specifically, the Project Site is not located within the Los Angeles River Watershed or significant ecological areas [SEAs] (i.e., Santa Monica Mountains, Verdugo Mountains and Griffith Park), or near other site with surface water (e.g., Hansen Dam and Sepulveda Basin), or between areas of wildlife movement.⁴ Therefore, the Proposed Project would have a less than significant impact on the movement of native resident, migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or native wildlife nursery sites. In addition, the Proposed Project would be required to comply with the Federal Migratory Bird Treaty Act and ensure any tree removals are conducted outside of the bird breeding season or is otherwise preceded by focused bird nesting surveys. Therefore, the Proposed Project would have a less than significant impact with respect to impacts upon the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites. As such, no further analysis of this issue is required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

Less Than Significant Impact. A project-related significant adverse effect could occur if a project is inconsistent with local regulations pertaining to biological resources, specifically the City of Los Angeles Protected Tree Ordinance (Ord. No. 177,404). The Project Site is currently developed with the Kaiser Los Angeles Specialty Medical Center. Landscaping and ornamental trees exist on the parking lot area and bordering the existing buildings. In addition, there are a number of trees within the undeveloped hillsides within the Project Site. As indicated in the Protected and Non-Protected Tree Report (included as Appendix B to this Initial Study), a total of 119 non-protected trees are located on-site within the proposed development area and are likely to be impacted by the Proposed Project.⁵ An additional 16 non-protected street trees are located within the public sidewalk immediately adjacent to the Project Site. It is estimated that

⁴ See <http://lariver.org/ecosystem>, http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-3_significant_ecological_areas.pdf, and http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-2_Regional_Wildlife_Linkages.pdf, accessed July 2017.

⁵ A number of Mexican fan palms and small trees with estimated trunk sizes less than 8 inches in diameter are located on the north slope and were not tagged or evaluated within the tree survey. These trees will not be impacted by the Proposed Project.

four of these street trees need to be removed and replaced subject to the approval of a street tree removal permit by the Department of Public Works, Urban Forestry Department. The Protected and Non-Protected Tree Report confirmed that there are no protected tree species located on the Project Site. Fifty-three (53) of the on-site trees are identified as floss silk trees, twenty are lemon gums, and eighteen are jacarandas. The remainder of the trees are small numbers of mixed species, some of which are weed trees, like the Brazil and Peruvian peppers. Four additional jacarandas are street trees on West College Street. There are eight Brisbane box street trees and two Mexican fan palms along Chavez Ravine Place. There are no street trees on Figueroa Terrace adjoining the site. Therefore, the Proposed Project would have a less than significant impact on conflicts with local policies protecting biological resources, specifically the City's tree preservation ordinance. As such, no further analysis of this issue is required.

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?

Less Than Significant Impact. A significant impact would occur if the Project would be inconsistent with maps or policies of the approved local, regional or state habitat conservation plans. The Project Site is not included on any approved local, regional, or state habitat conservation plans.⁶ Therefore, the Proposed Project would not conflict with any local policies or ordinances protecting biological resources, or with the provisions of an adopted Habitat Conservation Plan. A less than significant impact would occur and further analysis of this issue is not required.

V. Cultural Resources

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines §15064.5?

Potentially Significant Impact. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Section 15064.5 of the State CEQA Guidelines defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

⁶ *California Regional Conservation Plans, <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>, accessed June 2017.*

According to the City of Los Angeles Zoning Information and Map Access System (ZIMAS) and the Los Angeles Historic Resources Inventory, neither the Project Site nor any of the buildings located on-site are identified on any historic resource lists or databases. The oldest structures that exist on-site were constructed in 1968, approximately 48 years ago. Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. However, the California Office of Historic Preservation generally recommends an evaluation of buildings and structures older than 45 years of age by professionals meeting the Secretary of the Interior Standards Professional Qualifications for Architectural History and Archeology. Thus, even though a March 2016 South Central Coastal Information Center (SCCIC) search concluded that no historic resources exist on site, the existing Project Site buildings will be evaluated for local or state significance.⁷ As such, this issue will be further evaluated in the EIR.

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

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

Responses b-c: Potentially Significant Impact. A significant adverse effect could occur if grading or excavation activities associated with a project would disturb archaeological resources, paleontological resources, or geologic features which presently exist within a project site. The Project Site is not located in an area identified as potentially containing significant archaeological and paleontological resources, or geologic features. The Project would involve excavation, grading, and earthwork for the proper base and slope for the proposed buildings and the construction of the two-level below grade parking garage. The Project Site has already been developed and is surrounded by urban development. No unique archaeological, paleontological or geologic features are known to exist on-site. While there is no evidence to suggest that such resources are located on-site, there is still a possibility that the construction phase of the Proposed Project could encounter such resources during construction. A cultural resources records search was requested by the South Central Coastal Information Center (SCCIC). The SCCIC database search concluded that while no archaeological resources exist on site, the Project Site is located within a ½-mile radius of several recorded archaeological sites. Due to the Project Site's proximity to the recorded sites, there are potentially significant impacts related to archeological, paleontological, and geologic resources. As such, this issue will be further evaluated in the EIR.

⁷ *South Central Coastal Information Center (SCCIC), Correspondence to Parker Environmental Consultants, Re: Proposed Kaiser Los Angeles Specialty Medical Center Expansion Project, dated March 30, 2016, (SCCIC File No. 16030.2345) (see Appendix A to this Initial Study).*

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

Potentially Significant Impact. A significant adverse effect could occur if grading or excavation activities associated with a project would disturb human remains which presently exist within a project site. The Project Site has already been developed and is surrounded by urban development. During construction of the Proposed Project, however, there could be a possibility to encounter human remains because the Proposed Project would involve excavation and earthwork for the construction of the two levels of subterranean parking. As such, this issue will be further evaluated in the EIR.

VI. Geology and Soils

In 2015, the California Supreme Court in California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD), held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of the project. The revised thresholds are intended to comply with this decision. Specifically, the decision held that an impact from the existing environment to the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project, including future users and residents, exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. Thus, in accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD decision, the project would have a significant impact related to geology and soils if it would result in any of the following impacts.

Would the 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, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.**
- ii) Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?**
- iii) Seismic-related ground failure, including liquefaction, caused in whole or in part by the project's exacerbation of the existing environmental conditions?**
- iv) Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?**

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

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, caused in whole or in part by the project's exacerbation of the existing environmental conditions?

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 caused in whole or in part by the project's exacerbation of the existing environmental conditions?

Responses a-d: Potentially Significant Impact. The Project Site is located within a seismically active region, as is all of Southern California, and is located on a slight slope and construction could exacerbate existing environmental conditions. The potential impacts from fault rupture, strong seismic ground shaking, liquefaction, landslides, soil erosion, soil instability, and expansive soils due to the Proposed Project's exacerbation of existing environmental conditions will be analyzed in the EIR.

e) Have 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?

Less Than Significant Impact. This question would apply to a project only if it were located in an area not served by an existing sewer system. The Project Site is located in an urban area served by a wastewater collection, conveyance, and treatment system operated by the City of Los Angeles. No septic tanks or alternative disposal systems are necessary, nor are they proposed. Therefore, a less than significant impact would occur and no further analysis is required.

VII. Greenhouse Gas Emissions

Would the project:

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

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

Responses a-b: Potentially Significant Impact. Global climate change describes alterations in weather features (e.g., temperature, wind patterns, precipitation, and storms) that occur across the Earth as a whole. Global temperatures are modulated by naturally occurring components in the atmosphere (e.g., water vapor, carbon dioxide [CO₂], methane [CH₄], and nitrous dioxide [N₂O]) that capture heat radiated from the Earth's surface, which in turn warms the atmosphere. This natural phenomenon is known as the "greenhouse effect." Excessive

human-generated greenhouse gas emissions can affect the global climate. Construction and operation of the Proposed Project has the potential to generate greenhouse gas emissions, either directly or indirectly, which may have a significant impact on the environment. Thus, the Proposed Project's generation of greenhouse gas emissions and consistency with applicable plans, policies and regulations adopted for the purpose of reducing the emission of greenhouse gases will be analyzed in the EIR.

VIII. Hazards and Hazardous Materials

As discussed above, in 2015, the California Supreme Court in CBIA v. BAAQMD, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of the project. The revised thresholds are intended to comply with this decision. Specifically, the decision held that an impact from the existing environment to the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project, including future users and residents, exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. For example, if construction of the project on a hazardous waste site will cause the potential dispersion of hazardous waste in the environment, the EIR should assess the impacts of that dispersion to the environment, including to the project's residents. Thus, in accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD decision, the project would have a significant impact related to hazards and hazardous materials if it would result in any of the following impacts.

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- 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?**
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**
- 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, caused in whole or in part from the project's exacerbation of existing environmental conditions?**

Responses a-d: Potentially Significant Impact. Preliminary investigation shows that the Project Site was formally used for the exploration, drilling, extraction and storage of petroleum hydrocarbon. While no oil extraction activities currently occur, the Project Site includes the existence of inactive oil and gas exploration and production wells, which are currently being investigated and re-abandoned as part of ongoing site operations. In addition, the Project Site is

located within a designated methane zone. The Proposed Project would include the demolition of buildings and structures that may contain sources of asbestos, polychlorinated biphenyl (PCB), and lead paint. As such, the EIR will provide analysis addressing the potential hazards associated with the development of the Project Site, including through the exacerbation of existing environmental conditions.

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 project result in a safety hazard for people residing or working in the project area?

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?

Responses e and f: No Impact. The Hawthorne Airport, Hollywood Burbank Airport, and the Los Angeles International Airport (LAX) are all located approximately 11 miles from the Project Site. The Project Site is not located near any private airstrips. Therefore, no impacts involving airports would occur, and no further analysis in the EIR is required.

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

Potentially Significant Impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan. Construction of the Project may require temporary and/or partial road closures due to construction activities, and therefore could interfere with emergency response or evacuation plans. As such, any impacts to emergency response or evacuation plans caused by the Proposed Project will be further analyzed in an EIR.

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, caused in whole or in part from the project's exacerbation of existing environmental conditions?

No Impact. A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The Project Site is located in an urbanized area within the City of Los Angeles and is not located in a very high fire hazard severity zone.⁸ As such, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, caused in whole or in part from the project's exacerbation of existing environmental conditions. As such, no further analysis of this issue is required.

⁸ *City of Los Angeles, Safety Element of the General Plan, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles, 1996.*

IX. Hydrology and Water Quality

Would the project:

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

Potentially Significant Impact. A significant impact may occur if a project discharges water which does not meet the quality standards of agencies that regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB) through its nine Regional Boards. The Project Site falls within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB). The Proposed Project involves the expansion of an existing medical facility with overnight beds and as such, is subject to obtaining an Industrial Waste Discharge Permit through the City of Los Angeles department of Public Works. Thus, the Proposed Project's potential impacts related to violating any water quality standards or waste discharge requirements will be analyzed in the EIR.

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)?

Less Than Significant Impact. Approximately two-thirds of the Project Site is impervious with the existing Kaiser Los Angeles Specialty Medical Center. Preliminary investigation indicates that the general Project Site vicinity is not considered to be part of any groundwater basin and sub-basin.⁹ The bedrock at the Project Site is not considered water bearing though perched groundwater conditions may locally exist at depth in open fractures and/or joints. As such, groundwater is not considered to be a factor nor a constraint within the proximity of the Project. Preliminary investigation further notes that groundwater at the Project Site would be in excess of one hundred feet below ground surface.¹⁰ The elevation across the Project Site greatly varies, and excavation depths for the subterranean parking garage would range from approximately 33 to 90 feet below grade. The excavation depths would not extend into the groundwater table. Additionally, approximately two-thirds of the Project Site is impervious as it is developed with the existing Kaiser Los Angeles Specialty Medical Center buildings and parking lot. Rainwater on the Project Site is absorbed by soil in the undeveloped portions only and is directed to stormwater lines along Stadium Way, Chavez Ravine Place, and Figueroa Terrace. Therefore, there is negligible groundwater recharge at the Project Site. In conclusion, the Proposed Project would not have the potential deplete groundwater supplies or interfere with groundwater

⁹ *Geobase, Inc.: Updated Geotechnical Report Kaiser Permanente Mental Health Center, Medical Office Building (MOB) and Parking Structure, 765 West College Street, Los Angeles, California. (at page 9) January 2017 (see Appendix C to this Initial Study).*

¹⁰ *Ibid (at page 25).*

recharge. A less than significant impact would occur and no further analysis is required on this issue.

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?

Potentially Significant Impact. A significant impact may occur if a project results in a substantial alteration of drainage patterns that would result in a substantial increase in erosion or siltation during construction or operation of the project. The construction of the Project would result in the further development of the Project Site, which is already developed with the Kaiser Los Angeles Specialty Medical Center. The Project is located within a hillside area and would require grading, excavation, and additional earthwork to ensure the proper base and slope for the proposed development. Because the project would result in changes to the local landform and associated drainage patterns, a detailed hydrology report will be prepared and included within the scope of the EIR. Thus, the Proposed Project's potential impacts related to substantially altering the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site will be analyzed in the EIR.

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?

Potentially Significant Impact. Approximately two-thirds of the Project Site is impervious with the existing Kaiser Los Angeles Specialty Medical Center. The portions of the Project Site along Chavez Ravine Place and Stadium are undeveloped. The Project Site is within a hillside area, and the portion of the Project Site developed with the Kaiser Los Angeles Specialty Medical Center buildings is higher in elevation than the undeveloped areas of the Project Site. Rainwater on the Project Site is absorbed by soil in the undeveloped portions of the Project Site or is directed to stormwater lines along Stadium Way, Chavez Ravine Place, and Figueroa Terrace. Because the project would result in changes to the local landform and associated surface water runoff patterns, a detailed hydrology report will be prepared and included within the scope of the EIR. However, there are no nearby streams or rivers (the closest river is the Los Angeles River, which is 0.85 mile away), and therefore the Proposed Project could not alter any watercourse, including a stream or river. Nevertheless, the Proposed Project's potential impacts related to substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site will be analyzed within the scope of the EIR.

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?

Potentially Significant Impact. A significant impact may occur if the volume of storm water runoff from the Project Site were to increase to a level that exceeds the capacity of the storm drain system serving the Project Site. A Project-related significant adverse effect would also

occur if the Proposed Project would substantially increase the probability that polluted runoff would reach the storm drain system.

Several existing storm drain lines, which are owned and maintained by the City of Los Angeles, are located adjacent to the Project Site along Stadium Way, Chavez Ravine, and Figueroa Place. Approximately two-thirds of the Project Site is impervious and surface water is directed off-site to the adjacent storm drain system or is absorbed by the undeveloped portions of the Project Site. Because the project would result in changes to the local landform and associated surface water runoff patterns, there could be potential impacts on the rate and flow of polluted surface water runoff and adequacy of existing storm drains to handle surface water flows from the Project Site. Therefore, this issue will be analyzed in the EIR.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The Proposed Project would result in surface grading which has the potential to induce erosion and runoff of topsoil during periods of active construction when top soil is exposed, which could substantially degrade water quality. Potential impacts resulting from degradation of water quality will be addressed in the EIR.

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?

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

Responses g-h: No Impact. The Project Site is not located within an area identified by Federal Emergency Management Agency (FEMA) as potentially subject to 100-year floods nor is it located within a City-designated 100-year or 500-year flood plain.¹¹ The Project Site is located in Zone X, areas determined to be outside of the 0.2% annual chance floodplain and, as such, is in an area of minimal flooding and would not introduce people or structures to an area of high flood risk.¹² Therefore, the Proposed Project would not place a project in an area with any significant risks of flooding and would not have the potential to impede or redirect floodwater flows. No impact would occur, and no further analysis of this issue is required.

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?

j) Inundation by seiche, tsunami, or mudflow?

¹¹ Federal Emergency Management Agency, *Flood Insurance Rate Map*, website: <http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=13616934&IFIT=1>, accessed March 2017.

¹² Geobase, Inc.: *Geotechnical Report Kaiser Permanente Mental Health Center, Medical Office Building (MOB) and Parking Structure, 765 West College Street, Los Angeles, California*. January 2017.

Responses i-j: No Impact. A significant impact may occur if a project exposes people or structures to a significant risk of loss or death caused by flooding caused by the failure of a levee or dam. A significant impact would occur if the Project Site is sufficiently close to the ocean or other body of water to be potentially at risk of the effects of seismically-induced tidal phenomena or mudflow. Seiches are large waves generated in very large enclosed bodies of water or partially enclosed arms of the sea in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. The Project Site is not located downstream of any large body of water that could adversely affect the Project Site. Further, the Project Site is not located within a coastal area, and the risk of tsunami hazard at the Project Site is considered very low. Further, according to the City of Los Angeles, General Plan Safety Element, the Project Site is not located within a marked flood, inundation, or tsunami area.¹³ The Project Site is not located within a designated area where previous land movement has occurred.¹⁴ Additionally, the Project Site is not located within a liquefaction or landslide area.¹⁵ Thus, the occurrence of mudflows on the Project Site is considered remote. The Proposed Project would not 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), seiches, tsunamis, or mudflows and there would be no impact. No further analysis is required.

X. Land Use and Planning

Would the project:

a) Physically divide an established community?

No Impact. A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project that involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The Project involves the expansion of and the addition of a specialty medical center and parking structure to the Kaiser Los Angeles Specialty Medical Center. All development will be confined to the existing Kaiser Los Angeles Specialty Medical Center site. The Proposed Project is an infill development and would not disrupt or divide the physical arrangement of the established community, and no impact would occur. Therefore, no further analysis in the EIR is required.

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

¹³ *City of Los Angeles Department of City Planning, Safety Element of the Los Angeles City General Plan, Exhibit G: Inundation & Tsunami Hazard Areas In the City of Los Angeles, March 1994.*

¹⁴ *Geobase, Inc.: Geotechnical Report Kaiser Permanente Mental Health Center, Medical Office Building (MOB) and Parking Structure, 765 West College Street, Los Angeles, California. January 2017.*

¹⁵ *Ibid.*

mitigating an environmental effect?

Potentially Significant Impact. A significant impact may occur if a project is inconsistent with the City's land use plans, policies, or regulations that are applicable to the Project Site, plans which were adopted for the purpose of avoiding or mitigating an environmental effect. The Proposed Project may have environmental effects that could conflict with a land use plan, policy or regulations. As such, the EIR will provide an analysis of the Proposed Project's consistency with applicable planning policies and regulations.

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

No Impact. As discussed in Question IV(f) above, no habitat conservation plans or natural community conservation plans presently exist which govern any portion of the Project Site. Therefore, the Proposed Project would not have the potential to conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur and no further analysis of this issue in the EIR is required.

XI. Mineral Resources

Would the 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?

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?

Responses a-b: Less Than Significant Impact. A significant impact may occur if a project is located in an area used or available for extraction of a regionally-important mineral resource, or if the project would convert an existing or future regionally-important mineral extraction use to another use, or if the project would affect access to a site used or potentially available for regionally-important mineral resource extraction. The Project Site is zoned for residential uses (Low Medium II Residential land use designation with RD2-1-O and R3-1-O zones) and is developed with existing medical facilities. The Project Site is not located in an area within the City containing significant mineral deposits (i.e., the Project Site is not zoned Mineral Resource Zone 2, MRZ-2), as delineated in the General Plan Framework.¹⁶ Thus, the Proposed Project would not result in the loss of availability of a known mineral resource as delineated in the General Plan Framework.

The "O" in the zoning indicates that the Proposed Project is in an Oil Drilling District. In addition, the Project Site is within the mapped boundaries of a State Designated Oil Filed – the Los

¹⁶ Figure GS-1, 1994, Los Angeles Citywide General Plan Framework EIR, Geologic/Seismic Conditions, http://cityplanning.lacity.org/HousingInitiatives/HousingElement/FrameworkEIR/GPF_DraftEIR/GPF_FEIR_DEIR2.17_p1-35.pdf

Angeles City Oil Fields.¹⁷ Oil drilling districts and oil fields are delineated on Exhibit A, Mineral Resources, of the City's Conservation Element.¹⁸ There were historic operations associated with drilling on the Project Site. However, there is no oil extraction on the Project Site currently and the former wells are in the process of being abandoned and plugged.¹⁹ The closure and abandonment of the former oil wells located within the Project Site would not preclude access to mineral resources within the Los Angeles City Oil Field from other off-site properties.

Thus, the Proposed Project would not result in the loss of availability of a known mineral resource or locally-important mineral resource. As such, the project would result in a less than significant impact to mineral resources, and no further analysis of these issues in the EIR is required.

XII. Noise

Would the 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?

Potentially Significant Impact. Construction of the Proposed Project would require the use of construction equipment during grading, hauling, establishing building foundations, installation of utility lines and services, and other construction activities. The potential exists for construction noise to be generated in excess of the noise standards established by the City of Los Angeles. Additionally, the potential exists for operational noise, such as traffic and increased human activity on-site associated with the Proposed Project's medical facility in excess of the noise standards established by the City of Los Angeles. Therefore, further analysis of this issue will be included in the EIR.

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

Potentially Significant Impact. A significant impact would occur if the Project exposed people to or generated excessive groundborne vibration or groundborne noise levels. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and in the United States is referenced as vibration decibels (VdB).

¹⁷ *City of Los Angeles General Plan, Safety Element Exhibit E, Oil Field & Oil Drilling Areas in the City of Los Angeles*, <https://planning.lacity.org/cwd/gnlpln/saftyelt.pdf>

¹⁸ *Cite to Exhibit A, Mineral Resources, 2001, Conservation Element*, <https://planning.lacity.org/cwd/gnlpln/consvelt.pdf>.

¹⁹ *Stantec Consulting Services Inc.: Methane Site Investigation Report 765 West College Street Los Angeles, CA 90012 Assessor's Identification Number (AIN): 5406-024-016 and Surrounding Areas AINs: 5406-024-001, 5406-024-002 5406-024-010, 5406-024-011 5406-024-012, 5406-023-001 5406-023-002. November 12, 2015.*

Construction of the Project has the potential to generate groundborne vibration that could impact surrounding land uses. The EIR will further analyze the Project's potential to generate excessive vibration and groundborne noise and impact surrounding land uses during construction.

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

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

Responses c-d: Potentially Significant Impact. A significant impact may occur if the Proposed Project were to result in a substantial temporary or permanent increase in ambient noise levels in the Project vicinity. The Project's construction and operational activities, such as traffic and increased human activity on-site associated with the Proposed Project's medical facility, has the potential to increase ambient noise levels above existing levels. Therefore, further analysis of this issue will be included in the EIR.

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 project expose people residing or working in the project area to excessive noise levels?

No Impact. A significant impact may occur if a project were located within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or near the Project Site. The Project Site is not located within an airport land use plan. The closest airports are the Hawthorne Municipal Airport and the Hollywood Burbank Airport both located approximately 11 miles from the Project Site. Therefore, no impact would occur and no further analysis of this issue in the EIR is required.

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

No Impact. A significant impact may occur if the Project is within the vicinity of a private airstrip. The Project Site is not located in the vicinity of a private airstrip. Therefore, no impact would occur and no further analysis is required.

XIII. Population and Housing

Would the 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)?

Less Than Significant Impact. A significant impact may occur if a project were to locate new

development such as homes, businesses, or infrastructure, with the effect of substantially inducing population growth that would otherwise not have occurred as rapidly or in as great a magnitude. The Proposed Project includes the development of a medical office facility and parking structure. Since the Project does not include the development of residential units, the Project would not result in the direct increase of residents in the area. The Project includes the construction of a 100,000 square foot specialty medical center and the expansion of the existing Mental Health Hospital building with approximately 92,800 square foot mental health facility and respective parking structures. The Project also includes the demolition of the Mental Health Pavilion building, which is 6,548 square feet, and the Mental Health Clinic building, which is 14,115 square feet. It is conservatively estimated that the Proposed Project would generate up to 900 new jobs. The increase of 900 new jobs would likely be filled through the existing workforce and would not induce substantial relocation to the Los Angeles region. Additionally, because the Proposed Project does not include the extension of roads or other infrastructure, the Proposed Project would not indirectly induce substantial population growth in the area through extension of roads or other infrastructure. Therefore, because the Project does not include any residential uses and would not induce substantial population growth as a result of the expansion of the medical center, impacts upon population and housing would be less than significant. No further analysis of this issue in the EIR is required.

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

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

Responses b and c: No Impact. A significant impact may occur if a project would result in displacement of existing housing or a substantial number of people, necessitating construction of replacement housing elsewhere. The Project Site is currently developed with the existing Kaiser Los Angeles Specialty Medical Center, which includes an approximate 47,067 square foot medical specialty center with 68 inpatient beds. The Proposed Project would include the expansion of the existing medical facility on-site with the construction of a three-story 100,000 square foot specialty medical center building, a 92,800 square foot addition to the existing mental health facility, the construction of a six-level parking garage with two levels of subterranean parking and an expansion to the on grade surface parking lot. As such, the Project would not displace any housing or people that would necessitate the construction of replacement housing elsewhere. No impact would occur and no further analysis on this issue in the EIR is required.

XIV. Public Services

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 public services:

a) Fire protection?

Potentially Significant Impact. A significant impact may occur if the Proposed Project would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain response times, access, or fire hydrant/water availability during project operations. The Project Site is located within the LAFD Central Bureau service area. The Project Site is currently served by LAFD Station No. 3, located at 108 N. Fremont Avenue. The Project would increase the utilization of the Project Site compared to existing conditions, which could result in the need for new or physically altered fire protection facilities. The potential impact of the Proposed Project will therefore be analyzed in the EIR.

b) Police protection?

Potentially Significant Impact. A significant impact may occur if the City of Los Angeles Police Department (LAPD) could not adequately serve the Proposed Project, necessitating a new or physically altered police station, the construction of which would cause substantial adverse physical impacts. The Project is currently served by LAPD Central Community Police Station, located at 251 E. 6th Street. The Project would increase the utilization of the Project Site compared to existing conditions, potentially necessitating the construction of new facilities. The potential impact of the Proposed Project will therefore be analyzed in the EIR.

c) Schools?

Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities, the construction of which would result in substantial adverse physical impacts. The Proposed Project includes the construction of a medical office facility and parking structure. Since the Project does not include the development of residential units, the Project would not result in the direct increase of residents in the area, which may include school-age children. The indirect impact of student generation from new employees would not result in the need for new or expansion of schools because a majority, if not all, of the jobs are anticipated to be filled by the existing workforce within the Los Angeles region and would not induce substantial relocation of employees (and new families) to areas within the LAUSD service area. Therefore, the Proposed Project would not result in new school facilities, the construction of which would cause substantial adverse physical impacts. No further analysis of this issue in the EIR is required.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the Proposed Project results in the construction new recreation and park facilities that could create significant direct or indirect impacts to the environment. As discussed above, the Project would not directly result in population growth since the Project does not include the construction of residential units. Therefore, the Proposed Project would not require the provision of new or physically altered parks to serve a substantial residential population. Nevertheless, the Proposed Project would be designed and developed with common courtyards and pedestrian pathways that would provide

passive recreational opportunities within the Project Site for patients. Areas for physical therapy and passive exercise such as walking would be provided within the amenity areas on site. The Proposed Project's potential impact upon public parks and recreational facilities would be less than significant. No further analysis of this issue in the EIR is required.

e) Other public facilities?

Less Than Significant Impact. A significant impact would occur if a project would result in substantial adverse physical impacts associated with the provision of new or physically altered libraries, the construction of which could cause significant environmental impacts. Within the City of Los Angeles, the Los Angeles Public Library (LAPL) System provides services at the Central Library, 8 Regional Branch Libraries and 64 Community Branch Libraries. There are a total of six library facilities within two miles of the Project Site, including the Los Angeles Central Library, located at 630 W. 6th Street. The Los Angeles Central Library is approximately 1.5 miles southwest from the Project Site. Central Library is approximately 500,000 square feet and has approximately 6.3 million items. It serves approximately 7,000 people a day and maintains a staff of 150 employees. As discussed in Question XIII(a), above, the Proposed Project would not directly increase resident population in the Project Area. Additionally, the Proposed Project's new employees and patients would not likely use or increase demands upon existing local libraries near the Project Site as the new employees would be from the existing workforce and would not induce substantial relocation to the Los Angeles region. Thus, the Central Library would meet the library demands of the surrounding community and the Proposed Project. The potential impact of the Project on library services would be less than significant as the Proposed Project would not cause an existing LAPL facility to expand or to build a new library building, the construction of which would result in substantial adverse physical impacts. Therefore, no further analysis in the EIR is required.

XV. Recreation

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

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?

Responses a-b: Less Than Significant Impact. A significant impact may occur if a project would include substantial employment or population growth that could generate an increased use for park or recreational facilities that causes substantial physical deterioration of the park facilities or the need for the construction or expansion of recreational facilities. As discussed above, the Project would not directly result in population growth since the Project does not include the construction of residential units. However, employees may use local facilities but this is limited due to work lunch hours, which restrict the time spent at local facilities. In addition, employees would be unlikely to relocate and increase the use of local parks. Therefore, the

Proposed Project would not increase the use of existing of parks or recreational facilities such that substantial deterioration would occur, nor would it require the construction or expansion of recreational facilities. The Proposed Project would be designed and developed with common courtyards and pedestrian pathways that would provide passive recreational opportunities within the Project Site. However, these passive recreational facilities are ancillary to the primary medical uses of the Proposed Project and, in addition, the construction of these common courtyards and pedestrian pathways would not have an adverse physical effect on the environment. As such, the Project's potential impact upon public parks and recreational facilities would be less than significant. No further analysis of this issue in the EIR is required.

XVI. Transportation and Traffic

Would the 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?

Potentially Significant Impact. A significant impact may occur if the project were to 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. Development of the Project would increase the utilization of the Project Site. As such, the Project would have the potential to increase vehicle trips to and from the Project Site, increase pedestrian activity, and increase demand for mass transit within the Project area. The Project would have the potential to impact the circulation system and area roadways. Therefore, the Proposed Project's consistency with applicable plans and policies related to traffic and circulation, pedestrian flows, mass transit utilization and bicycle routes will also be evaluated in the EIR.

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?

Potentially Significant Impact. A significant impact may occur if adopted Metropolitan Transportation Authority (MTA) thresholds for a significant project impact would be exceeded. To address the increasing public concern that traffic congestion is affecting the quality of life and economic vitality of the State of California, the Congestion Management Program (CMP) was enacted by Proposition 111. The Proposed Project would cause traffic and vehicular trips to be directed to the roadway segments and intersections adjacent to the Project Site and in the

Project vicinity, potentially conflicting with the Los Angeles County 2010 CMP. The impact of Project's additional traffic will be evaluated within the scope of the EIR.

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?

No Impact. The Project does not contain any aviation-related uses, and the Project would not include the development of any aviation-related uses. Thus, the Project would have no impact on air traffic patterns, and no further analysis of this issue is required.

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

Less Than Significant Impact. A significant impact may occur if the Proposed Project substantially increases hazard due to a design feature such as a sharp curve or dangerous intersection or incompatible uses such as farm equipment. Vehicular access to the Project Site is currently provided from Figueroa Terrace. The Project would maintain the north-most driveway on Figueroa Terrace and close of the south-most driveway on Figueroa Terrace. The Project further proposes additional vehicular access points on College Street and Chavez Ravine Place. In total, the Proposed Project would provide vehicular access via four driveways: the existing driveway on Figueroa Terrace, a driveway on College Street, and two driveways on Chavez Ravine Place. The Proposed Project is an infill project in an already urbanized, developed area and therefore would not include new roadway designs or introduce new land uses or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area. In addition, the Proposed Project would not substantially increase hazards due to a design feature such as a sharp curve or dangerous intersection, nor would it introduce incompatible uses such as farm equipment. Thus, there are less than significant impacts and no further analysis of this issue is required.

e) Result in inadequate emergency access?

Potentially Significant Impact. A significant impact may occur if the Project design would not provide emergency access meeting the requirements of the Los Angeles Fire Department, or in any other way threatened the ability of emergency vehicles to access and serve the Project Site or adjacent uses. The Proposed Project's construction phase has the potential to result in inadequate emergency access. Therefore, the EIR will analyze the Proposed Project's potential impacts on emergency access.

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?

Potentially Significant Impact. A significant impact may occur if a project would conflict with adopted policies or involve modification to existing alternative transportation facilities location on-site or off-site. The Project would increase the utilization of the Project Site when compared to existing uses, which could impact public transit, bicycle, or pedestrian facilities. The potential

of the Project to conflict with adopted policies, plans, and programs supporting alternative transportation will be analyzed in the EIR.

XVII. Tribal Cultural Resources

Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Potentially Significant Impact. On September 25, 2014, Governor Brown signed Assembly Bill No. 52 (AB 52), which seeks to provide greater protection for many Native American sacred sites in California. AB 52 amends CEQA to: (1) define an adverse change to a “Tribal Cultural Resource” as a “significant impact;” and, (2) require consultation with affected “California Native American Tribes” prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Pursuant to AB 52, a Native American Tribal Consultation Letter has been submitted to local tribal representatives registered on the National American Heritage Commission’s contact list. Further information on the outcome of the consultation process regarding the Proposed Project’s potential impacts related to causing a substantial adverse change in the significance of a tribal resource, which is listed or is eligible for listing, will be addressed within the scope of the EIR.

b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact. As discussed in Question XVII(a), pursuant to AB 52, a Native American Tribal Consultation Letter has been submitted to local tribal representatives registered on the National American Heritage Commission’s contact list. Further information on the outcome of the consultation process and the Proposed Project’s potential impacts related to causing a substantial adverse change in the significance of a tribal cultural resource determined by the City to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 will be addressed in the EIR.

XVIII. Utilities and Service Systems

Would the project:

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

Potentially Significant Impact. A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. The Los Angeles Regional Water Quality Control Board (LARWQCB) enforces wastewater treatment and discharge requirements for properties in the Project Site area. The Project is located within the Hyperion Treatment Plant (HTP) service area. Development of the Project would increase the utilization of the Project Site by increasing on-site floor area and the number of people on-site compared to existing conditions, which could increase wastewater flows as compared to existing conditions, which could cause wastewater treatment requirements to be exceeded. The potential for operation of the Project to exceed the wastewater treatment requirements of the LARWQCB will be analyzed in the EIR.

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?

Potentially Significant Impact. A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacities of facilities currently serving the Project Site would be exceeded. Water is currently supplied to the Project Site by the City of Los Angeles Department of Water and Power and is located within the HTP service area. The Proposed Project's potential impacts related to the construction of new water or wastewater treatment facilities or expansion of existing facilities, which could cause significant environmental effects, will be addressed within the scope of the EIR.

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?

Potentially Significant Impact. A significant impact may occur if the volume of storm water runoff increases to a level exceeding the capacity of the storm drain system serving the Project Site, to the extent that existing facilities would need to be expanded. Development of the Proposed Project could have the potential to exceed the capacity of the existing stormwater drainage facilities, which could result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The potential of the Project to result in the construction of new or expansion of existing stormwater facilities will be analyzed in the EIR.

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

Potentially Significant Impact. A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. Development of the Proposed Project could have the potential to increase water consumption, which could result in insufficient water supplies available to serve the Proposed Project, which could result in new or expanded entitlement needs. The potential impacts associated with the availability of water supplies to serve the Proposed Project will be analyzed in the EIR.

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?

Potentially Significant Impact. A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. Development of the Proposed Project could have the potential to increase wastewater generation, which could result in inadequate treatment capacity by the wastewater treatment provider that serves the project area. The potential impacts associated with the provision of wastewater treatment services to the Project will be analyzed in the EIR.

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

Less Than Significant Impact. A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. Construction of the Proposed Project would generate demolition and construction debris that would need to be disposed of at area landfills and/or recycled. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility. Effective January 2011, the existing C&D Ordinance requires Certified Processors to maintain the following minimum diversion rates: Year One 50 percent, Year Two 60 percent and Year Three 70 percent.²⁰ Within the project area, the Waste Management Downtown Diversion center accepts construction waste for recycling and is located approximately 3 miles from the Project Site.²¹ This recycling center has a daily permitted intake of 2,500 tons per day. The Proposed Project

²⁰ *City of Los Angeles, LAsanitation, Solid Waste Integrated Resources Management Plan – A Zero Waste Master Plan, October 2013.*

²¹ *Los Angeles County, Department of Public Works, Recycling Facilities in Los Angeles County, Construction and Demolition Debris, website: http://ladpw.org/epd/CD/cd_attachments/Recycling_Facilities.pdf, accessed March 2017.*

would generate 1,781 tons of construction and demolition debris,²² and approximately 2 tons per day during the life of the project prior to any waste reduction or recycling efforts.²³ With compliance with the City's mandatory waste diversion and recycling requirements (pursuant to LAMC Sections 66.32 and 12.21-A,19), the project's waste generation entering the landfills would be substantially reduced and would further the City's goal to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025. Therefore, no further analysis of this issue is required.

With respect to operational waste, it is estimated that the Proposed Project would generate approximately 2 tons per day during the life of the project prior to any waste reduction or recycling efforts.²⁴ The Sunshine Canyon and Chiquita Canyon Landfills are the available disposal sites for the Project's refuse materials. The Sunshine Canyon Landfill has permitted daily intake capacity of 12,100 tons and has a remaining lifespan of 22 years with an estimated remaining capacity of 72.6 million tons of waste.²⁵ The Chiquita Canyon Landfill has a permitted daily intake capacity of 10,000 tons per day with a remaining lifespan on 15 years with an estimated remaining capacity of 48 million tons. LAMC Section 12.21-A,19 requires all existing development projects where the addition of floor area is 30 percent or more to provide an adequate Recycling Area or Room for collection and loading of Recyclable Materials. As such the Project would incorporate adequate trash and recycling areas within the proposed development. Compliance with the City's mandatory recycling area requirements would further reduce the amount of the Project's waste materials entering area landfills. The Proposed Project's operational waste would represent a fraction of one percent of the daily intake capacity remaining at the Chiquita Canyon and Sunshine Canyon Landfills. Given that the existing waste processing and disposal intake capacities are regional facilities, the Proposed Project's solid waste impact upon the local waste diversion center and regional landfill capacity would be less than significant. Therefore, no further analysis of this issue is required.

²² *Construction and demolition debris estimates based on 20,663 sf of demolition debris (at 155 lbs/sf), and 92,800 sf of new construction (at 3.89 lbs/sf) per the USEPA Report No EPA530-98-010, Characterization of Building Related Construction and Demolition Debris in the United States, July 1998.*

²³ *Operational waste estimated based on 67,730 sf of new additional floor area and a waste generation rate of 10.53 lbs/employee per the solid waste generation rate for commercial uses in the L.A. CEQA Thresholds Guide (at page M.3-2)*

²⁴ *Operational waste estimated based on 67,730 sf of new additional floor area and a waste generation rate of 10.53 lbs/employee per the solid waste generation rate for commercial uses in the L.A. CEQA Thresholds Guide (at page M.3-2)*

²⁵ *County of Los Angeles, Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility. The Los Angeles Green Building Code prescribes mandatory measures for non-residential projects to recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste. The Proposed Project would be required to implement all of these regulatory compliance measures. Therefore, the Proposed Project would comply with federal, State, and local statutes and regulations related to solid waste. As such, the Proposed Project's impacts would be less than significant and no further analysis of this issue is required.

XVIX. 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?

Potentially Significant Impact. A significant impact may occur if a project would 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 Project Site is currently developed with an existing Kaiser Los Angeles Specialty Medical Center ("Medical Center"), which includes a mental health hospital facility (47,067 square feet), a mental health clinic building (14,115 square feet), a mental health pavilion (6,548 square feet) and associated surface parking lots. The Project Site does not provide any suitable habitat to support riparian habitat or sensitive species. Thus, the Proposed Project's potential to 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 is less than significant. However, the Proposed Project has the potential to degrade the environment including historic resources. Therefore, the EIR will address the Proposed Project's potential impacts related to degrading the quality of the environment.

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)?

Potentially Significant Impact. A significant impact may occur if a project, in conjunction with other related projects in the area of the Proposed Project, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together. The EIR will analyze the Proposed Project's contribution to cumulative impacts and address cumulative impacts for each environmental issue topic included within the scope of the EIR.

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

Potentially Significant Impact. A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the preceding sections. As identified in this Initial Study, the Proposed Project has the potential to result in significant impacts. Impacts for each potentially significant impact category identified in items I through XVII above, will be individually addressed in the EIR to analyze the potential environmental impacts of the Proposed Project, which could cause substantial adverse effects on human beings, either directly or indirectly.