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Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE
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"To Enrich Lives Through Effective And Caring Service"

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Fifth District

July 29, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
CERTIFY ADDENDUM NO. 2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT, APPROVE THE REFINEMENTS TO THE RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER PROJECT, ESTABLISH CAPITAL PROJECT NO.87213, APPROVE REVISED BUDGETS FOR THE PROJECT COMPONENTS, AWARD CONSULTANT SERVICES AGREEMENT, AND EXECUTE MEMORANDUM OF UNDERSTANDING
(FOURTH DISTRICT)
(3 VOTES)

SUBJECT

Approval of the recommended actions will certify the Second Addendum for the Rancho Los Amigos National Rehabilitation Center Project and approve the final program and revised budgets for the Rancho Los Amigos National Rehabilitation Center Project components, award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement to provide project and construction management and project controls support services, and execute a Memorandum of Understanding for the operation of the Rancho Los Amigos Water System.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that the Second Addendum to the previously certified Final Environmental Impact Report for the Rancho Los Amigos National Rehabilitation Center Project, as modified in the previously certified Addendum, has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Second Addendum and Final Environmental Impact Report, as modified in the previous Addendum, prior to approving the refinements to the Rancho Los Amigos National Rehabilitation Center Project.

2. Approve the refinements to the Rancho Los Amigos National Rehabilitation Center Project which will result in the final program for the Project components.

3. Establish Capital Project No. 87213 and approve the estimated total Project budget in the amount of $12,250,000 for the Accessible Gymnasium, Wellness, and Aquatic Therapy Center at Rancho Los Amigos National Rehabilitation Center.

4. Approve the revised Project budgets for the Rancho Los Amigos National Rehabilitation Center Project components to include the fixed and major medical equipment as follows: $168,506,564 for the Rancho Los Amigos National Rehabilitation Center Seismic Retrofit Compliance and Inpatient Consolidation component, Capital Project No. 69774; $107,913,489 for the Rancho Los Amigos National Rehabilitation Center New Outpatient Facilities component, Capital Project No. 69656; $19,007,886 for the Rancho Los Amigos National Rehabilitation Center Support Services Annex Renovation component, Capital Project No. 87150; and $43,812,769 for the Rancho Los Amigos National Rehabilitation Center Harriman Building Renovation component, Capital Project No. 87175.

5. Award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with Jacobs Project Management Co., for the six Rancho Los Amigos National Rehabilitation Center Project components for a $15,000,000 not to exceed fee to augment the current Public Works project management staff.

6. Approve and authorize the Director of Public Works, or her designee, to competitively bid and award the lease and installation of up to 55,000-square-foot of modular buildings in increments to be utilized as interim facilities for hospital services during construction.

7. Approve and authorize the Director of Public Works, or her designee, to carry out the demolition of Building 700, Building 800, C.A.R.T. Model Home, Project Threshold and miscellaneous structures, for the initial phase to clear the site, and the remaining structures, including the carpenter, MRI, medical science, and the three 600 buildings, at different phases throughout the Project, using a qualification-based Consultant Services Request for Proposals, and award of the contracts to the most qualified proposers.

8. Approve and authorize the Director of Public Works, or her designee, to include the South Campus Warehouse as an interim use facility for the Project and to make the needed improvements using a previously Board approved Job Order Contract.

9. Authorize the Director of Public Works, or her designee, to execute a Memorandum of Understanding between the County of Los Angeles and the Los Angeles County Waterworks District No. 29, Malibu, under which the Los Angeles County Waterworks District 29, Malibu, is to carry out the present and ongoing services, projects, activities, contracting and functions to maintain, improve, and operate the Rancho Los Amigos Water System.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will certify the Second Addendum to the Final Environmental Impact Report (EIR) for the Rancho Los Amigos National Rehabilitation Center (RLANRC); approve the refinements to the Project which will result in the final program for the RLANRC components; establish a new Capital Project number and budget for the new Accessible Gymnasium, Wellness, and Aquatic Therapy Center; revise Project component budgets; execute a consultant services

agreement with Jacobs Project Management Co. (Jacobs), bid and award the lease of interim facilities to carry out the make-ready and demolition work; and execute a Memorandum of Understanding (MOU) between the County of Los Angeles and the Los Angeles County Waterworks District No. 29 for the operation of the Rancho Los Amigos Water System.

Background

Between April 2006 and February 2013, the Board approved various actions related to the consolidation of RLANRC inpatient and outpatient services as a cost-effective means of satisfying the seismic retrofit requirements of Senate Bill 1953 and to address the aging buildings and infrastructure on the north campus. In November 2012, the Board approved the award of an architectural/engineering agreement to provide design services for the RLANRC Project components. Subsequently, in February 2013, the Board approved the certification of the required environmental documentation and RLANRC Project, with the establishment of four project component budgets within the Board-approved total aggregate Project budget of $366,812,000.

Project Progress

Since February 2013, the Department of Public Works (Public Works) has completed several major predesign activities, including the following:

- Field investigation surveys of accessible existing utilities.

- Hazardous material survey of all existing buildings and structures.

- Completion of scoping documents.

- Approval of make-ready work construction documents by the Office of Statewide Health Planning and Development (OSHPD).

- Make-ready site logistics phasing plan, which includes a mix of existing and modular building on both, the north and south campuses, to be used as interim facilities for displaced hospital services.

- Procurement of the design-builder commenced on May 13, 2014. Responses to part “A” were received from seven proposers on May 27, 2014, and the shortlist was issued on July 1, 2014.

- The development of furniture, fixtures, and equipment (FFE) cost estimate and funds need by date required for the Project. The furniture, fixtures, and equipment for all groups are estimated at $75,800,000.

Revised Program (Refinements to the RLANRC Project)

The project team has undergone a program validation in order to confirm the previous program requirements, RLANRC operational adjacencies, and associated square footages. The revised program update resulted in square footage refinement and the recommendation for construction of a new stand-alone warehouse building, consisting of approximately 12,000 square-feet, within the overall program square footage. During the program validation, an assessment was made on various department functions, such as the operation and maintenance of the central plant, the housing of various facilities shops for plumbing and electrical systems, and biomedical shops for repair and maintenance of medical equipment used in patient care. Due to the potential disruptive nature of these operations and the impact on the patient care environment resulting from dust and

noise generation, it was recommended to locate these departments in a warehouse that is physically separated from patient care. The warehouse building will house the north campus support services, serving as the primary receiving, storage, distribution, and maintenance facility for the entire north campus and managed by the RLANRC Facilities and Materials Management.

Accessible Gymnasium, Wellness, and Aquatic Therapy Center

The existing RLANRC Accessible Gymnasium and Wellness Center is currently a vital aspect of RLANRC's rehabilitation program and has been in existence since Summer 2011. The Accessible Gymnasium and Wellness services are a part of the continuum of care as persons with a disability transfer from the medical model of skilled professional therapy interventions to a community-based model of self-management. The original development was supported by grant monies from Los Angeles Care Community Foundation. The current Aquatic Therapy Program is run by RLANRC's physical therapists in a limited manner by transporting select patients to the local YMCA to access these benefits. A therapeutic pool on grounds at RLANRC will improve efficiency, access, and safety of the therapy services.

Creating the proposed Accessible Gymnasium, Wellness, and Aquatics Therapy Center will allow RLANRC to offer a state-of-the art comprehensive, low cost, accessible, therapy, and community-like program to promote optimal health, function, wellness, and quality of life to thousands of patients who are living with a disability. It will be dedicated to providing health and wellness services through an accessible environment with exercise equipment, impairment, or disability specific programming, knowledgeable rehabilitation staff, and peer mentorship.

The proposed Accessible Gymnasium, Wellness, and Aquatic Therapy Center is an approximately 13,000 square-foot facility estimated at $12,250,000. The facility will include fitness areas and gymnasiums with accessible equipment available to members for self-directed exercise, a wide array of classes focusing on improving balance, strength, endurance, coordination, and enhanced overall physical activity. Support and educational programs will be geared for people with a disability, care providers, and community participants, addressing a variety of topics from nutrition and recreation to management of diabetes, and living with aphasia. The aquatics program will meet two specific needs for Rancho's patient population through an aquatic therapy environment, first as a standard tool for most rehabilitation service providers, and second, for wellness-based programing.

Approval of the Revised Program (or Refinements to the RLANRC Project) will complete the final program for the proposed Project.

Revised Project Components

In February 2013, the Board approved four project components. Two of the four components combined scopes of work that should be tracked separately. Specifically, the Harriman and Support Services Annex Renovation were combined under one capital project budget and the Hospital Infrastructure and North Campus Infrastructure were combined under another capital project budget. In June 2013, through the Fiscal Year (FY) 2013-14 final change budget action, these two project budgets were divided into four separate project components to clearly account for expenditures in each component, for a total of six project components. Approval of the new Accessible Gymnasium, Wellness, and Aquatic Therapy Center will add a seventh project component.

It is recommended that the Board approve each of the revised project components budgets (Attachment B-1).

Medical Equipment

Public Works, in concert with the Department of Health Services (Health Services) has developed a preliminary estimate of the FFE cost for all equipment groups estimated at approximately $76.2 million (Attachment C).

Approval of this Board letter will allow funding of Groups I and II, and the IT Infrastructure and Telecommunications Infrastructure necessary for the completion of construction of the Inpatient and Outpatient Buildings, for a total estimate of $39.8 million. The remaining Groups III, IV, V, IT Hardware/Devices, and Applications will be funded by Health Services through its operating budget. We will return to the Board to refine the total FFE cost when we award the Design-Build contract anticipated for December 2014.

Consultant Services Agreement

After a competitive, qualifications-based procurement process, Public Works selected Jacobs as the most qualified firm to provide project and construction management, and project controls support services to augment the current Public Works project management staff for the RLANRC project components. The services include engineering and technical services, commissioning, cost estimating, scheduling, document control, issues tracking, master calendar maintenance, preparation of meeting minutes, cost control, change management, schedule control, quality control, and other management and technical support services.

Jacobs will monitor, coordinate, evaluate all key project activities, prepare monthly project status reports, and make strategic recommendations to Public Works with emphasis on optimum scope control, cost and schedule compliance, quality assurance, compliance with technical specifications, and issues tracking with a focus on proactive control, claims avoidance, and mitigation.

It is recommended that the Board approve the award and execution of the consultant services agreement to Jacobs. The term of the agreement shall commence on the date of the initial notice to proceed and unless otherwise modified, shall terminate upon completion of work and acceptance by the County.

Make-Ready/Demolition/Interim Facilities

The Make-Ready portion of the Project includes demolition of the 700, 800, C.A.R.T, Model Home, and Project Threshold building structures, removal of utilities and abatement of hazardous materials, procured through a consultant service Request for Proposal (RFP).

The demolition of the Carpenter, MRI, Medical Science, and the three 600 buildings will take place during different phases throughout the Project and will include demolition of building structures, removal of utilities and abatement of hazardous materials, procured through a consultant service RFP.

South Campus Warehouse

The South Campus Warehouse work will be implemented through the use of a previously Board-approved Job Order Contract and will include the replacement of stolen electrical service lines to the building to reestablish power connectivity, the removal and disposal of unneeded stored materials and general cleanup to allow the use of the building as an interim facility to house some of the displaced departments during the north campus construction phase.

Modular Buildings

Up to approximately 55,000-square-foot of modular buildings in increments will be utilized as interim facilities for hospital services during construction. Upon authorization, Public Works will competitively bid and award the lease of the modular buildings through Public Works in increments, as needed throughout the duration of the Project.

Rancho Water System Memorandum of Understanding

As a small water company, determined by the Department of Public Health, RLANRC is required to comply with rules and regulations set by the State Water Resource Board. In order to run a small water company, RLANRC is required to hire a Licensed Operator, certified with a D1-T2 license (a treatment and distribution license), to maintain the system and make costly repairs to the infrastructure.

The Los Angeles County Waterworks District No. 29, Malibu (Waterworks District), has the required licenses and permits to carry out the present and ongoing services, projects, activities, contracting and functions to maintain, improve, and operate the Rancho Los Amigos Water System on behalf of the County. The MOU (Attachment D) would provide a framework for and authorize the Waterworks District to operate RLANRC's well system.

Green Building/Sustainable Design Program

The Project components will comply with the County's Energy and Environmental policy. The Project components will be designed and constructed to achieve the United States Green Building Council's Leadership in Energy and Environmental Design Silver level certification in compliance with adopted Board policy.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Community Support and Responsiveness (Goal 2) to reflect the County's continued focus on serving constituents in a proactive and responsive manner. Lastly, it directs us to provide Integrated Services Delivery (Goal 3), by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

On February 26, 2013, the Board approved a budget of $366,812,000 for this Project. Approval of the recommended actions will increase the total RLANRC Projects by $51,606,708 as follows: $39,356,708 for the FFE Groups I and II and IT and Telecommunications Infrastructure, and $12,250,000 for the Accessible Gymnasium, Wellness, and Aquatic Therapy Center, for a total revised Project budget of $418,418,708 for the RLANRC Projects.

The proposed Accessible Gymnasium, Wellness and Aquatic Therapy Center is estimated at $12,250,000, of which $3,000,000 was already appropriated and approved as part of the Deferred Maintenance and Establishment of Various Capital Projects Board Letter, dated January 28, 2014.

This Board letter recommends the approval of the remaining $9,250,000, for a total budget of $12,250,000 for the Accessible Gymnasium, Wellness, and Aquatic Therapy Center Project component.

The recommended consultant services agreement of $15,000,000 not-to-exceed fee, is included in the total revised Project budget of $418,418,708. Sufficient appropriation is available in the FY 2014-15 Capital Projects/Refurbishment Budget for award of the recommended consultant services agreement. The Project Schedule and Budget Summary are included in Attachments A, B, and B-1, respectively.

The Project components will be financed initially through the issuance of tax exempt commercial paper, and ultimately through the issuance of long-term, tax exempt bonds. We will return with the Treasurer and Tax Collector with recommendations on the long term financing of the Project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed consultant services agreement will contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As requested by the Board on January 29, 2002, the RFP included a Cost of Living Adjustment (COLA) provision. These agreements include the required COLA language and comply with County policy.

As required by the Board, the Project includes the maximum $1,000,000 to be allocated to the Civic Arts Special Fund according to the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009.

ENVIRONMENTAL DOCUMENTATION

The EIR for the original Approved Project analyzed in the 1992 EIR was certified by the Board on April 7, 1992. On February 26, 2013, the Board certified an Addendum for a Refined Project, which reduced the capacity of the Approved Project, included additional demolition and limited new construction to consolidate facilities. Approval of the Refined Project in 2013 analyzed in the previously certified Addendum resulted in fewer licensed hospital beds in the remaining hospital.

Further revisions to the previously Approved Project were subsequently proposed, including the addition of a new stand-alone South Campus warehouse, construction of an Accessible Gymnasium, Wellness, and Aquatic Therapy Center, and temporary use of modular buildings during construction to facilitate continuity of hospital services at the campus during implementation.

A Second Addendum (Attachment E) to the previously certified EIR, as amended by the previously certified Addendum, was prepared for the proposed RLANRC Project refinements since some changes or additions to the EIR and previous Addendum were required as a result of the refinements

to the previously Approved Project; however, none of the conditions which would require the preparation of a subsequent EIR have occurred.

The Second Addendum to the Final EIR analyzes potential environmental effects associated with proposed changes in the Project scope. The Second Addendum to the Final EIR demonstrates that environmental impacts resulting from the refinements to the RLANRC Project would not result in any new significant impacts beyond those previously identified in the EIR. Previously adopted mitigation measures will continue to apply to the RLANRC Project, including, as applicable, to the Project refinements.

The location of the documents and other materials constituting the record upon which the Board's decision is based in this matter is the Los Angeles County Chief Executive Office, 500 West Temple Street, 7th floor. The custodian of documents and materials is the Los Angeles County Chief Executive Office, Capital Projects Division, located at the Kenneth Hahn Hall of Administration, Room 754.

Upon the Board's approval of the refinements to the RLANRC Project, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

Additionally, approval of the proposed MOU between the County and the Waterworks District does not constitute a project pursuant to the California Environmental Quality Act (CEQA) because the MOU involve activities excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines. The proposed MOU constitutes organizational and administrative activities of government that will not result in direct or indirect physical changes to the environment.

CONTRACTING PROCESS

On April 1, 2013, Public Works issued a RFP for project and construction management, and project controls support services. Seven firms responded on April 30, 2013. The proposals were evaluated by an evaluation committee consisting of representatives from Public Works based on the proposed staff qualifications and experience, the firm's qualifications and experience, expertise in providing specific services, and proposed work plan. The evaluation was done without regard to race, creed, color, or gender. On July 15, 2013, the committee found Jacobs to be the most qualified firm. Public Works has determined that the fees proposed by Jacobs for the requested services are reasonable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; Department of Health Services, Capital Projects Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT
SW:HC:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Health Services
Public Works

July 29, 2014

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
CERTIFY ADDENDUM NO. 2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT
APPROVE THE REFINEMENTS TO THE RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER PROJECT
ESTABLISH CAPITAL PROJECT NO. 87213
APPROVE REVISED BUDGETS FOR THE PROJECT COMPONENTS, AWARD CONSULTANT SERVICES AGREEMENT, AND EXECUTE MEMORANDUM OF UNDERSTANDING

PROJECT SCHEDULE

Project Activity	Completion Date	Revised Completion Date
Environmental Impact Report	04/27/1992	04/27/1992*
Addendum to Environmental Impact Report	11/07/2012	11/27/2012*

RLANRC Seismic Retrofit Compliance and Inpatient Consolidation Project (C.P. 69774)

Programming	06/15/2009	06/15/2009*
Scoping Documents		
Demolition Package to OSHPD	12/31/2012	12/21/2012*
Site Investigation	04/30/2013	09/30/2013*
Final Scoping Documents	07/29/2013	12/31/2013*
Make Ready		
Design	02/28/2013	09/30/2013*
Jurisdictional Approval	06/30/2013	10/13/2014
Construction Bid and Award	08/30/2013	10/13/2014
Construction		
Substantial Completion	07/30/2014	08/07/2015
Project Acceptance	09/30/2014	08/21/2015
Design-Build		
Design and Construction Award	05/30/2014	12/16/2014
Jurisdictional Approval	11/30/2015	03/30/2016
Construction		
Substantial Completion	06/29/2018	06/29/2018
Project Acceptance	12/31/2018	04/30/2019

RLANRC New Outpatient Facilities Project (C.P. 69656)

Programming	06/15/2009	06/15/2009*
Project Scoping Documents	07/29/2013	12/31/2013*
Design and Construction Award	05/30/2014	12/16/2014
Jurisdictional Approval	08/31/2015	12/26/2015
Construction		
Substantial Completion	04/28/2017	04/28/2017
Project Acceptance	10/30/2017	02/28/2018

PROJECT SCHEDULE

RLANRC Support Services Annex Renovation Project (C.P. 87150)

Programming	05/31/2013	12/31/2013*
Project Scoping Documents	05/30/2014	11/30/2015
Design and Construction Award		08/09/2016
Jurisdictional Approval	11/14/2014	02/28/2018
Construction Bid and Award	06/15/2015	
Construction		
Substantial Completion	03/31/2017	06/30/2019
Project Acceptance	08/30/2017	02/28/2020

RLANRC Hospital Infrastructure Project (C.P. 69663)

Programming	04/30/2013	10/30/2013*
Project Scoping Documents	07/31/2013	12/31/2013*
Design and Construction Award	05/31/2014	12/16/2014
Jurisdictional Approval	11/30/2015	03/30/2016
Construction		
Substantial Completion	01/31/2017	04/28/2017
Project Acceptance	06/30/2017	08/28/2017

Rancho North Campus Infrastructure and Demolition Project (C.P. 69664)

Design	03/31/2017	03/30/2017
Jurisdictional Approval	08/30/2017	08/30/2017
Construction Bid and Award	03/30/2018	03/30/2018
Construction		
Substantial Completion	03/30/2020	06/30/2020
Project Acceptance	06/30/2020	12/31/2020

RLANRC Harriman Building Renovation Project (C.P. 87175)

Programming	05/31/2013	12/31/2013*
Project Scoping Documents	05/30/2014	11/30/2015
Design and Construction Award		08/09/2016
Jurisdictional Approval	11/14/2014	02/28/2018
Construction Bid and Award	06/15/2015	
Construction		
Substantial Completion	03/31/2017	02/28/2020
Project Acceptance	08/30/2017	12/31/2020

* Indicates Completed Activity

Attachment B

July 29, 2014

PROJECT BUDGET SUMMARY
Budget Previously Approved under Board Letter Adopted on February 26, 2013

Budget Category	North Campus Consolidation (C.P. No. 69334)	SSA + Harriman (C.P. No. 87150)	Outpatient Facilities (C.P. No. 69656)	Infrastructure Demo (C.P. No. 69663)	Total Budget
Land Acquisition	$ -	$ -	$ -	$ -	$ -
Construction					
Job Order Contracts	$ 19,044,000	$ 37,738,000	$ -	$ 20,802,000	$ 77,584,000
Construction Contract	$ 90,262,000	$ -	$ 70,465,000	$ 23,469,000	$ 184,196,000
Change Orders	$ 11,750,000	$ 6,525,000	$ 6,239,000	$ 4,796,000	$ 29,310,000
Proposer Stipends	$ 975,000				$ 975,000
Equipment	$ -	$ -	$ -	$ -	$ -
Gordian Group	$ 370,000	$ 1,360,000	$ -	$ 525,000	$ 2,255,000
Civic Arts	$ 600,000	$ -	$ 400,000	$ -	$ 1,000,000
Subtotal	$ 123,001,000	$ 45,623,000	$ 77,104,000	$ 49,592,000	$ 295,320,000
Programming/Development	$ -		$ -	$ -	$ -
Plans and Specifications	$ 4,318,000	$ 5,750,000	$ 1,082,000	$ 5,524,000	$ 16,674,000
Consultant Services					
Deputy Inspection	$ 1,800,000	$ 525,000	$ 1,500,000	$ 750,000	$ 4,575,000
Hazardous Materials	$ 300,000	$ 500,000	$ 50,000	$ 815,000	$ 1,665,000
Geotech/SoilsTest	$ 300,000	$ 225,000	$ 210,000	$ 350,000	$ 1,085,000
Material Testing	$ 500,000	$ 250,000	$ 500,000	$ 350,000	$ 1,600,000
Cost Estimating	$ 500,000	$ 120,000	$ 320,000	$ 200,000	$ 1,140,000
Topographic Surveys	$ 200,000	$ 50,000	$ 225,000	$ 200,000	$ 675,000
Construction Management	$ 1,200,000	$ 950,000	$ 586,000	$ 965,000	$ 3,701,000
Other	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 4,800,000	$ 2,620,000	$ 3,391,000	$ 3,630,000	$ 14,441,000
Miscellaneous Expenditures					
Office of Affirmative Action	$ 250,000	$ 95,000	$ 135,000	$ 108,000	$ 588,000
Printing	$ 350,000	$ 75,000	$ 110,000	$ 235,000	$ 770,000
Subtotal	$ 600,000	$ 170,000	$ 245,000	$ 343,000	$ 1,358,000
Jurisdictional Review/Plan Check/Permit					
Regional Planning	$ 30,000	$ 25,000	$ 30,000	$ 20,000	$ 105,000
Fire Department	$ 150,000	$ 30,000	$ 70,000	$ 60,000	$ 310,000
Health Department	$ 150,000	$ 30,000	$ 70,000	$ 20,000	$ 270,000
Air Quality Management District	$ 35,000	$ 33,000	$ 35,000	$ 45,000	$ 148,000
State Water Resources Board	$ 35,000	$ 33,000	$ 35,000	$ 30,000	$ 133,000
Land Development Support Services	$ 35,000	$ 35,000	$ 100,000	$ 200,000	$ 370,000
OSHPD	$ 2,000,000	$ -	$ -	$ -	$ 2,000,000
Building and Safety Plan Check	$ 108,000	$ 470,000	$ 410,000	$ 284,000	$ 1,272,000
Subtotal	$ 2,543,000	$ 656,000	$ 750,000	$ 659,000	$ 4,608,000
County Services					
Code Compliance	$ 2,400,000	$ 1,200,000	$ 3,100,000	$ 1,400,000	$ 8,100,000
Design Review	$ 390,000	$ 100,000	$ 155,000	$ 200,000	$ 845,000
Contract Administration	$ 500,000	$ 160,000	$ 242,000	$ 230,000	$ 1,132,000
Project Management	$ 5,388,000	$ 1,412,000	$ 2,815,000	$ 2,610,000	$ 12,225,000
Project Management Support Services	$ 2,500,000	$ 1,900,000	$ 2,250,000	$ 2,000,000	$ 8,650,000
Project Technical Support	$ 1,000,000	$ 350,000	$ 550,000	$ 500,000	$ 2,400,000
Consultant Contract Recovery	$ 300,000	$ 228,000	$ 291,000	$ 240,000	$ 1,059,000
Subtotal	$ 12,478,000	$ 5,350,000	$ 9,403,000	$ 7,180,000	$ 34,411,000
Prior Expenditures	**$ -**	**$ -**			
Total	**$ 147,740,000**	**$ 60,169,000**	**$ 91,975,000**	**$ 66,928,000**	**$ 366,812,000**

July 29, 2014

Attachment B-1

PROJECT BUDGET SUMMARY
Revised Budget Recommended For Approval

Budget Category	Revised Budget RLANRC Seismic Retrofit Compliance and Inpatient Consolidation (C.P. No. 69774)	Revised Budget RLANRC New Outpatient Facilities (C.P. 69656)	Revised Budget RLANRC Hospital Infrastructure (C.P. No. 69663)	Revised Budget RLANRC Support Services Annex Building Renovation (C.P. No. 87150)	Revised Budget RLANRC Harriman Building Renovation (C.P. No. 87175)	Revised Budget North Campus Infrastructure and Demolition (C.P. No. 69664)	Revised Budget Accessible Gymnasium, Wellness and Aquatic Therapy Center (C.P. No. 87213)	Total Revised Budget
Land Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction								
JOC / Service Contract	$ 21,990,017	$ -	$ 1,028,061	$ 5,881,764	$ -	$ 9,670,375	$ -	$ 38,570,217
Construction Contract	$ 80,722,484	$ 63,920,000	$ 20,355,111	$ 6,486,000	$ 26,729,600	$ 11,200,074	$ 8,885,000	$ 218,298,269
Design Completion Allowance	$ 8,072,248	$ 6,392,000	$ 2,035,511	$ 648,600	$ 2,672,960	$ -	$ 856,000	$ 20,677,319
Change Orders	$ 10,271,250	$ 6,392,000	$ 2,138,317	$ 648,600	$ 2,672,960	$ 3,130,567	$ 835,700	$ 26,089,394
Proposer Stipends	$ 975,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 975,000
Equipment (Group I & II)	$ 19,100,000	$ 12,900,000	$ -	$ -	$ -	$ -	$ 446,000	$ 32,446,000
Equipment (Group III)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Equipment (Group IV)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Equipment (Group V)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
IT Hardware/Devices	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telecom Hardware/Devices	$ 686,233	$ 1,251,143	$ -	$ 538,541	$ 553,316	$ -	$ -	$ 3,029,233
IT Infrastructure	$ 980,331	$ 1,787,346	$ -	$ 769,345	$ 790,453	$ -	$ -	$ 4,327,475
Applications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gordian Group	$ 370,000	$ -	$ -	$ -	$ -	$ 33,983	$ -	$ 403,983
Civic Arts	$ 600,000	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ 1,000,000
Subtotal	$ 143,767,563	$ 93,042,489	$ 25,557,000	$ 14,972,850	$ 33,419,289	$ 24,034,999	$ 11,022,700	$ 345,816,890
Programming/Development	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Plans and Specifications	$ 4,318,000	$ 1,082,000	$ 2,936,000	$ 1,781,580	$ 3,968,420	$ 2,588,000	$ 269,000	$ 16,943,000
Consultant Services								
Deputy Inspection	$ 1,800,000	$ 1,500,000	$ 375,000	$ 105,000	$ 420,000	$ 375,000	$ 64,000	$ 4,639,000
Hazardous Materials	$ 300,000	$ 50,000	$ 407,500	$ 100,000	$ 400,000	$ 407,500	$ -	$ 1,665,000
Geotech/Soils Test	$ 300,000	$ 210,000	$ 175,000	$ 45,000	$ 180,000	$ 175,000	$ -	$ 1,085,000
Material Testing	$ 500,000	$ 500,000	$ 175,000	$ 50,000	$ 200,000	$ 175,000	$ 30,000	$ 1,630,000
Cost Estimating	$ 500,000	$ 320,000	$ -	$ -	$ -	$ 200,000	$ -	$ 1,020,000
Topographic Surveys	$ 200,000	$ 225,000	$ 100,000	$ -	$ -	$ 100,000	$ -	$ 625,000
Construction Management (Jacobs)	$ 5,798,726	$ 3,743,900	$ 1,317,278	$ 807,382	$ 2,015,437	$ 1,317,277	$ -	$ 15,000,000
Public Relation & Community Outreach								$ -
Rancho Onsite Full Coordinator								$ -
Labor Compliance	$ 369,350	$ 229,937	$ 83,750	$ 45,000	$ 105,000	$ 83,750	$ 26,000	$ 942,787
Subtotal	$ 9,768,076	$ 6,778,837	$ 2,633,528	$ 1,152,382	$ 3,320,437	$ 2,833,527	$ 120,000	$ 26,606,787
Miscellaneous Expenditures								
Countywide Contract Compliance	$ 250,000	$ 135,000	$ 54,000	$ 20,000	$ 75,000	$ 54,000	$ 28,000	$ 616,000
Printing	$ 350,000	$ 110,000	$ 117,500	$ 25,000	$ 50,000	$ 117,500	$ -	$ 770,000
Subtotal	$ 600,000	$ 245,000	$ 171,500	$ 45,000	$ 125,000	$ 171,500	$ 28,000	$ 1,386,000
Jurisdictional Review/Plan Check/Permit								
Regional Planning	$ 30,000	$ 30,000	$ 10,000	$ 10,000	$ 15,000	$ 10,000	$ 7,600	$ 112,600
Fire Department	$ 150,000	$ 250,000	$ 30,000	$ 50,000	$ 150,000	$ 150,000	$ 38,100	$ 818,100
Health Department	$ 150,000	$ 70,000	$ 10,000	$ 10,000	$ 20,000	$ 10,000	$ 7,600	$ 277,600
Air Quality Management District	$ 35,000	$ 35,000	$ 22,500	$ 10,000	$ 23,000	$ 22,500	$ 7,600	$ 155,600
State Water Resources Board	$ 35,000	$ 35,000	$ 15,000	$ 10,000	$ 23,000	$ 15,000	$ 7,600	$ 140,600
Land Development Support Services	$ 35,000	$ 100,000	$ 20,000	$ 10,000	$ 25,000	$ 180,000	$ 7,600	$ 377,600
OSHPD	$ 2,500,000	$ 430,000	$ 160,000	$ -	$ 250,000	$ 500,000	$ -	$ 3,840,000
Building and Safety Plan Check	$ 108,000	$ 410,000	$ 142,000	$ 94,000	$ 376,000	$ 142,000	$ 71,700	$ 1,343,700
Subtotal	$ 3,043,000	$ 1,360,000	$ 409,500	$ 194,000	$ 882,000	$ 1,029,500	$ 147,800	$ 7,065,800
County Services								
Code Compliance	$ 1,400,000	$ 3,100,000	$ 500,000	$ 240,000	$ 960,000	$ 1,200,000	$ 208,000	$ 7,608,000
Design Review	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Contract Administration	$ 250,000	$ 242,000	$ 115,000	$ 60,000	$ 100,000	$ 115,000	$ 82,500	$ 964,500
Project Management	$ 2,500,000	$ 800,000	$ 500,000	$ 400,000	$ 600,000	$ 900,000	$ 264,700	$ 5,964,700
Project Management Support Services	$ 1,800,000	$ 300,000	$ 180,000	$ 50,000	$ 100,000	$ 180,000	$ 33,100	$ 2,643,100
ISD ITS Communications	$ 85,431	$ 95,085	$ 29,762	$ 17,514	$ 27,183	$ 25,364	$ 11,600	$ 291,939
Project Technical Support	$ 344,494	$ 263,877	$ 100,630	$ 44,760	$ 123,840	$ 167,030	$ 29,600	$ 1,074,231
Consultant Contract Recovery	$ 630,000	$ 604,200	$ 133,080	$ 49,800	$ 186,600	$ 217,080	$ 33,000	$ 1,853,760
Others (Contingency)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 7,009,925	$ 5,405,162	$ 1,558,472	$ 862,074	$ 2,097,623	$ 3,004,474	$ 662,500	$ 20,600,230
Revised Total	**$ 168,506,564**	**$ 107,913,489**	**$ 33,266,000**	**$ 19,007,886**	**$ 43,812,769**	**$ 33,662,000**	**$ 12,250,000**	**$ 418,418,708**

Attachment C

July 29, 2014

FURNITURE, FIXTURES, AND EQUIPMENT ESTIMATE

Group I (Fixed Medical Equipment)	$18,478,262
Group II (Major Movable Equipment)	13,923,556
Group III (Minor Movable Equipment)	1,007,195
Group IV (Instruments)	10,102,208
Group V (Furniture)	7,227,031
IT Hardware/Devices	3,029,233
IT Infrastructure	4,327,475
Telecommunication Hardware/Devices	3,029,233
Applications (New/Existing)	15,103,604
Total FFE Estimate	$76,227,797

Attachment D

July 29, 2014

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (hereinafter referred to as MOU) is made and entered into this _____ day of _____, 2014, by and between the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU (hereinafter referred to as DISTRICT), and the COUNTY OF LOS ANGELES (hereinafter referred to as COUNTY).

WITNESSETH

WHEREAS, DISTRICT is a special district created under the County Waterworks District Law, California Water Code Sections 55000, et. seq.; and

WHEREAS, RANCHO LOS AMIGOS WATER SYSTEM (hereinafter referred to as RLA) is a nontransient, noncommunity water system as designated by the Los Angeles County Department of Public Health; and

WHEREAS, COUNTY has a present and continued need for a water system operator to carry out the present and ongoing services, projects, activities, contracting and functions to maintain, improve, and operate the RLA (hereinafter referred to collectively as the Functions); and

WHEREAS, DISTRICT is authorized to provide the necessary labor, services, equipment, supplies and facilities to carry out the present and ongoing Functions of COUNTY; and

NOW, THEREFORE, in consideration of the services promised to be performed herein, the DISTRICT and COUNTY do hereby agree as follows:

(1) DISTRICT AGREES:

a. To perform any and all Functions of COUNTY, as requested by the Chief Executive Officer of COUNTY or their designee. These Functions shall include:

1. Water quality monitoring

- System Chlorine residual and bacteriological testing
- Tank Chlorine residual
- Well Chlorine supply, monitoring, and management

2. Operations monitoring

- Pump station operations
- Well pump operations
- Supervisory Control and Data Acquisition system monitoring

3. Provide monthly water quality reports to the Los Angeles County Department of Public Health.

4. Perform disinfectant byproduct and Lead and Copper Rule testing in the distribution, as required.

5. Prepare Consumer Confidence Report, which is an annual summary of water quality and exceptions to the consumer. The Consumer Confidence Report must be completed and distributed by June 30th of every year.

6. Implement Cross Connection Evaluation Protocol for the protection of the water system against all possible backflow contamination into the potable water system.

7. Implement a valve maintenance program--routine exercising of the water system's valves.

8. Implement a flushing program

9. Prepare/update an Emergency Disaster Response Plan

10. Read and report well and customer meters

11. Provide customer billing services as needed

12. Test water service meters.

13. Perform hydrant inspection.

14. Read and report groundwater production to the Central Basin Watermaster and Water Replenishment District of Southern California.

15. Lease groundwater rights.

16. Perform via force account or contract all maintenance and repair work needed to meet regulatory standards.

17. Replace via force account or contract the facilities that are deficient or deteriorated.

18. Upgrade via force account or contract the facilities that are needed to meet water demands and fire protection.

19. Any other functions related to the above activities.

    a. To provide COUNTY with the necessary employees, services, and resources to perform any and all COUNTY Functions.

    b. To provide COUNTY with and utilize DISTRICT equipment, property, and facilities to supplement COUNTY equipment, property, and facilities authorized by the Chief Executive Officer of COUNTY or their designee in performance of COUNTY Functions.

    c. Each year, to provide the COUNTY with an annual budget for the DISTRICT setting forth anticipated requirements for the next fiscal year.

(2) COUNTY AGREES:

a. To reimburse DISTRICT for the total cost of all goods and services rendered by DISTRICT in its performance of this MOU. Such costs shall include applicable overhead, administration, and depreciation in connection with any or all of the aforementioned items.

b. To pay for any and all power costs associated with providing water service.

c. To pay for any and all Central Basin Watermaster and Water Replenishment District of Southern California invoices.

d. To pay for all Central Basin Municipal Water District or other water supplier invoices.

e. To enforce testing requirements and fees established by DISTRICT on individual services to ensure safe and reliable water service.

f. To utilize DISTRICT-furnished services, labor, equipment, property, facilities and supplies in the performance of COUNTY Functions, in accordance with COUNTY Budget.

g. To provide DISTRICT with COUNTY equipment, property, facilities, and supplies to supplement DISTRICT equipment, property, facilities, and supplies needed in the performance of this MOU.

h. To pay DISTRICT for the use-value (as established by COUNTY'S Auditor-Controller) of any DISTRICT labor, services, equipment, property, facilities, and supplies utilized by COUNTY to perform activities other than DISTRICT Functions.

i. To indemnify, defend, and save harmless DISTRICT, its agents, officers, and employees from and against any and all liability, expense, including defense

costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury or property damage, arising from or connected with COUNTY'S use of DISTRICT labor, services, equipment, property, facilities, and supplies utilized by COUNTY to perform activities other than DISTRICT Functions, except for such loss or damage arising from the sole negligence or willful misconduct of the District.

(3) IT IS MUTUALLY UNDERSTOOD AND AGREED:

a. That all personal and real property and equipment owned or leased by DISTRICT and all facilities owned or leased by DISTRICT, furnished and utilized by DISTRICT to perform COUNTY Functions under this MOU, shall remain the property of DISTRICT.

b. That the cost of work performed by DISTRICT for COUNTY under this MOU, including the cost of services, labor, equipment, property, facilities, and supplies, and other direct and indirect costs, shall be charged against funds reserved in the COUNTY Budget.

c. That the DISTRICT will not perform any Functions pursuant to Section (2)a that the COUNTY has not authorized herein or for which funding has not been appropriated.

d. That the Functions pursuant to Section (2)a may be amended by mutual written consent by the DISTRICT and COUNTY.

e. That this MOU may be modified or terminated solely by mutual consent of the parties hereto. Upon termination of the MOU, any monies owed to DISTRICT by COUNTY for services rendered pursuant to paragraph (2)a of this MOU shall become due and payable upon the final date of termination.

f. That the DISTRICT and COUNTY shall have no obligations or responsibilities to each other than as provided herein or by law; further, this MOU shall not affect in any way any existing debts, obligations, or liabilities of the parties hereto.

g. That this MOU is intended solely for the benefit of the named parties, the COUNTY and the DISTRICT, and there are no third-party beneficiaries.

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IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed by their respective officers, duly authorized by the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU, on _____, 2014, and the COUNTY OF LOS ANGELES on _____, 2014.

LOS ANGELES COUNTY
WATERWORKS DISTRICT
NO. 29, MALIBU

By _____
Director of Public Works

COUNTY OF LOS ANGELES
CHIEF EXECUTIVE OFFICER

By _____
William T Fujioka

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By _____
Deputy

Attachment E

July 29, 2014

DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
CERTIFY ADDENDUM NO. 2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT
APPROVE THE REFINEMENTS TO THE RANCHO LOS AMIGOS
NATIONAL REHABILITATION CENTER PROJECT
ESTABLISH CAPITAL PROJECT NO. 87213
APPROVE REVISED BUDGETS FOR THE PROJECT COMPONENTS, AWARD
CONSULTANT SERVICES AGREEMENT, AND
EXECUTE MEMORANDUM OF UNDERSTANDING

RANCHO LOS AMIGOS MEDICAL CENTER
ADDENDUM NO. 2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT

North Campus Site Consolidation

Addendum No. 2 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)

Prepared for:

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

Prepared by:

Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

July 22, 2014

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SECTION 1.0
INTRODUCTION

This Addendum No. 2 to the Environmental Impact Report (EIR) has been prepared by the County of Los Angeles (County) to assess the environmental consequences of the North Campus Site Consolidation (2014 refined project). Consistent with the requirements of Section 15124 of the State California Environmental Quality Act (CEQA) Guidelines,[1] this section of the Addendum No. 2 to the Rancho Los Amigos Medical Center EIR serves as an introduction to the 2014 refined project. An EIR for the Rancho Los Amigos Medical Center was certified in 1992 (original project), and the project was authorized for construction. In its approval of the original project, the County of Los Angeles Board of Supervisors approved a Mitigation Monitoring and Reporting Program. After partial implementation of the original project, including construction of an initial 236,645-square-foot phase of the Jacqueline Perry Institute, the MRI Building, the Parking Structure, and the Support Services Annex (SSA), the County prepared the 2013 Addendum No. 1 to the EIR to allow for an increase in the demolitions of buildings constructed in the 1950s and 1960s and to reduce the total area of new building space. The refinements analyzed in the 2013 Addendum No. 1 to the EIR were approved. The approval of the 2013 Addendum No. 1 to the EIR required implementation of the mitigation measures specified in the 1992 EIR and related Mitigation Monitoring and Reporting Program.[2] The 1992 authorized project, as modified by the 2013 Addendum No. 1 to the EIR, is hereinafter referred to as the approved project. The additional refinements recommended in this Addendum No. 2 to the EIR are hereinafter referred to as the proposed 2014 refined project.[3,4] As with Addendum No. 1 to the EIR, this Addendum No. 2 to the EIR would require implementation and compliance with the mitigation measures specified in the original project and the related Mitigation Monitoring and Reporting Program.

The County owns the land on which the Rancho Los Amigos Medical Campus is located and operates the Jacqueline Perry Facility and appurtenant facilities. The County will construct, operate, and maintain the North Campus facilities; therefore, the County is the lead agency for the refined project pursuant to the California Environmental Quality Act (CEQA).

This document is prepared as an Addendum No. 2 to the EIR to address minor modifications to the approved project, in accordance with the State CEQA Guidelines Section 15164, which requires that an Addendum to an EIR be prepared when changes to an approved project will require minor modifications to the previous EIR rather than major changes due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. CEQA requires that an EIR be prepared for projects that may have a significant effect on the environment.[5] If changes to a project are necessary after an EIR has been certified and are not considered substantial,[6] CEQA provides that an Addendum to an EIR may be prepared to

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

[2] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*, Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[3] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[4] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[5] *California Public Resources Code*. Division 13, Section 21002.1

[6] *California Code of Regulations*. Title 14, Chapter 3, Article 11, Section 15162.

document minor technical changes or additions to a previously approved project.[7] In accordance with State CEQA Guidelines Section 15164 regarding minor modifications to a previously approved EIR, this Addendum No. 2 to the EIR incorporates, by reference, discussions from the 1992 certified EIR and refinements to that EIR that were documented and analyzed in Addendum No. 1 to that EIR, and concentrates solely on the issues specific to the proposed minor modifications to the project that have resulted from the value engineering process and opportunities that have arisen to provide services on-site that are currently provided at an off-site location.

The original project included an expansion project that was partially constructed. The refinements to the project addressed in Addendum No. 1 to the EIR resulted in a net reduction in capacity at Rancho Los Amigos in comparison to the original project, requiring an increase in demolition and a decrease in new construction, that resulted in consolidation of fewer licensed hospital beds in the remaining hospital facilities, a relocation of the outpatient building, and addition of a kitchen to the Support Services Annex. In addition, several vacant underutilized buildings were authorized for demolition. The refinements evaluated in Addendum No. 1 to the EIR were approved and resulted in a more efficient strategy for providing critical healthcare services in light of severe resource constraints.

The 2014 refined project addresses four proposed further minor refinements to the project that are evaluated in this Addendum No. 2 to the EIR:

- Separation and relocation of the previously approved 12,000-square-foot warehouse, envisioned as part of the Outpatient Building in Addendum No. 1, to the northwest corner of the campus.

- Designation of approximately 13,000 square feet for a new Accessible Gymnasium, Wellness and Aquatic Therapy Center building, immediately south of the Outpatient Building.

- Designation for location of up to 55,000 square feet of temporary modular buildings to support construction oversight and the provision of outpatient services on an interim basis until the occupancy permit is issued for the new Outpatient Building. The initial temporary buildings will be installed in September 2014.

- Revision to the construction phasing to accelerate the construction of the extension of the Jacqueline Perry Institute (JPI) into Phase I. Delay demolition of up 361,000 square feet of the 521,000 square feet of existing structures on the North Campus to Phase II.

There are up to four buildings on the South Campus that may be used to temporarily house employees and services that would normally be provided on the North Campus during the construction phase of the project. The use of these buildings may involve interior improvements such as cleaning and painting. These building are in use as a regular part of campus operations, and their potential use in conjunction with the project construction phasing is not anticipated to generate new significant environmental issue or substantially more adverse impacts than those evaluated for the approved project.

[7] *California Code of Regulations*. Title 14, Chapter 3, Article 11, Section 151624(a).

These project refinements seek to provide a more efficient strategy for providing critical healthcare services within severe resource constraints.

1.1 PURPOSE AND SCOPE OF THE ADDENDUM NO. 2 TO THE EIR

The County has prepared this Addendum No. 2 to the EIR to demonstrate that the 2014 refined project satisfies the requirements contained in Section 15164 of the State CEQA Guidelines for the use of an Addendum to an EIR and does not require the preparation of a Subsequent or Supplement to an EIR pursuant to Sections 15162 and 15163, respectively, of the State CEQA Guidelines due to the absence of new or substantially more adverse significant impacts than those analyzed for the approved project.[8,9]

This Addendum No. 2 to the EIR neither controls nor determines the ultimate decision for approval of the refinement of the approved project. The information presented in this Addendum No. 2 to the EIR will be considered by the County Board of Supervisors to make findings concerning the minor modifications to the approved project.[10,11]

[8] County of Los Angeles. 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[9] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[10] County of Los Angeles. 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[11] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

SECTION 2.0
PROJECT DESCRIPTION

Consistent with the requirements of Section 15124 of the State California Environmental Quality Act (CEQA) Guidelines,[1] this section of the Addendum No. 2 to the Rancho Los Amigos Medical Center Environmental Impact Report (EIR) describes the proposed refinements to the North Campus Site Consolidation (2014 refined project), including location and boundaries; existing conditions at the 2014 refined project site; a statement of the project objectives; and technical, economic, and environmental characteristics. An EIR for the Rancho Los Amigos Medical Center was certified in 1992 (original project), and the project was authorized for construction. Four elements of the project were completed pursuant to the authorization for the original project: construction of the initial phase of the Jacqueline Perry Institute (236,645 square feet), the parking structure, the Magnetic Resonance Imaging (MRI) Building, and a Support Services Annex (SSA). After implementation of selected elements of the original project, the County prepared the 2013 Addendum No. 1 to the EIR to increase the demolition of buildings constructed in the 1950s and 1960s, and decrease the total area of new building space (2013 refined project). The 2013 refined project was approved by the County of Los Angeles Board of Supervisors. The original project, as modified by the 2013 Addendum No. 1 to the EIR, is hereinafter referred to as the approved project.[2,3] The additional refinements contemplated in this Addendum No. 2 to the EIR are hereinafter referred to as the proposed 2014 refined project.

As with the approved project, this Addendum No. 2 requires implementation of the mitigation measures specified in the Mitigation Monitoring and Reporting Program, required as a Condition of Approval of the 1992 EIR and 2013 Addendum No. 1 to the EIR.

2.1 PROJECT TITLE

North Campus Site Consolidation

2.2 LEAD AGENCY

County of Los Angeles
500 West Temple Street, Room 754
Los Angeles, California 90012
Attention: Chief Executive Office

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

[2] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[3] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

2.3 PRIMARY CONTACT PERSON

Ms. Hannah Chen
County of Los Angeles Chief Executive Office
500 West Temple Street, Room 754
Los Angeles, California 90012
Telephone: (213) 974-2273
Fax: (213) 626-7827

2.4 PROJECT DESCRIPTION

The purpose of the 2014 refined project is to relocate the previously approved warehouse structure, allocate space for a new Accessible Gymnasium, Wellness and Aquatic Therapy Center on the campus, document the location of up to 55,000 square feet of temporary modular buildings that will be used during the construction phase of the project, and revise the phasing of project construction and demolition activities (Table 2.4-1, *2014 Refined Project Components in the North Campus*). The new Accessible Gymnasium, Wellness and Aquatic Therapy Center would accommodate wellness services currently provided on campus and aquatic programs currently provided at an off-site facility. There are up to four buildings on the South Campus that may be used to temporarily house employees and services that would normally be provided on the North Campus, during the construction phase of the project. The use of these buildings may involve interior improvements such as cleaning and painting. These project refinements seek to provide a more efficient strategy for providing critical healthcare services within severe resource constraints. The other elements of the approved project would remain unchanged, including renovations to existing buildings, retention of selected existing buildings, and allowance for new construction. The renovations to the SSA Kitchen have been completed (Table 2.4-1). The renovations to the existing 236,645-square-foot Jacqueline Perry Institute, the Harriman Building, and the Central Plant will be completed. The previously constructed Safety Police Building and Parking Structure will be retained. The allowance for up to 175,365 square feet of new construction for Veteran Housing would remain unchanged.

The anticipated location for the 2014 refined project continues to be the North Campus. The 2014 refined project includes renovation of existing buildings, totaling no more than 412,808 square feet of building space that is part of the approved project, which would remain unchanged by the 2014 refined project. Of the 412,808 square feet, the 14,200-square-foot SSA Kitchen has been completed, and renovation of the remaining 52,872 square feet of the SSA remains to be completed (Table 2.4-1). Similarly, the 2014 refined project includes consolidation through demolition of buildings not compliant with the Office of Statewide Health Planning and Development (OSHPD), standards and the retention of the Safety Police Building (2,507 square feet) and Parking Structure (393,590 square feet) for a total of 396,097 square feet (Table 2.4-1). Renovation is expected to take place on some parts of existing buildings, including the Jacqueline Perry Institute (JPI) Building, the SSA, and the Harriman Building (Table 2.4-1). The 2014 refined project consists of (1) an approximately 13,000-square-foot Accessible Gymnasium, Wellness and Aquatic Therapy Center; (2) an approximately 12,000-square-foot warehouse; (3) temporary placement of up to 55,000 square feet of temporary modular buildings to be used during the construction phase of the project, up until completion of the of the building program (currently, the SSA is anticipated to be the final component of the building program); and (4) revisions to the phasing of some of the previously analyzed construction and demolition activities. The Veteran Housing was evaluated as part of Phase II, but funding for the element has not been secured, and may occur subsequent to the other elements of the North Campus program. The use of buildings

on the South Campus would be limited to existing occupied buildings and would result in no change to the total square feet of the utilized buildings. Similarly, the temporary use of these buildings would be limited to existing staff positions and services; thus, there would be no net increase in total campus employees or individual served as a result of temporary use of South Campus buildings during construction. There would be no net increase in total square feet from the project, as compared to the revisions analyzed in Addendum No. 1 to the EIR.

TABLE 2.4-1
2014 REFINED PROJECT COMPONENTS IN THE NORTH CAMPUS

Project Elements	Phase	Building	Area (square feet)
Parts of existing buildings in portions to be renovated	II	JPI Building	236,645
	Partially completed (SSA Kitchen)	SSA	67,072
	II	Harriman Building	75,815
	I	Central Utility Plant	33,276
Total (maximum)			**412,808**
Existing building to be retained	Completed	Safety Police Building	2,507
	Completed	Parking Structure	393,590
Total			**396,097**
Construction of new buildings	I	JPI Building Extension Including Warehouse	56,000
	I	Outpatient Facilities Including Accessible Gymnasium, Wellness and Aquatic Therapy Center	122,000
	II	Veteran Housing	175,365
Total			**353,365**
Consolidation of buildings	I and II	—	—
Relocation of outpatient services	I	—	—
TOTAL BUILDING SPACE			**1,162,270**

SOURCE:
County of Los Angeles Chief Executive Office and Department of Public Works. 15 June 2009. *Rancho Los Amigos Campus Plan*, Executive Summary, Exhibit 1.3: North Campus Plan - Existing Buildings to Remain and to Remove. Prepared by: Gensler, p. 8.

The construction of new facilities and demolition of buildings that are not compliant with OSHPD standards was analyzed at the project level of detail in the 1992 EIR and 2013 Addendum No. 1 to the EIR. The project refinements considered in this Addendum No. 2 to the EIR, have also been analyzed at the project level of detail. In order to reduce environmental impacts, the specifications for the 2014 refined project specify achievement of silver certification by the Leadership in Energy and Environmental Design (LEED), and the County of Los Angeles *Low Impact Development Standards Manual* for the control of storm water runoff.[4]

[4] County of Los Angeles. February 2014. *Low Impact Development Standards Manual*. Available at: http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

In February 1992, the Rancho Los Amigos Medical Center Plan EIR was certified (SCH No. 91071053).[5] In the certified EIR, approximately 356,000 square feet was approved for demolition,[6] Addendum No. 1 to the EIR increased 356,000 square feet to approximately 521,000 square feet for demolition (Table 2.4-2, *Approved and Refined Project Components*). This total area of demolition remains unchanged in the proposed 2014 refined project, although it is anticipated that up to 361,000 square feet of demolition would be delayed to Phase II.

The original project included approximately 1,365,029 square feet of total building space, while the 2013 refined project reduced total building space to 1,162,270 square feet of building space (Table 2.4-2), which is 202,759 square feet less in building space than what was approved for the original project. The proposed 2014 refined project makes changes to the allocation of new building space for specific uses, and the proposed location of those uses, particularly the warehouse and the Accessible Gymnasium, Wellness, and Aquatic Therapy Center, but maintains the new building space at the 1,162,270 square feet analyzed for the approved project. As compared to the approved project, the proposed 2014 refined project proposes the same demolition and the same total building space. This Addendum No. 2 to the EIR determined that the scope of impacts from the refined project, when compared to the approved project, would not result in new significant environmental impacts beyond those identified in the County's 1992 certified EIR, as refined by Addendum No. 1 to the EIR, with the incorporation of existing mitigation measures from the 1992 certified EIR and the Mitigation Monitoring and Reporting Program adopted in 1992.

TABLE 2.4-2
APPROVED AND REFINED PROJECT COMPONENTS

Project Elements	1992 Project / EIR[1]	2013 Refined Project / AEIR No. 1 (Approved Project)[2]	2014 Refined Project / AEIR No. 2
Construction	600 beds; 350,183 square feet net increase in facilities[1]	200 beds; 343,241 square feet net decrease in facilities[1]	Same as approved project
Demolition	356,000 square feet[2]	521,000 square feet (Phase I: 521,000 square feet)	521,000 square feet – same as approved project (Phase I: 160,000 square feet) (Phase II: 361,000 square feet)
Overall	Would account for approximately 1,365,029 square feet of building space in total[1]	Would account for approximately 1,162,270 square feet of building space in total	Same as approved project

SOURCE:
1. County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.
2. County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[5] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Contact: Environmental Science Associates, Inc., Los Angeles, CA.

[6] Demolition numbers for the approved project were estimated based on the 2008 building areas.

Accessible Gymnasium, Wellness and Aquatic Therapy Center

These refinements to the approved project provide for the allocation of an approximately 13,000-square-foot building to house a new Accessible Gymnasium, Wellness and Aquatic Therapy Center, as a component of the Outpatient Facility. The existing Wellness Center and proposed aquatics program require development of a center to meet the needs of the patient population. Currently, patients are transported from the campus by staff to the local YMCA as part of the aquatics program. The Accessible Gymnasium, Wellness and Aquatic Therapy Center would be housed in a separate building located south of the pedestrian connection that links the Outpatient Building to the Parking Structure (Figure 2.4-1, *North Campus Consolidation, Construction, and Renovation*).

Relocation of Warehouse

The approximately 12,000-square-foot warehouse that was approved for construction as an element of the Outpatient Facility would be relocated to the northwest corner of the North Campus, south of Quill Drive, and east of Old River School Road. The warehouse would consist of a separate building. There is existing access to the location via a driveway on OId School Road. The warehouse would be constructed as an element of the JPI Extension.

Temporary Modular Structures

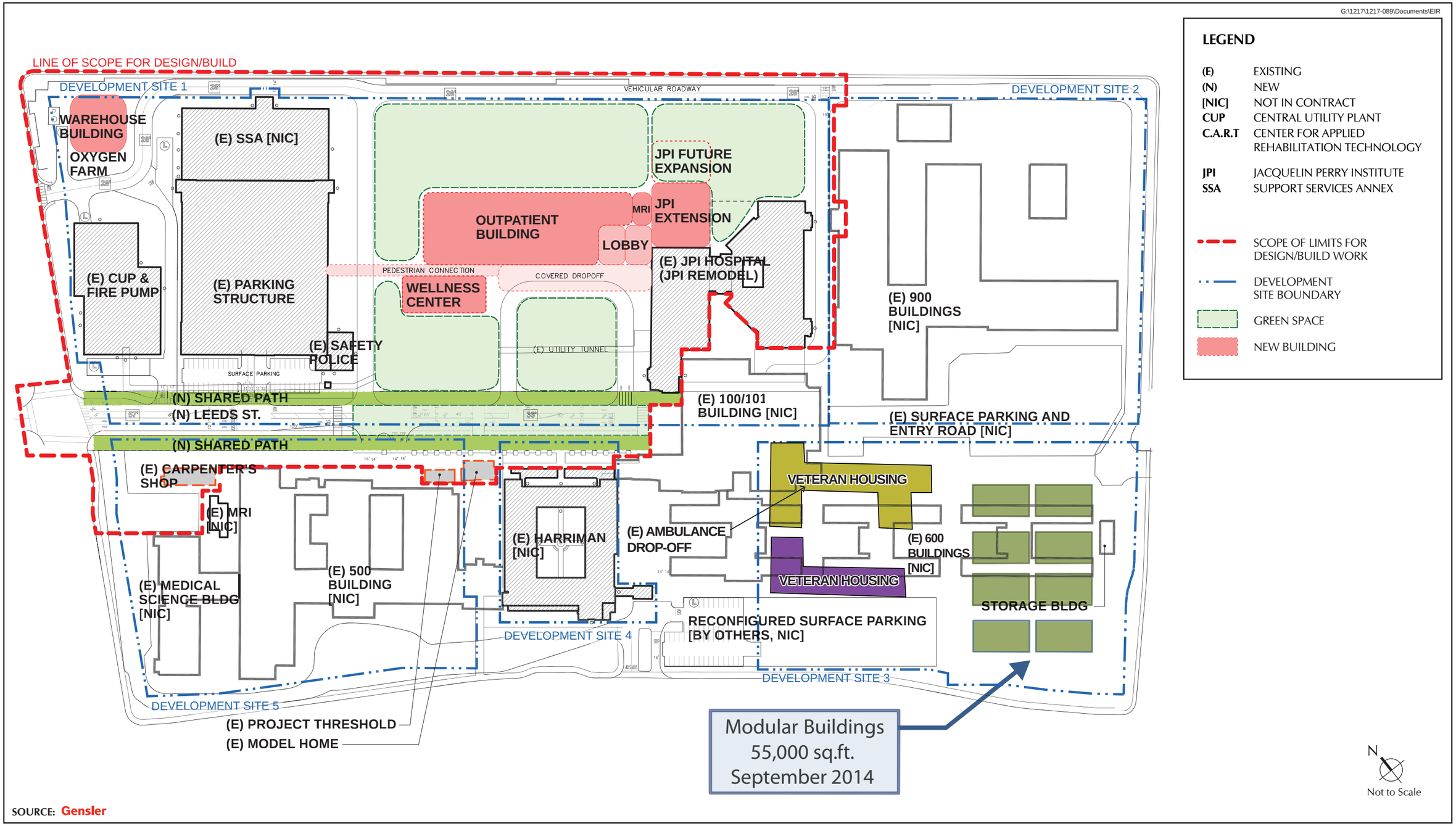
Up to 55,000 square feet of temporary modular buildings will be used to support construction oversight and outpatient services on an interim basis until completion of the building program. Currently, the SSA is anticipated to be the final component of the building program. Temporary modular buildings will begin to be installed as early as September 2014. In addition, up to four existing buildings on the South Campus may be used to house existing employees and programs located in the North Campus that may be affected by construction activities. Although it is anticipated that improvements to the buildings used on the South Campus may include cleaning and painting, there would be no change in building size or configuration, and there would be no net increase in staffing levels of number of people served.

Revisions to Project Phasing

Construction activities will be accelerated to include the expansion of the JPI as part of Phase I. Demolition of up to 361,000 square feet of the existing 521,000 square feet of buildings scheduled for demolition shall be delayed to Phase II.

2.5 PROPOSED LOCATION

The 2014 refined project site continues to be contained within the Rancho Los Amigos Campus, in the North Campus, which is located at 7601 East Imperial Highway within the western edge of the City of Downey (City), County of Los Angeles (County), California (Figure 2.5-1, *Regional Vicinity Map*). The 2014 refined project site is located approximately 1 mile east of U.S. Interstate 710 (Long Beach Freeway), 1 mile north of U.S. Interstate 105, 3 miles west of U.S. Interstate 605 (San Gabriel River Freeway), and 3.3 miles southwest of U.S. Interstate 5 (Golden State Freeway). The 2014 refined project site is bound by Quill Drive to the north, Rives Avenue to the east, Imperial Highway to the south, and Old River School Road to the west (Figure 2.5-2, *2014 Refined Project Vicinity Map*). The 2014 refined project site is located southeast of Los Amigos Golf Course and approximately 1.7 miles southeast of the Downey Civic Center, approximately 5.3 miles northeast



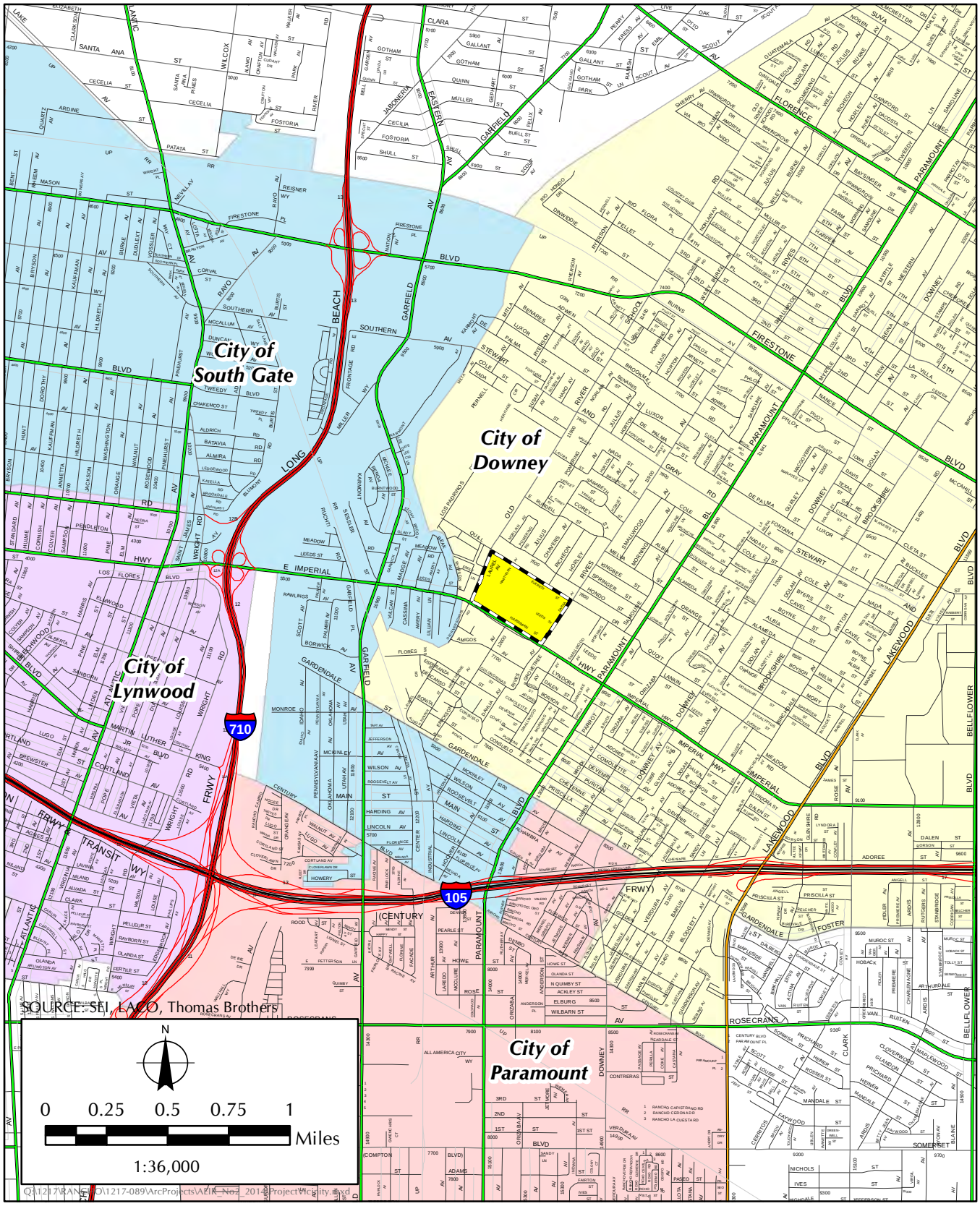
SOURCE: Gensler

FIGURE 2.4-1
North Campus Consolidation, Construction, and Renovation

2014 Refined Project

FIGURE 2.5-1

Regional Vicinity Map



2014 Refined Project

FIGURE 2.5-2

2014 Refined Project Vicinity Map

of the Compton/Woodley Airport, and approximately 7.1 miles north-northeast of the Long Beach Municipal Airport.

The 2014 refined project site is located within the U.S. Geological Survey (USGS) 7.5-minute series, South Gate, California, topographic quadrangle, in the southwest portion of the Santa Gertrudes (McFarland and Downey) Land Grant Boundary (Figure 2.5-3, *Topographic Map*).[7] The elevation of the 2014 refined project site ranges from 96 feet above mean sea level (MSL) near the intersection of Old River School Road and Imperial Highway to the southwest to approximately 100 feet above MSL near the intersection of Quill Drive and Rives Avenue to the northeast. The County has owned and operated the 2014 refined project site since the 1880s, when it was established as a tuberculosis sanitarium and residence for the impoverished.

2.6 PROPOSED SPONSOR

County of Los Angeles Chief Executive Office
500 West Temple Street, Room 754
Los Angeles, California 90012
Telephone: (213) 974-2273
Fax: (213) 626-7827

2.7 GENERAL PLAN LAND USE DESIGNATION

The North Campus is built out and used exclusively for hospital and medical-related purposes. The 2014 refined project site is located within the County; therefore, development in the area is governed by the policies, procedures, and standards set forth in the County General Plan, which is currently being updated.[8,9] The Land Use Policy Map in the County General Plan describes dominant land use characteristics within the County and provides a policy framework for developing area-wide, community, and neighborhood plans.[10] The 2014 refined project site has been designated as Public and Semi-public Facilities in the County General Plan.[11] In reference to the 2014 refined project boundary being contained within the City, but owned by the County, the Downey Vision 2025 General Plan designates the entire North Campus as Public, which is intended for areas to be occupied by public agencies as facilities that support community services, excluding schools and parks.[12] This designation includes the Rancho Los Amigos Medical Center. The 2014 refined project would be developed with temporary and permanent medical outpatient buildings and appurtenant facilities consistent with the Public and Semi-public Facilities land use designation. Because the project is located within the physical boundaries of the City of Downey, the County will notify the City of Downey of the 2014 refined project, in accordance with, and subject to, California Government Code Section 65402(b).

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[7] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

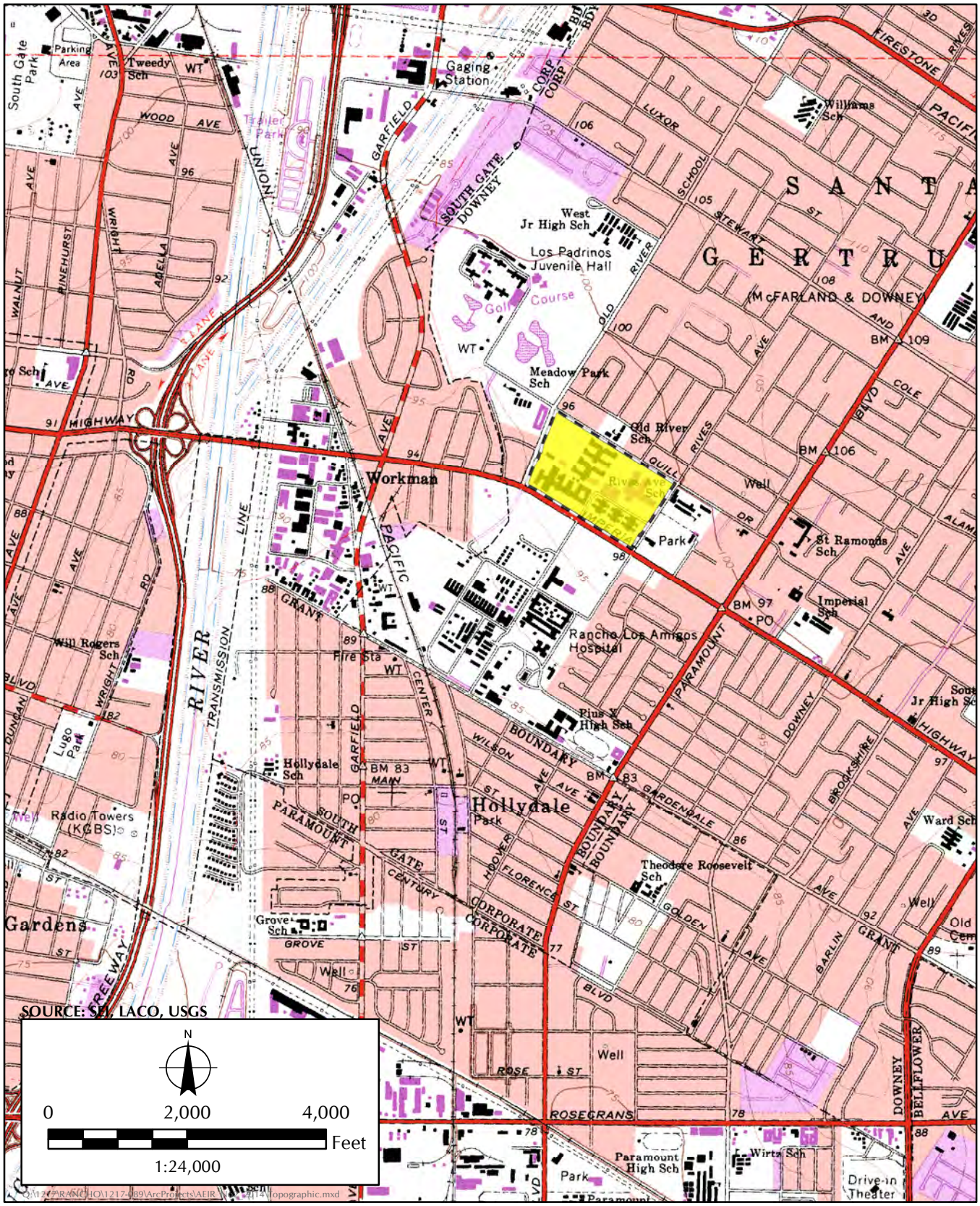
[8] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[9] Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan Public Review Draft: Chapter 3: Land Use Element. Available online at:
http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter6_2014.pdf

[10] County of Los Angeles Department of Regional Planning. Revised 30 June 1988. *County of Los Angeles General Plan, Land Use Policy Map*. Los Angeles, CA.

[11] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[12] City of Downey Planning Division. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at:
http://www.downeyca.org/city_planning_gp.php



2014 Refined Project

FIGURE 2.5-3

Topographic Map

2.8 ZONING

The 2014 refined project site is zoned as Public and Semi-public Facilities, according to the County General Plan. The designation allows for "major existing and proposed public and semi-public uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities, and fairgrounds." The City zoning designation for the North Campus is Residential, R-1-5,000. The R-1-5,000 zone is a single-family residential zone requiring a 5,000-square-foot-minimum lot size.[13] The 2014 refined project conforms to the County Zoning Ordinance.

2.9 EXISTING CONDITIONS

The 2014 refined project site is located in the Downey Plain section of the Los Angeles Basin. The Downey Plain is situated in the central portion of the Los Angeles Basin, and is underlain by several thousand feet of alluvial sediments associated with the San Gabriel River drainage. The alluvium is underlain at a depth of several thousand feet by marine and non-marine sedimentary rocks of Tertiary age. Soils underlying the 2014 refined project site are classified as Urban Land, indicating that they have been previously disturbed. The permeability of this type of soil is highly variable but moderate to moderately slow.

The nearest body of surface water to the 2014 refined project site is the San Gabriel River, located 0.5 mile to the west. Water service for the north campus is provided by the Rancho Water System, which is currently owned and operated by the County. Water sources consist of three on-site wells and one service connection.

- Powerhouse Well (PH) drilled in 1931
- Dairy Well No. 1 (DW#1) drilled in 1927
- Dairy Well No. 2 (DW#2) drilled in 1955
- 10-inch service connection to Metropolitan Water District (MWD) located at the intersection of Stewart and Gray Road and Old River School Road

The well water is the main source of water at the North Campus, with MWD service used for backup only.

Wastewater generated at the North Campus discharges into the County Sanitation Districts' Old River School Road trunk sewer located at Old River School Road between Quill Drive and Imperial Highway.

Consistent with commitments made by the County in the 2013 Addendum No. 1 to the EIR, the 2014 refined project would require a Storm Water Pollution Prevention Plan during construction to avoid impacts on storm water runoff. In addition, a Standard Urban Storm Water Management Plan would need to be prepared and implemented to support the operational phase of the project.

[13] City of Downey Community Development Department. Adopted 28 October 2008. *City of Downey Zoning Ordinance*. Available at: http://qcode.us/codes/downey/.

The 2014 refined project site is located on the North Campus in the City of Downey, which can be described as an urban community, built out with low- and medium-density residential and commercial land uses. The City of South Gate is adjacent to the 2014 refined project site on the west. The Long Beach Freeway and the Union Pacific right-of-way are nearby to the west and southwest. The adjacent land uses consist of single-family residential dwellings approximately 60-feet to the north, Apollo Park approximately 80-feet to the east/southeast, the Downey Courthouse (Superior Court) and a County library approximately 250-feet to the south (immediately across East Imperial Highway), and multi-family residential dwellings approximately 75-feet to the west.

The 49-acre North Campus is completely built out and used exclusively for hospital and medical-related functions. The North Campus contains 24 buildings, several of which occur as clusters, that house inpatient and outpatient facilities and related hospital services (Table 2.9-1, *Description of Existing Buildings*). The exterior finishes of the structures at the North Campus generally consist of stucco, wood siding, and formed concrete.

TABLE 2.9-1
DESCRIPTION OF EXISTING BUILDINGS

LACO No.	Building	Description
5082	100s Building (Clinic Building)	Built in 1963, and expanded in 1977, this building is an irregularly shaped, 123,770-square-foot, two-story structure with a basement. The activities and services that occur in this building consist of radiology, central clinic, phlebotomy, ambulatory care, children's services, communications, surgery, anesthesia, urology, audiology, vascular laboratory, physical therapy, patient case management, housekeeping, echo cardiology, electrocardiogram (EKG), electroencephalogram (EEG), psychology, physicians' offices, central supply, blood bank equipment, intensive care unit, nuclear medicine, and dietary care.
1180	400s Building (Harriman Building)	Built in 1930, this building is a rectangular, 75,815-square-foot, two-story structure. The activities and services that occur in this building consist of patient case management, department of surgery offices, medical director's office, dental clinic, administration, physicians' offices, nursing department, department of medicine, occupational/physical therapy, communication disorder, infection control, information systems, microbiology, psychology, and spinal cord treatment.
3385	500s Building	Built in 1952, this building is an irregularly shaped, 88,421-square-foot, one-story structure. The activities and services that occur in this building consist of orthodontics, respiratory therapy, facility management, mail room, environmental services, human resources, dietary services, nuclear medicine, and x-ray files.
1993 & 1145	Rehabilitating Engineering Center (two buildings)	The approximately 1,000-square-foot Project Threshold structure (LACO No. 1993) and the approximately 1,656-square-foot Model Home (LACO No. 1145) are part of the Rehabilitating Engineering Center's programs in which patients awaiting discharge can learn to adapt to independent living.
5515	Carpenter's Shop	This building is a 1,800-square-foot structure.
2890, 2891, 2892, & 0859	600s Building	Built in 1949, these buildings are H-shaped, one-story, freestanding structures that measure 43,702 square feet in total. The activities and services that occur in these buildings consist of a gift shop, medical records, patient financial services, plant maintenance, audiology, thrift shop, social work, and housekeeping.

TABLE 2.9-1
DESCRIPTION OF EXISTING BUILDINGS, Continued

LACO No.	Building	Description
1992 & 4943	600s Buildings Additions (two buildings)	The 1,029-square-foot Storage Building (LACO No. 1992) and the approximately 1,340-square-foot HUT Building (LACO No. 4943; previously known as Shelter) were added to Buildings 601-604.
4627 & 5039	700s Building	Built in 1960, this building is an irregularly shaped, 63,012-square-foot, one-story structure. This building is vacant.
4848	800s Building	This building is an irregularly shaped, 61,770-square-foot, one-story structure. The activities and services that occur in this building consist of information systems, LAREI, adult day care, nursing facility, pathokinesiology, wheel-chair sports, nurse facilities and training, and housekeeping.
5357	900s Building	Built in 1966, this building is an irregularly shaped, 81,260-square-foot, one-story structure. The activities and services that occur in this building consist of physical therapy, occupational therapy, recreational therapy, patient case management, physicians' offices, psychology, speech pathology, nurse education, social work, dietary services, and housekeeping.
0138 & 0139	Annex West (Building 800A) and Annex East (Building 800B)	These buildings are rectangular, 5,760-square-foot, one-story structures. These buildings are dedicated to gerontology.
0140	Building 900A	Built in 1985, this trailer is a portable, rectangular, 5,760-square-foot structure. The activities and services that occur in this building consist of admissions and LAREI.
0141	Building 900B	Built in 1987, this trailer is a portable, rectangular, 5,760-square-foot structure. This building is dedicated to vocational rehabilitation.
0137	Center for Applied Rehabilitation Technology (CART)	Built in 1990, the CART building is an irregularly shaped, 5,760-square-foot, one-story structure.
X209	Power Plant (also known as Central Plant)	Built in 1993, the 33,276-square-foot Central Plant for the hospital is located in the northwest portion of the north campus. This plant supplies emergency backup power provided by several diesel generators and water treatment for hospital operations.
A284	JPI Building	Built in 1993, the JPI Building is an irregularly shaped, 236,645-square-foot, three-story structure with a basement. The activities and services that occur in this building consist of facilities management, environmental services, laundry, materials management, respiratory therapy, pathology lab, information systems, patient units, offices and storage, and medical records maintenance.
5048	Medical Science Building	Built in 1962, this building is an irregularly shaped, 23,093-square-foot, one-story structure that is vacant.
0145	MRI Building	Built in 1993, this building is a rectangular, 1,830-square-foot, one-story structure that is dedicated to magnetic resonance imaging (MRI).
L796	Parking Structure	Built in 1993, the parking structure is an irregularly shaped, 393,590-square-foot structure. The 6,000-square-foot facility management storage area is located in this structure. The structure currently has approximately

TABLE 2.9-1
DESCRIPTION OF EXISTING BUILDINGS, Continued

LACO No.	Building	Description
		1,109 parking spaces.
X239	Safety Police Office	Built in 1993, this office is an irregularly shaped, 2,507-square-foot, one-story structure. This office is attached to the parking structure.
X238	SSA	Built in 1993, this annex is a rectangular, 67,072-square-foot, two-story structure. The activities and services that occur in this building consist of medical library, education media, building crafts, dietary services, marketing, communication, finance, environmental services, billing, document review, information systems, and conference rooms.

NOTE: The current square footage data for the buildings on the North Campus differs slightly from the square footage reported in the certified EIR due to the fact that certain buildings have been modified since 1992.
SOURCE: Gensler, 2008, and County of Los Angeles, 2014.

The 2014 refined project site does not lie within a historic district.[14] One building at the 2014 refined project site, the Harriman Building (LACO No. 1180), appears eligible for listing in the CRHR and the NRHP.[15]

Consistent with commitments made by the County in the 2013 Addendum No. 1 to the EIR, the 2014 refined project would require a Business Plan pursuant to the California Governor's Office of Emergency Services to prevent or minimize the damage to public health and safety and the environment, from a release or threatened release of hazardous materials. It also satisfies community right-to-know laws. This is accomplished by requiring businesses that handle hazardous materials in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) to:

- Inventory their hazardous materials
- Develop site map
- Develop an emergency plan
- Implement a training program for employees

As noted in the 2013 Addendum No. 1 to the EIR, hazardous wastes are present on the North Campus and stored in a locked metal structure located immediately north of the Central Plant. This storage structure provides secondary containment in the event of spills or leaks. Typical wastes include, but are not limited to, oil, acid, batteries, mercuric chloride, formaldehyde, lead acetate, paints, packaging materials, photo chemicals, gloves, and masks. The equivalent of approximately three to four, 55-gallon drums of waste materials are disposed of every quarter.

Asbestos-containing materials (ACMs) are present on the North Campus and stored in a separate, locked wooden container adjacent to the hazardous waste structure. At the time of the site inspection, one bag of asbestos-containing floor tile (less than 5 pounds) was stored in this container. All hazardous wastes generated by the hospital are to be transported off site for disposal

[14] Historic Resources Group. 26 July 1995. Primary Record and District Record: Rancho Los Amigos Medical Center. Submitted to: Office of Historic Preservation, Department of Parks and Recreation, Sacramento, CA.

[15] Kaplan Chen Kaplan. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

by licensed hazardous waste haulers. Trucks carrying hazardous materials shall be required to operate in accordance with the City's hazardous materials routes and transportation restrictions.[16]

2.10 STATEMENT OF OBJECTIVES

Rancho Los Amigos is a renowned public healthcare facility, ranking among the nation's top 10 rehabilitation centers. Its team of highly qualified rehabilitation experts blends unmatched experience with the latest technologies that have led to many important advances in the art and science of rehabilitation medicine. Rancho Los Amigos Center performs a critical function in meeting the nation's medical needs. However, due to continuing local resource constraints that have resulted in the closure of numerous regional hospitals and clinics coupled with a continuing desire to improve the operational efficiency of Rancho Los Amigos, the County is undertaking the 2014 refined project in order to move all medical facilities and services from the South Campus area to the smaller North Campus area and consolidate structures, thereby providing a cost-effective medical facility. The 2014 refined project would enable the County to focus the medical services activities within and around the JPI Building.

Goal

The County is committed to reducing the operating costs for Rancho Los Amigos and providing each patient with superior medical and rehabilitation services in a culturally sensitive environment.

Objectives

The County identified and prioritized six basic objectives that are important to achieving the project goal:

- Consolidate inpatient and outpatient services in dedicated buildings to optimize operational effectiveness while reducing operations and maintenance costs
    - Comply with the regulations developed by the OSHPD as mandated by Senate Bill 1953 (Chapter 740, 1994), an amendment to and furtherance of the Alfred E. Alquist Hospital Seismic Safety Act of 1983
    - Reduce operating costs to achieve greater efficiency while maintaining the status of Rancho Los Amigos as a national leader in rehabilitative care
- Reduce the number of licensed beds from 396 to approximately 200 to improve the operational efficiency of Rancho Los Amigos while maintaining its role in the County's health care system
- Maintain nationally recognized level of service of rehabilitation treatment modalities

[16] City of Downey Planning Division. Adopted 25 January 2005. "Chapter 2. Circulation Chapter." *Downey Vision 2025 General Plan*. Downey, CA. Available at: http://www.downeyca.org/city_planning_gp.php

- Provide approximately 135,000 square feet of outpatient facilities to accommodate the approximately 50,000 outpatient visits per year consistent with the Space Program Assessment

- Implement the County Energy and Environmental Policy by incorporating sustainable design criteria for water efficiency, energy efficiency, indoor air quality

- Ensure that new construction will enhance visual aesthetics by complementing the surrounding community and conserving the historic elements of the project area

2.11 CONSTRUCTION SCENARIO

As with the 2013 Addendum No. 1 to the EIR, project construction would occur either concurrent or in two phases. The environmental analysis is based on the construction equipment and construction crew vehicles projected for each phase of the project. Unless specifically noted, the equipment and/or vehicles are anticipated to be used on site for the duration of the schedule. Although construction is envisioned in two phases, the environmental analysis contained in this Addendum No. 2 to the EIR is based on concurrent construction of the two phases, thus representing a reasonable worst-case scenario for the purposes of CEQA. This also facilitates maximum flexibility for the County in administering the design-build process.

This Addendum No. 2 to the EIR utilizes the same construction requirements specified in the 2013 Addendum No. 1 to the EIR to avoid noise impacts, including the specification that construction equipment would be equipped with state-of-the-art noise-muffling devices, and barriers/curtains would be utilized during construction. The barriers/curtains shall be used to shield and minimize noise impacts to sensitive receivers. The height and length of the barrier/curtain shall be determined based on location of demolition/construction and receiver.

Construction equipment shall be turned off when not in use. The construction contractor shall ensure that all construction and grading equipment is properly maintained. All vehicles and compressors shall utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times.

Work would be expected to be largely undertaken in previously engineered fill materials. If site-specific geotechnical investigations result in a determination of the need to encroach on native soils, such excavations shall be monitored by a qualified archeologist. Paleontological construction monitoring and recovery of paleontological resources from the grading sites would be required in accordance with standards for such recovery established by the Society of Vertebrate Paleontology such that potential for significant impacts to paleontological resources through the inadvertent loss of important scientific information would be avoided. The recommended procedure to be followed in the event of an accidental discovery of archaeological resources during construction includes stoppage of work on the site of the discovery, immediate evaluation of the find by a qualified archaeologist, and, if warranted, excavation and recovery of significant archaeological resources. In accordance with Health and Safety Code Sections 7050 and 7052, in the event of the discovery of human remains outside of a dedicated cemetery, all ground disturbance would cease and the County Coroner would be notified. Furthermore, in accordance with the Public Resources Code, Section 5097.98, the Native American Heritage Commission would be notified in the event that the County Coroner determines that the remains are Native American.

2.11.1 Phase I

As specified in the 2013 Addendum No. 1 to the EIR, during Phase I, existing vacated buildings would be demolished. Approximately 135,000 square feet of outpatient facilities would be constructed to house the outpatient services relocated from the demolished buildings. Phase I would incorporate the consolidation of the programming and demolition of the majority of the 160,000 square feet of existing buildings around the North Campus. The time frame for demolition of the existing buildings would be approximately 32 weeks (Table 2.11.1-1, *Equipment List: Phase I, Demolition*). Phase I incudes approximately 50,000 square feet of the JPI Extension, remodel of a portion of the existing basement level of the JPI, upgrade to the Central Plant, upgrade to the Safety Police and utility infrastructure, and associated vehicular and pedestrian routes of travel, internal to the North Campus.

TABLE 2.11.1-1
EQUIPMENT LIST: PHASE I, DEMOLITION

Quantity (approximate)	Type of Equipment/Vehicle	Duration of On-Site Construction Activity (weeks)	Total Number of Trips to/from Site during Construction (trips)
1	Water trucks	3	6
1	Hydraulic crane	3	3
4	Dump trucks	8	80
4	Graders/dozers for earthwork and demolition	3	4
6	Demolition crews (four-man crews)	8	203
40	Crew vehicles	10	1,559

The environmental analysis has been completed based on the assumption that new construction would take 48 months, which is a reasonable worst-case scenario (Table 2.11.1-2, *Equipment List: Phase I, New Construction*). This represents an increase of 12 months as compared to the modifications certified in the 2013 Addendum No. 1 to the EIR. However, construction of Phase I may take as long as 5 years.

TABLE 2.11.1-2
EQUIPMENT LIST: PHASE I, NEW CONSTRUCTION

Quantity (approximate)	Type of Equipment/Vehicle	Duration of On-Site Construction Activity (weeks)	Total Number of Trips to/from Site during Construction (trips)
1	Water trucks	10	2
2	Graders/dozers for earthwork and demolition	12	2
2	Hydraulic crane	24	6
4	Dump trucks	154	2,667
10	Material deliveries	80	465
12	Cement trucks	20	1,039
65	Crew vehicles	130	36,588

Up to 55,000 square feet of temporary modular building will begin to be deployed to the campus in September 2014. The temporary modular buildings will be located in the southeastern portion

of the North Campus. The temporary modular buildings will be used to support construction oversight and the provision of outpatient services on an interim basis until the occupancy permit is issued for the new Outpatient Building and the occupants are relocated.

2.11.2 Phase II

Phase II of the 2014 refined project includes demolition of approximately 361,000 square feet (Table 2.11.2-1, *Equipment List: Phase II, Demolition*).

TABLE 2.11.2-1
EQUIPMENT LIST: PHASE II, DEMOLITION

Quantity (approximate)	Type of Equipment/Vehicle	Duration of On-Site Construction Activity (weeks)	Total Number of Trips to/from Site during Construction (trips)
1	Water trucks	6	6
1	Hydraulic crane	7	3
4	Dump trucks	21	168
4	Graders/dozers for earthwork and demolition	6	4
6	Demolition crews (four-man crews)	19	473
40	Crew vehicles	21	3,638

Phase II of the 2014 refined project consists of the construction, operation, and maintenance of the remaining SSA renovations, renovations to the Harriman Building, renovation of the existing JPI Building to accommodate various hospital functions, and additional utility infrastructure and roadway to support the North Campus. This phase of construction also considered construction of up to 175,000 square feet for Veteran Housing, as part of a reasonable worst-case scenario. However, funding for the Veteran Housing element has not been attained, and this element of the project might occur after the remaining elements of Phase II have been completed. It is anticipated that this phase would be completed in 36 months, which is a reasonable worst-case scenario (Table 2.11.2-2, *Equipment List: Phase II, New Construction*). However, construction may take as long as 4 years, which is the same timeframe as the modifications certified in the 2013 Addendum No. 1 to the EIR.

TABLE 2.11.2-2
EQUIPMENT LIST: PHASE II, NEW CONSTRUCTION

Quantity (approximate)	Type of Equipment/Vehicle	Duration of On-Site Construction Activity (weeks)	Total Number of Trips to/from Site during Construction (trips)
1	Water trucks	8	16
2	Graders/dozers for earthwork and demolition	8	2
2	Hydraulic crane	24	2
4	Demolition crews (four-man crews)	12	208
5	Dump trucks	12	180
8	Concrete trucks	20	266
75	Crew vehicles	96	31,175

SECTION 3.0
ENVIRONMENTAL ANALYSIS

The environmental analysis provided in this section describes the information that was considered in evaluating the questions contained in the Environmental Checklist of the State California Environmental Quality Act Guidelines.[1]

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

3.1 AESTHETICS

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to aesthetics from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined by Addendum No. 1 to the EIR (approved project).[2] Aesthetics at the 2014 refined project site were evaluated with regard to the California Department of Transportation's (Caltrans) Scenic Highway Program designations, previously published information regarding the visual character of the 2014 refined project site, including light and glare, aerial imagery, Google Earth street view, and a review of conceptual elevations and site plans.[3]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to aesthetics compared to the approved project was evaluated in relation to four questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[4]

Would the 2014 refined project:

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

The 2014 refined project would not be expected to result in new significant impacts or more substantially adverse significant impacts on a scenic vista from those evaluated for the approved project. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. As with the approved project, the 2014 refined project would not be located within the viewshed of a California Scenic Highway designated by the Caltrans Office of State Landscape Architecture[5] or an All-American Road or National Scenic Byway as designated by the U.S. Department of Transportation, Federal Highway Administration.[6] The Los Angeles County Regional Recreation Areas Plan identifies scenic vistas as vista points that are "areas that command a panoramic and in most cases spectacular view by virtue of elevation differential and relative freedom from visual obstructions."[7] The 2014 refined project area is not located in the vicinity of a scenic vista as designated by the County of Los Angeles (County). Although not subject to the Downey Vision 2025 General Plan (Downey Vision 2025), the County reviewed Downey Vision 2025 and determined that the 2014 refined project would not adversely affect or obstruct the view of any scenic vista designated by the City of Downey (City). The proposed approximately 13,000-square-foot Accessible Gymnasium, Wellness and Aquatic

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] California Department of Transportation. 19 May 2008. "Eligible (E) and Officially Designated (OD) Routes." *California Scenic Highway Program*. Available at: http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm

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

[5] California Department of Transportation. 19 May 2008. "Eligible (E) and Officially Designated (OD) Routes." *California Scenic Highway Program*. Available at: http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm

[6] U.S. Department of Transportation, Federal Highway Administration. 9 January 2007. "America's Byways." *National Scenic Byways Program*. Available at: http://www.byways.org/explore/byways/#index_C

[7] County of Los Angeles Regional Planning Commission. 9 January 2007. *Los Angeles County Regional Recreation Areas Plan: A Part of the Recreation Element of the General Plan*. Los Angeles, CA.

Therapy Center located west of the approved 56,000-square-foot addition on the north side of the Jacqueline Perry Institute (JPI) described in the certified Addendum No. 1 to the EIR;[8] proposed approximately 12,000-square-foot warehouse on the northern portion of the 2014 refined project site; and proposed temporary placement of up to 55,000 square feet of modular buildings during construction on the southern portion of the site would not be expected to result in impacts to aesthetics in relation to scenic vistas (see Figure 2.4-1, *North Campus Consolidation, Construction, and Renovation*). Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to aesthetics related to substantial adverse effects to scenic vistas.

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

The 2014 refined project would not be expected to create a new or substantially more adverse significant impact on scenic resources within a state-designated scenic highway from those evaluated for the approved project. As with the approved project, the 2014 refined project would be completed within existing developed areas of the North Campus. According to the California Scenic Highway Program, the nearest eligible or officially designated scenic highway or historic parkway is Interstate 110, located approximately 14 miles north of the 2014 refined project site. Interstate 110 begins as a historic parkway in the City of Pasadena and travels southwest approximately 25 miles to terminate near downtown Los Angeles.[9] The nearest officially designated scenic highway is a portion of State Route 1 (Pacific Coast Highway) located to the south in the City of Long Beach approximately 15 miles from the 2014 refined project site. Therefore, there would be no eligible or officially designated scenic highways traversing or adjacent to the 2014 refined project area. The 2014 refined project site cannot be viewed from either of these highways due to distance. Therefore, the 2014 refined project would not result in any impact to scenic highways; therefore, there would be no new or substantially more adverse significant impacts to aesthetics related to substantial damage to scenic resources within a state scenic highway.

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

The 2014 refined project would not be expected to create a new or substantially more adverse significant impacts to aesthetics related to the substantial degradation of the existing visual character of the North Campus and its surroundings. As with the approved project, the construction phase of the 2014 refined project may have a temporary adverse effect on the existing visual quality of the site and its surroundings due to the demolition, soil disturbance, waste debris generation, and security barriers required during the construction activities.

The approved project was determined to adequately mitigate all impacts to visual character to below the level of significance through application of the adopted mitigation measures, including use of consistent building colors and materials to maintain a southwestern theme and the extensive use of tall fast-growing trees along the northern property line, as specified in the 1992 adopted

[8] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[9] California Department of Transportation. 19 May 2008. "Eligible (E) and Officially Designated (OD) Routes." *California Scenic Highway Program*. Available at: http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm

Mitigation Monitoring and Reporting Program (MMRP).[10] As a result of the 2014 refined project, the Outpatient Building would be set back approximately 200 feet from Quill Drive and be located further from the street than described in the approved project. The Accessible Gymnasium, Wellness and Aquatic Therapy Center would be located west of the approved Outpatient Building and southeast of the existing parking structure and therefore not visible from adjacent public streets (see Figure 2.4-1). As with the approved project, the two- to three-story JPI Building extension on the north side of the JPI Building would be located approximately 200 feet west of Quill Drive on the opposite side of a perimeter concrete wall covered by a green vine, be consistent with the height of the existing buildings, and improve the visual character of the existing JPI Building. As described in the approved project, the two- to four-story Veteran Housing would be located in the southeastern quadrant of the North Campus. The warehouse would be constructed in an existing parking lot behind trees, shrubs, and a perimeter concrete wall covered by a green vine that would partially shield the view from Quill Drive and Old School River Road. The temporary modular buildings would be located within an existing parking lot and at the location of the demolition of the eastern half of Building 600, at the southeastern portion of the North Campus. The modular buildings would be a temporary addition to the campus during the construction phase of the project. The height of the temporary modular buildings would be consistent with the height of the existing buildings on the North Campus. The 2014 refined project would not degrade the visual character of the North Campus or its surroundings, but would instead contribute to a visual improvement. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts to aesthetics related to degradation of the existing visual character of the North Campus and its surroundings.

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

The 2014 refined project would not be expected to create a new or substantially more adverse significant impact to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect day or nighttime views on the North Campus. The 2014 refined project would be located on the North Campus of the County-owned Rancho Los Amigos Medical Center, in the City of Downey, which currently experiences a high level of day and nighttime light and glare due to the high density of urban development. Sources of light and glare on the North Campus include the JPI Building, other extant pre-1992 buildings, parking lots, vehicles, lighting along pedestrian and vehicle paths of travel, and surrounding roadways.

As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. As there is no change in total building space and associated security lighting, there would be no increase in light or glare as a result of the 2014 refined project. The original project specified mitigation measures, in the adopted 1992 MMRP, to reduce the impacts of light and glare to below the level of significance, including low-reflectance building exterior materials (e.g., low reflectance glass, neutral-colored medium textured concrete panels and/or painted stucco); landscaping and plant materials (e.g., taller, fast growing trees along the north property line) to decrease the view and reflectivity of hardscape surfaces; and low-intensity, low-throw exterior lighting. These same mitigation measures were applied to the approved project. As with the approved project, the 2014 refined project requires compliance with the mitigation

[10] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

measures specified in the adopted 1992 MMRP, such that impacts to light and glare remain below the level of significance.

3.2 AGRICULTURE AND FORESTRY RESOURCES

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to agriculture and forestry resources from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project), as modified by Addendum No. 1 to the Rancho Los Amigos Medical Center EIR (approved project).[1,2] Agriculture and forestry resources at the 2014 refined project site were evaluated with regard to the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP),[3] the County of Los Angeles General Plan,[4] and Downey Vision 2025 General Plan (Downey Vision 2025).[5]

The California Environmental Quality Act (CEQA) defines agricultural land as "prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture land inventory and monitoring criteria, as modified for California," and is herein collectively referred to as "Farmland."[6] The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to agriculture and forestry resources was evaluated in relation to five questions recommended for consideration by the State CEQA Guidelines:[7]

Would the 2014 refined project:

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

The 2014 refined project would not be expected to result in new significant impacts or in more substantially adverse significant impacts to agriculture and forestry resources in relation to the conversion of Farmland from those evaluated for the approved project. The 2014 refined project would affect the same area analyzed in the approved project. The existing land use is designated as Public by Downey Vision 2025. The most recent mapping undertaken by the CDC's FMMP of the County of Los Angeles (County) for Farmland was reviewed for the 2014 refined project site.[8] Based on the review of the County land use designations and the applicable FMMP Important Farmland Map for the 2014 refined project site, there are no Farmlands located in or immediately

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

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

[4] County of Los Angeles Department of Regional Planning, 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[5] City of Downey Planning Department. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at: http://www.downeyca.org/city_planning_gp.php.

[6] California Public Resources Code. Division 13, Chapter 2.5, Sections 21000-21177, §21060.1(a).

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

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

adjacent to the 2014 refined project site. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to agricultural resources related to the conversion of Farmland.

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

The 2014 refined project would not be expected to result in new significant impacts or in more substantially adverse significant impacts to agricultural resources in relation to a conflict with existing zoning for agricultural use or a Williamson Act contract from those evaluated for the approved project. The 2014 refined project would affect the same area analyzed in the approved project. Based on a review of Downey Vision 2025, there is no agricultural land use zoned within the City of Downey's (City's) jurisdiction.[9,10] The City's Office of Planning indicated that no Williamson Act contracts are found within City limits or adjacent properties.[11] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to agriculture and forestry resources related to a 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))?

The 2014 refined project would not be expected to result in new significant impacts or in more substantially adverse significant impacts to forestry resources in relation to a conflict with existing zoning for forest land, timberland or Timberland Production land from those evaluated for the approved project. The 2014 refined project would affect the same area analyzed in the approved project. Based on a review of Downey Vision 2025, there is no Forestry land use zoned within the City of Downey's (City's) jurisdiction.[12,13] The City's Office of Planning indicated that no agricultural or forestry lands are found within City limits or adjacent properties.[14] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to agriculture and forestry resources related to a conflict with existing zoning for agriculture or forestry resources.

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[9] City of Downey Planning Division. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at: http://www.downeyca.org/city_planning_gp.php

[10] City of Downey Planning Division. Adopted February 1989. *Rancho Business Center: Specific Plan 88-1*. Available at: http://www.downeyca.org/city_planning_sp_rancho.php

[11] Davis, William, City Planner, City of Downey Planning Division. 3 July 2014. Telephone conversation with André Anderson, Senior Environmental Compliance Specialist, Sapphos Environmental, Inc., Pasadena, CA.

[12] City of Downey Planning Division. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at: http://www.downeyca.org/city_planning_gp.php

[13] City of Downey Planning Division. Adopted February 1989. *Rancho Business Center: Specific Plan 88-1*. Available at: http://www.downeyca.org/city_planning_sp_rancho.php

[14] Davis, William, City Planner, City of Downey Planning Division. 3 July 2014. Telephone conversation with André Anderson, Senior Environmental Compliance Specialist, Sapphos Environmental, Inc., Pasadena, CA.

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

The 2014 refined project would not result in the loss of forest land or conversion of forest land to non-forest use. There are no forest resources located at or adjacent to the property; nor were such resources historically located at or adjacent to the property. The property has been developed since circa 1920 according to Rancho Los Amigos Facility Planning Department records.[15] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to agriculture and forestry resources related to a conflict with 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?

The 2014 refined project would not be expected to result in new significant impacts or in more substantially adverse significant impacts to agriculture and forestry resources in relation to changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use or con version of forest land to non-forest use from those evaluated for the approved project. The 2014 refined project would affect the same area analyzed in the approved project. Based on the review of the most recent mapping undertaken by the CDC's FMMP of the County for Farmland, there is no Farmland on the 2014 refined project site.[16] The site has been developed since circa 1920 according to Rancho Los Amigos Facility Planning Department records.[17] The 2014 refined project would not be expected to enhance the suitability of any designated Farmland or forest land for development. There are no designated Farmlands or forest lands within or adjacent to the 2014 refined project site. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to agriculture and forestry resources related to changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

[15] County of Los Angeles Chief Administrative Office. October 2004. Phase I Environmental Site Assessment, Rancho Los Amigos National Rehabilitation Center North Campus. Prepared by Sapphos Environmental, Inc., Pasadena, CA.

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

[17] County of Los Angeles Chief Administrative Office. October 2004. Phase I Environmental Site Assessment, Rancho Los Amigos National Rehabilitation Center North Campus. Prepared by Sapphos Environmental, Inc., Pasadena, CA.

3.3 AIR QUALITY

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to air quality than disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined through certification of Addendum No. 1 to the EIR in 2013 (approved project).[2] Air quality at the 2014 refined project site was evaluated with regard to the County of Los Angeles (County) General Plan,[3] the National Ambient Air Quality Standards (NAAQS),[4] the California Ambient Air Quality Standards (CAAQS),[5] and the Clean Air Act (CAA).[6] The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to air quality was evaluated in relation to five questions recommended for consideration by the State CEQA Guidelines.[7]

Would the 2014 refined project:

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

Compared with the approved project, the 2014 refined project would not be expected to create a new or substantially more adverse significant impact to air quality related to conflicts with or obstruction of implementation of the applicable air quality plan. The 2014 refined project area is located within the SCAQMD portion of the SCAB. Ozone (O_3) is the pollutant of greatest concern throughout the SCAB. No single source accounts for most of the emissions of ozone precursors, nitrogen oxides (NO_x) and volatile organic compounds (VOCs); many sources are spread throughout the SCAB. The SCAB is designated as a federal-level nonattainment area for O_3, particulate matter with a diameter of 10 microns or less (PM_{10}), and fine particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$), but the SCAB is in attainment with the NAAQS for nitrogen dioxide (NO_2) and carbon monoxide (CO).[8] The SCAB and the County are also state-level nonattainment areas for O_3, $PM_{2.5}$, and PM_{10} per the CAAQS.[9]

Existing air quality within the vicinity of the City of Downey (City) is characterized by a mix of local emission sources that include stationary activities, such as space and water heating, landscape maintenance, and consumer products; and mobile sources, which primarily include automobile

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[4] U.S. Environmental Protection Agency. 2008. "National Ambient Air Quality Standards (NAAQS)." *Air and Radiation*. Available at: http://www.epa.gov/air/criteria.html

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

[6] U.S. Environmental Protection Agency. 2008. "Title I - Air Pollution Prevention and Control." *Federal Clean Air Act*. Available at: http://www.epa.gov/air/caa//

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

[8] U.S. Environmental Protection Agency. "The Green Book Nonattainment Areas for Criteria Pollutants." *Green Book*. Available at: http://www.epa.gov/oar/oaqps/greenbk/

[9] California Air Resources Board. 2 September 2008. *Area Designations Maps / State and National*. Available at: http://www.arb.ca.gov/desig/adm/adm.htm

and truck traffic. Motor vehicles are the primary source of pollutants within the project vicinity because they have the potential to generate elevated localized levels of CO, termed as CO "hotspots." Section 9.4 of SCAQMD's *CEQA Air Quality Handbook* identifies CO as a localized problem requiring additional analysis when a project is likely to expose sensitive receptors to CO hotspots.[10]

The original project authorized construction of 1,365,029 square feet of total building space and demolition of 361,000 square feet of pre-1992 buildings on the North Campus. The original project was determined to have significant impact on air quality that required the consideration of avoidance and mitigation measures to demonstrate compliance with South Coast Air Quality Management Plan Rule 403 and the Transportation Demand Management Plan. As specified in the 1992 certified EIR, the original project was required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which was determined to reduce impacts from the demolition of structures to below the level of significance.[11] Additional mitigation measures were specified in the adopted 1992 Mitigation Monitoring and Reporting Program to further reduce impacts to air quality, consistent with the *South Coast Air Quality Management District CEQA Handbook Guidelines,* including maintaining of construction equipment, limiting engine idling, and phasing the construction schedule to avoid emissions peaks.[12] The additional mitigation measures allowed the project to be determined to be in conformance SCAQMD Rule 403 for fugitive dust and the SCAQMD's Transportation Demand Management (TDM) program. The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet and increased demolition to 521,000 square, and required conformance with SCAQMD Rule 403, and implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program to ensure conformance with SCAQMD Rule 403 and the Transportation Demand Management Program, thus maintaining compliance with the adopted Air Quality Management Plan. As with the approved project, the 2014 refined project limits total building space at 1,162,270 square feet, provides for demolitions of up to 521,000 square feet of the pre-1992 buildings, and requires implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program to ensure conformance with SCAQMD Rule 403 and the Transportation Demand Management Program, thus maintaining compliance with the adopted Air Quality Management Plan.

Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to air quality related to conflicts with or obstruction of implementation of the applicable air quality plan.

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

Compared with the approved project, the 2014 refined project would not be expected to create a new or substantially more adverse significant impact to air quality related to a violation of an air quality standard on substantial contributions to existing or project air violations. The original project authorized construction of 1,365,029 square feet of total building space and demolition of

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

[11] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[12] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053*), Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

361,000 square feet of pre-1992 buildings on the North Campus and was determined to have significant impacts on air quality related to motor vehicle and stationary source emissions. Direct and indirect impacts on air quality from the original project were determined to be mitigated to below the level of significance with mitigation measures specified in the adopted 1992 Mitigation Monitoring and Reporting Program. However, the original project was determined to contribute to significant cumulative impacts on air quality as result increased vehicle trips and new stationary source emissions.

The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet and increased demolition to 521,000 square, and required conformance with SCAQMD Rule 403, and implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program to ensure conformance with SCAQMD Rule 403 and the Transportation Demand Management Program, thus maintaining compliance with the adopted Air Quality Management Plan. As with the original project, the direct and indirect impacts of the approved project are reduced to below the level through compliance with Rule 403 and implementation of the mitigation measures specified in the adopted 1992 Mitigation Monitoring and Reporting Program. The contribution of the approved project to cumulative impact to air quality from motor vehicle emissions, was reduced from that analyzed for the original project as a result of reducing total building space from 1,365,029 square feet to 1,162,270 square feet, and the corresponding reduction in vehicle miles travelled.

As with the approved project, the 2014 refined project limits total building space at 1,162,270 square feet, provides for demolition of up to 521,000 square feet of the pre-1992 buildings, and requires implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program to ensure conformance with SCAQMD Rule 403 and the Transportation Demand Management Program, thus maintaining compliance with the adopted Air Quality Management Plan. As with the approved project, implementation of the mitigation measures specified in the adopted Mitigation Monitoring and Reporting Program would continue to reduce direct and indirect impacts to below the level of significance. The 2014 refined project also maintains the reduction to cumulative impact on air quality that were achieved by the approved project through the reduction from 1,365,029 square feet of building space to 1,162,270 square feet of building space. As such, there would be no changes in impacts to air quality as a result of the proposed 2014 refined project. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to air quality related to a violation of any air quality standard or substantial contribution to existing or projected air violation.

(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)?

Compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to air quality in relation to cumulatively considerable net increase of any criteria pollutants. The 2014 refined project site is located within the SCAB, which is designated as a nonattainment area according to the state and federal O_3, PM_{10}, and $PM_{2.5}$ standards. During the construction phase, primary emissions would include O_3 precursor emissions and particulate matter. As with the approved project, O_3 precursor emissions from vehicles would be the primary source of impacts to air quality associated with operation of the 2014 refined project. Operational phase impacts are not expected from the emissions of vehicles

traveling to and from North Campus because the number of annual outpatients being served by the facility would not increase, as a result of the 2014 refined project. As with the approved project, the 2014 refined project limits total building space at 1,162,270 square feet, provides for demolition of up to 521,000 square feet of the pre-1992 buildings, and requires implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program to ensure conformance with SCAQMD Rule 403 and the Transportation Demand Management Program, thus maintaining compliance with the adopted Air Quality Management Plan. As with the approved project, implementation of the mitigation measures specified in the adopted Mitigation Monitoring and Reporting Program would continue to reduce direct and indirect impacts to below the level of significance. The 2014 refined project also maintains the reduction to cumulative impact on air quality that were achieved by the approved project through the reduction from 1,365,029 square feet of building space to 1,162,270 square feet of building space. As such, there would be no changes in impacts to air quality as a result of the proposed 2014 refined project. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts to air quality related to criteria pollutants.

(d) Expose sensitive receptors to substantial pollutant concentrations?

Compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.[13] As with the approved project, the nearest sensitive receptors, single-family residences, are located approximately 70 feet from the construction area. As with the approved project, compliance with AQMD Rule 403 would reduce impacts to sensitive receptors to below the level of significance. Incorporation of mitigation measures specified by SCAQMD, including SCAQMD Rule 403 for fugitive dust and the SCAQMD's Transportation Demand Management (TDM) program, and described in the adopted 1992 Mitigation Monitoring and Reporting Program would maintain impacts at below the level of significance.[14,15] As with the approved project, the 2014 refined project limits total building space at 1,162,270 square feet, provides for demolition of up to 521,000 square feet of the pre-1992 buildings, and requires implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program to ensure conformance with SCAQMD Rule 403 and the Transportation Demand Management Program, thus maintaining compliance with the adopted Air Quality Management Plan. As such, the 2014 refined project does not change construction or operation phase air pollutant concentrations. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts to air quality or sensitive receptors related to criteria pollutants.

[13] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[14] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[15] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

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

Compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to air quality in relation to creating objectionable odors. The 2014 refined project would not include additional construction or be expected to create additional odors that beyond those analyzed for the approved project.[16,17] Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more significant impacts to air quality related to objectionable odors.

[16] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[17] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

3.4 BIOLOGICAL RESOURCES

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to biological resources from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as modified by Addendum No. 1 to the EIR (approved project).[2] As a result of the analysis undertaken in the Initial Study prepared in 1991, it was determined that the original project would not be expected to result in significant impacts to biological resources; therefore, this environmental issue area was not carried forward for analysis in the EIR.[3] Biological resources were reevaluated in Addendum No. 1 to the EIR, and the "no impact" determination was reaffirmed for the approved project. Biological resources were reevaluated in accordance with Appendix G the 2014 State California Environmental Quality Act (CEQA) Guidelines. Biological resources at the 2014 refined project site were evaluated with regard to the County of Los Angeles General Plan;[4] a query of the California Natural Diversity Database (CNDDB)[5,6] for the U.S. Geological Survey (USGS) 7.5-minute series South Gate, California, topographic quadrangle[7] in which the 2014 refined project site is located, and all surrounding USGS 7.5-minute series topographic quadrangles (Hollywood,[8] Los Angeles,[9] El Monte,[10] Whittier,[11] Los Alamitos,[12] Long Beach,[13] Torrance,[14] and Inglewood[15]); and a review of published and unpublished literature germane to the 2014 refined project. The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to biological resources was evaluated in relation to six questions recommended for consideration by the State CEQA Guidelines:[16]

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles. December 1991. *Rancho Los Amigos Medical Center Draft Environmental Impact Report (SCH No. 91071053)*, pp. A2–A16. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[4] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[5] California Natural Diversity Database (CNDDB). 2014. RareFind 5. Sacramento, CA: California Department of Fish and Wildlife.

[6] California Natural Diversity Database (CNDDB) (com ed) [ds85]. 2014. CDFW Biogeographic Information and Observation System (BIOS) Data viewer v 5.18.05d. Retrieved 3 July 2014 from http://bios.dfg.ca.gov

[7] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[8] U.S. Geological Survey. 2012. 7.5-minute Series, Hollywood, California, Topographic Quadrangle. Reston, VA.

[9] U.S. Geological Survey. 2012. 7.5-minute Series, Los Angeles, California, Topographic Quadrangle. Reston, VA.

[10] U.S. Geological Survey. 2012. 7.5-minute Series, El Monte, California, Topographic Quadrangle. Reston, VA.

[11] U.S. Geological Survey. 2012. 7.5-minute Series, Whittier, California, Topographic Quadrangle. Reston, VA.

[12] U.S. Geological Survey. 2012. 7.5-minute Series, Los Alamitos, California, Topographic Quadrangle. Reston, VA.

[13] U.S. Geological Survey. 2012. 7.5-minute Series, Long Beach, California, Topographic Quadrangle. Reston, VA.

[14] U.S. Geological Survey. 2012. 7.5-minute Series, Torrance, California, Topographic Quadrangle. Reston, VA.

[15] U.S. Geological Survey. 2012. 7.5-minute Series, Inglewood, California, Topographic Quadrangle. Reston, VA.

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

Would the 2014 refined 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 Wildlife (formerly California Department of Fish and Game) or U.S. Fish and Wildlife Service?

As with the approved project, the development that would result from the 2014 refined project would be located within the North Campus. There are no records for candidate, sensitive, or special status species for the North Campus.[17,18] The North Campus is completely developed with buildings, parking areas, hardscape, and landscape and provides no suitable habitat for species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).[19,20,21] Therefore, as with the approved project, the 2014 refined project would not be expected to result in an 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 CDFW and USFWS.

(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 Wildlife or U.S. Fish and Wildlife Service?

As with the approved project, the development that would result from the 2014 refined project site would be located within the North Campus. There are no blue-line drainages or wetlands identified in the National Wetlands Inventory within the North Campus.[22,23] There is no designated or proposed critical habitat for species listed as rare, threatened, or endangered pursuant to the Federal or State Endangered Species Act.[24,25] The North Campus is completely developed with buildings, parking areas, hardscape, and landscape and does not include any riparian habitat or other sensitive natural community or designated critical habitat identified in local or regional plans, policies, regulations, or by the CDFW or USFWS; and therefore, as with the approved project, the 2014 refined project would not be expected to result in a potential adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW and USFWS.

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[17] California Department of Fish and Wildlife. 2013. *RareFind 5 A Database Application for the Use of the California Natural Diversity Data Base*. Sacramento, CA.

[18] California Natural Diversity Database (CNDDB) (com ed) [ds85]. 2014. CDFW Biogeographic Information and Observation System (BIOS) Data viewer v 5.18.05d. Retrieved 3 July 2014 from http://bios.dfg.ca.gov

[19] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[20] U.S. Fish and Wildlife Service. n.d. Conservation Plans and Agreements Database. Available at: http://ecos.fws.gov/conserv_plans/public.jsp

[21] California Department of Fish and Wildlife. n.d. Habitat Conservation Branch. Website. Available at: http://www.dfg.ca.gov/nccp/

[22] U.S. Fish and Wildlife Service. Accessed 2014. *National Wetlands Inventory Map*. Arlington, VA. Available at: http://www.fws.gov/wetlands/Data/Mapper.html

[23] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[24] U.S. Fish and Wildlife Service. n.d. Conservation Plans and Agreements Database. Available at http://ecos.fws.gov/conserv_plans/public.jsp

[25] California Department of Fish and Wildlife. n.d. Habitat Conservation Branch. Website. Available at: http://www.dfg.ca.gov/nccp/

(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?

As with the approved project, the development that would result from the 2014 refined project site would be located within the North Campus. The North Campus is completely developed with buildings, parking areas, hardscape, and landscape and does not include any blue-line drainages or wetlands identified in the National Wetlands Inventory within the North Campus.[26] Accordingly, as with the approved project, the 2014 refined project would not result in an impact 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. As there are no impacts, there would be no substantially more adverse impacts on federally protected wetlands.

(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?

As with the approved project, the development that would result from the 2014 refined project site would be located within the North Campus. The North Campus is completely developed with buildings, parking areas, hardscape, and landscape, and does not serve as wildlife corridors, species movement, or nursery sites. Therefore, as with the approved project, the 2014 refined project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

As with the approved project, the development that would result from the 2014 refined project site would be located within the North Campus. The North Campus is completely developed with buildings, parking areas, hardscape, and landscape, and does not include any resources protected by local policies or ordinances for protecting biological resources. Consequently, as with the approved project, the 2014 refined project would not be expected to result in a conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

(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?

As with the approved project, the development that would result from the 2014 refined project site would be located within the North Campus. The North Campus is completely developed with buildings, parking areas, hardscape, and landscape. There are no areas within or adjacent to the North Campus that are part of an adopted Habitat Conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[27,28,29,30] As

[26] U.S. Fish and Wildlife Service. Accessed 2014. *National Wetlands Inventory Map*. Arlington, VA. Available at http://www.fws.gov/wetlands/Data/Mapper.html

[27] U.S. Fish and Wildlife Service. n.d. Conservation Plans and Agreements Database. Available at http://ecos.fws.gov/conserv_plans/public.jsp

with the approved project, the 2014 refined project area is located in an area designated for hospital use, not in an area proposed or adopted as part of a Habitat Conservation Plan[31] or a Natural Community Conservation Plan.[32] Consequently, as with the approved project, the 2014 refined project would not be expected to result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

[28] California Department of Fish and Wildlife. n.d. Habitat Conservation Branch. Website. Available at http://www.dfg.ca.gov/nccp/

[29] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[30] City of Downey Planning Department. 25 January 2005. *Vision 2025 General Plan Downey, California – Chapter 4, Conservation*. Downey, CA.

[31] U.S. Fish and Wildlife Service. n.d. Conservation Plans and Agreements Database. Available at http://ecos.fws.gov/conserv_plans/public.jsp

[32] California Department of Fish and Wildlife. n.d. Habitat Conservation Branch. Website. Available at http://www.dfg.ca.gov/nccp/

3.5 CULTURAL RESOURCES

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to cultural resources to the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project), as refined by the Addendum No. 1 to the EIR (approved project).[1,2] As a result of the analysis undertaken in the Initial Study prepared in 1991,[3] it was determined that the original project would not be expected to result in significant impacts to cultural resources; therefore, this environmental issue area was not carried forward for analysis in the EIR.[4] Cultural resources were re-evaluated in Addendum No. 1 to the EIR, and the "no impact" determination was reaffirmed for the approved project. Cultural resources were re-evaluated in accordance with Appendix G of the 2014 State California Environmental Quality Act (CEQA) Guidelines.

The 2014 refined project was re-evaluated in relation to information contained in the Conservation and Natural Resources Element of the Draft County of Los Angeles General Plan 2035.[5] Subsequently, updated record searches were conducted at the South Central Coastal Information Center housed at California State University, Fullerton, and at the Natural History Museum of Los Angeles. Topographic maps displaying geological formations and satellite imagery were reviewed and found to be consistent with information gathered in support of the certified EIR and Addendum No. 1 to the EIR.

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to cultural resources was evaluated in relation to four questions recommended for consideration by the State CEQA Guidelines.[6]

Would the 2014 refined project:

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

The 2014 refined project would not be expected to result in new significant impacts or more substantially adverse significant impacts to cultural resources related to a substantial adverse change in the significance of an historical resource from those evaluated for the approved project. As noted above, potential impacts to cultural resources, including historical resources, were

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[1] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. Adopted 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Internal Services Department. December 1991. *Rancho Los Amigos Medical Center Draft Environmental Impact Report (SCH No. 91071053)*, pp. A2–A16. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[4] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[5] County of Los Angeles Department of Regional Planning. January 2014. County of Los Angeles General Plan 2035. Chapter 9: Conservation and Natural Resources Element. Public Review Draft. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter9_2014.pdf

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

investigated in the 1991 Initial Study. The County completed an inventory of all the structures on Rancho Los Amigos, which resulted in a determination that the Harriman Building was the only extant historical resource on the North Campus.[7] Primary construction of the North Campus occurred in the 1960s and 1970s, and none of the buildings on the 2014 refined project site was of historical significance; however, the facade of the Harriman Building was determined to be a significant historical resource pursuant to CEQA.[8]

As with the approved project, the 2014 refined project includes the demolition of approximately 521,000 square feet. This total does not include the Harriman Building, which would be rehabilitated. The North Campus Historical Resources Evaluation prepared in 2004 assessed the potential historical significance of all buildings on the North Campus that were at least 40 years old at the time.[9] Only one building, the Harriman Building, was identified as significant.[10]

The 2014 refined project does not change the demolition plan from that addressed for the approved project. As with the approved project, the Harriman Building (Building 400, LACO No. 1180) will be restored consistent with the Secretary of the Interior's standards. The interior of the building, which has been subject to substantial renovations since its construction in 1931, will be rehabilitated to meet current standards for outpatient medical facilities. The proposed warehouse building is proposed for a location that has a surface parking lot and does not contain any historical resources. The Accessible Gymnasium, Wellness and Aquatic Therapy Center is proposed for a location immediately south of the Jacqueline Perry Institute (JPI), at the location of Building 700, which has been approved for demolition. Therefore, the 2014 refined project would not result in a new or substantially more adverse impact to historical resources.

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

The 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to cultural resources related to a substantial adverse change in the significance of an archaeological resource from those evaluated for the approved project.[11] As noted above, potential impacts to cultural resources, including archaeological resources, were investigated in the 1991 Initial Study, which concluded that the original project, including a net grading and construction of approximately 350,000 square feet on the 49-acre North Campus, would not be expected to result in the alteration or destruction of a prehistoric or historic archaeological site.[12] As summarized in Table 2.4-2, the refinements that were approved pursuant to Addendum No. 1 to the EIR reduced the total area of new construction by

[7] Kaplan Chen Kaplan Architects. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

[8] Kaplan Chen Kaplan Architects. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

[9] Kaplan Chen Kaplan Architects. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

[10] Kaplan Chen Kaplan Architects. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

[11] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[12] County of Los Angeles Internal Services Department. December 1991. *Rancho Los Amigos Medical Center Draft Environmental Impact Report (SCH No. 91071053)*, pp. A2–A16. Contact: Environmental Science Associates, Inc., Los Angeles, CA.

approximately 17 percent and increased the demolition of existing buildings. The 2014 refined project would be located within the same 49-acre parcel previously analyzed and would not involve any net increase of grading or new construction in excess of the approved project. Therefore, there would be no expected additional impacts to cultural resources related to a substantial adverse change in the significance of an archaeological resource.

A records search conducted at the South Central Coastal Information Center at the University of California, Fullerton, indicated that the 2014 refined project area has not been previously surveyed for the presence of archaeological resources. Thus, it is unknown whether the 2014 refined project site has the potential to yield archaeological resources. In addition, coordination undertaken with the Native American Heritage Commission (NAHC) determined that no Native American cultural resources have been recorded in the sacred lands file for the 2014 refined project area.[13] The 2014 refined project description includes a recommended procedure to be followed in the event of an accidental discovery of archaeological resources during construction, including stoppage of work on the site of the discovery, immediate evaluation of the find by a qualified archaeologist, and, if warranted, excavation and recovery of significant archaeological resources. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to cultural resources related to a substantial adverse change in the significance of an archaeological resource.

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

The 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource, site, or geologic feature from those evaluated for the approved project.[14] Impacts to paleontological resources normally occur when a project involves excavation or demolition of buildings requiring disturbance of underlying sedimentary rock or undisturbed consolidated soil. Disturbance of underlying sedimentary rock or undisturbed consolidated soils that have a moderate to high potential to contain unique paleontological resources has the potential to result in the loss of scientific information. As with the approved project, the 2014 refined project has the potential to affect native soils on approximately 75 percent of the 49 acres that make up the North Campus.

Two elements of the 2014 refined project, a 56,000-square-foot expansion of the existing JPI Building and construction of approximately 122,000 square foot of new outpatient facilities would involve subsurface excavations within the area evaluated in the certified EIR.[15] A paleontological record search was conducted for the Addendum No. 1 to the EIR at the Natural History Museum of Los Angeles County to assess the relative level of sensitivity for the refined project area to contain unique paleontological resources. The 2014 refined project area is underlain by surficial deposits of younger Quaternary alluvium (Pleistocene and Holocene) as a result of deposition from the Los

[13] Wood, Rob, California Native American Heritage Commission, Sacramento, CA. 18 August 2004. Letter to Laurie A. Solis, Sapphos Environmental, Inc., Pasadena, CA.

[14] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[15] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

Angeles River, which currently flows through a concrete channel just west of the 2014 refined project area. These younger Quaternary deposits do not usually contain significant fossil vertebrates in the uppermost layers. The closest known fossil locality, identified as LACM 3382, is situated southwest of the 2014 refined project area, west of Interstate 710 (Long Beach Freeway), east of Wilmington Avenue, and north of Artesia Boulevard. This locality produced a specimen of fossil mammoth, *Mammuthus*, at a depth of 5 feet below the surface.

Surface grading or very shallow excavations within the 2014 refined project site are unlikely to uncover significant fossil vertebrates. However, based on the fossil findings previously mentioned, it is likely that deeper excavations extending down into older Quaternary alluvium may encounter significant fossil vertebrate remains. The 2014 refined project requires paleontological construction monitoring and recovery of paleontological resources from the grading sites in accordance with standards for such recovery established by the Society of Vertebrate Paleontology such that potential for significant impacts to paleontological resources through the inadvertent loss of important scientific information would be avoided. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource, site, or geologic feature.

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

The 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to human remains, including those interred outside of formal cemeteries from those evaluated for the approved project.[16]

The Initial Study and certified EIR did not identify the presence of human remains within the 49-acre North Campus.[17] The 2014 refined project would affect the same area analyzed in the certified EIR.[18] As with the approved project, in accordance with California Health and Safety Code Sections 7050 and 7052, in the event of the discovery of human remains outside of a dedicated cemetery, all ground disturbance would cease and the County of Los Angeles Coroner would be notified. Furthermore, in accordance with Public Resources Code Section 5097.98, the NAHC would be notified in the event that the County Coroner determines that the remains are Native American. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to human remains.

[16] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[17] County of Los Angeles Internal Services Department. December 1991. *Rancho Los Amigos Medical Center Draft Environmental Impact Report (SCH No. 91071053)*, pp. A2–A16. Contact: Environmental Science Associates, Inc., Los Angeles, CA.

[18] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

3.6 GEOLOGY AND SOILS

This analysis is undertaken to determine if the refined North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to geology and soils from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project), as modified by Addendum No. 1 to the Rancho Los Amigos Medical Center EIR (approved project).[1,2] Impacts related to geology and soils at the 2014 refined project site were evaluated with regard to the County of Los Angeles General Plan Safety element;[3] the U.S. Geological Survey (USGS) 7.5-minute series, South Gate, California, topographic quadrangle,[4] in which the 2014 refined project site is located, and the adjacent Whittier, California, topographic quadrangle;[5] California Division of Mines and Geology (CDMG) publications;[6] the most recent Alquist-Priolo Earthquake Fault Zoning Maps; published maps;[7,8,9] and technical studies.

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to geology and soils was evaluated in relation to five questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[10]

Would the 2014 refined 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? Refer to Division of Mines and Geology Special Publication 42.

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault from those evaluated for the approved project. As with the approved project, the proposed refinements would occur within the existing developed areas of the North Campus. The 2014

[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1990. *County of Los Angeles General Plan, Safety Element*. Los Angeles, CA.

[4] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[5] U.S. Geological Survey. 2012. 7.5-minute Series, Whittier, California, Topographic Quadrangle. Reston, VA.

[6] California Geological Survey. 1962. *Mines and Mineral Resources of Los Angeles County California*. Los Angeles, CA.

[7] California Geological Survey. Revised 1999. *Fault-Rupture Hazard Zones in California*. Special Publication 42. Sacramento, CA: Office of the State Geologist.

[8] California Geological Survey. 1999. Seismic Shaking Hazard Maps of California, Map Sheet 48. Sacramento, CA: Office of the State Geologist.

[9] U.S. Geological Survey. 1989. Map Showing Late Quaternary Faults and 1978–84 Seismicity of the Los Angeles Region, California. Reston, VA.

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

refined project area is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults are known to exist on the 2014 refined project site.[11] As with the approved project, the 2014 refined project site is located on the North Campus of Rancho Los Amigos, 6.7 miles northeast of the Newport-Inglewood fault. The Avalon-Compton fault lies within the central portion of the Newport-Inglewood fault zone approximately 2.5 miles from the North Campus.[12] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to exposing people or structures to potential substantial adverse effects involving the rupture of a known earthquake fault than the approved project.

ii) Strong seismic ground shaking?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, from those evaluated for the approved project. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. As with the approved project, the 2014 refined project site would be subject to strong ground shaking in the event of a major regional earthquake. However, the 2014 refined project would be constructed in accordance with applicable state requirements, including the Uniform Building Code seismic safety requirements. Compliance with existing standards and requirements would ensure an adequate level of protection from seismic hazards. The original project was determined to mitigate impacts to people and property associated with strong seismic ground shaking to below the level of significance through application of the mitigation measures specified in the adopted 1992 Mitigation Monitoring and Reporting Program, including: (1) building the project in conformance with the Uniform Building Code; (2) undergrounding all facilities to eliminate the potential safety hazard caused by falling overhead wires; and (3) conducting a foundation investigation for each new building to determine structural load, as specified in the 1992 adopted Mitigation Monitoring and Reporting Program.[13] The 2014 refined project maintains the same total building space and level of inpatient beds, and patients served in outpatient services as the approved project; therefore, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to exposing people or structures to potential substantial adverse effects involving strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, from those evaluated for the approved project. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. The primary factors influencing liquefaction potential include groundwater, soil type, and

[11] California Geological Survey. Revised 1999. *Fault-Rupture Hazard Zones in California*. Special Publication 42. Sacramento, CA: Office of the State Geologist.

[12] BBL Environmental Information. 11 January 2007. *Radius Map Report, 7601 E. Imperial Highway, Downey* (Inquiry Number SAPP3413). Solana Beach, CA.

[13] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

intensity of ground shaking. Liquefaction potential is greatest in saturated, loose, and poorly graded sand. Based on previous investigations, the subsurface material is classified as bedrock.[14] The potential for soil liquefaction and other secondary seismic hazards, such as lurch cracks and seismically induced settlement was determined to be less than significant in the original project and in the approved project.[15,16] As with the approved project, the new building space that would be developed in the 2014 refined project would be completed on the North Campus, with the same total building space as the approved project, 1,162,270 square feet. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to exposing people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.

iv) Landslides?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, from those evaluated for the approved project. The 2014 refined project would affect the same area analyzed in the approved project. The County General Plan Landslide Inventory Map does not identify the 2014 refined project area as being located in a landslide area.[17] The topography of the 2014 refined project site has relatively flat terrain, with shallow downward slopes in a westerly direction. Based on a review of the USGS 7.5-minute series, South Gate, California, topographic quadrangle map, in which the 2014 refined project site is located, and the Whittier, California, topographic quadrangle, which is adjacent to the 2014 refined project site, no areas susceptible to seismic-induced landslides are shown in the 2014 refined project vicinity.[18,19] Landslides are not considered to be a potential hazard at the 2014 refined project site, and therefore would not affect any of the 2014 refined project's modified components. Therefore, the 2014 refined project would not result in new or substantially more adverse significant impacts related to exposing people or structures to potential substantial adverse effects involving landslides.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to substantial soil erosion or the loss of topsoil from those evaluated for the approved project. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. The materials most susceptible to erosion are natural soil and younger alluvium, which exist at the surface of the North Campus. Areas susceptible to erosion typically include steeper slopes and are located along drainage courses. Due to the relatively flat terrain of the North Campus, significant site erosion would not be anticipated. The largest threat of erosion is from uncontrolled drainage, especially during construction. As

[14] County of Los Angeles Internal Services Department. January 1991. *Geologic Seismic Study for Rancho Los Amigos Medical Center*. Prepared by: LeRoy Crandall and Associates, Los Angeles, CA. Los Angeles, CA.

[15] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[16] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA., page 126.

[17] County of Los Angeles Internal Services Department. January 1991. *Geologic Seismic Study for Rancho Los Amigos Medical Center*. Prepared by: LeRoy Crandall and Associates, Los Angeles, CA. Los Angeles, CA.

[18] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[19] U.S. Geological Survey. 2012. 7.5-minute Series, Whittier, California, Topographic Quadrangle. Reston, VA.

evaluated for the approved project, project components could be susceptible to promoting erosion during site grading, earthmoving, and construction activities.[20] The original project was determined to mitigate impacts associated with increased instantaneous storm water runoff to below the level of significance through application of the mitigation measures specified in the 1992 adopted Mitigation Monitoring and Reporting Program. [21] The specified mitigation measures required improvements North Campus on-site storm drain facilities to adequately transport stormwater runoff to existing County storm drain facilities on Imperial Highway and Old River School Road.

The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet and increased demolition to 521,000 square, and required implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting, thus maintaining impacts to below the level of significance. As with the approved project, the 2014 refined project limits total building space at 1,162,270 square feet, provides for demolition of up to 521,000 square feet of the pre-1992 buildings, and requires implementation of the mitigation measures specified in adopted 1992 Mitigation Monitoring and Reporting Program. As with the approved project, the 2014 refined project would be designed with appropriate erosion control measures, including soft- and hard-landscaping, and surface water drainage, in accordance with applicable building code requirements and storm water best management practices relative to potential on- and off-site effects. The 2014 refined project would have no increase in total grading area or impervious surface; as such, there would no increase in erosion or loss of topsoil, and impacts would be maintained below the level of significance. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to 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?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to location on a geologic unit or soil that is unstable or that would become unstable as a result of the 2014 refined project, potentially resulting in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, from those evaluated for the approved project. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. The California Geological Survey Seismic Hazard Map does not identify the location of the proposed buildings as being located in a landslide area, but does identify the project site to be located in an area susceptible to liquefaction.[22] As specified for the approved project, the 2014 refined project would be required to be designed and constructed in accordance with building code requirements, and the recommendations of a foundation investigation for each new building to determine structural loads, consistent with the mitigation measures provided in the adopted 1992 Mitigation Monitoring and Reporting Program (MMRP), thus allowing impacts to remain below the level of significance.[23]

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[20] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA, page 126.

[21] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[22] California Geological Survey, Division of Mines and Geology. Released 25 March 1999. Seismic Hazard Zones map, South Gate Quadrangle. Available at: http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_sgate.pdf

[23] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los

Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to location on a geologic unit or soil that is unstable or would become unstable as a result of the 2014 refined project, potentially resulting in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to location of proposed structures on expansive soil, creating substantial risks to life or property, from those evaluated for the approved project. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. The potential for expansion of the near-surface soils is low.[24] Construction in accordance with California Building Codes would avoid impacts. Therefore, the 2014 refined project would not result in new or substantially more adverse significant impacts related to location on expansive soil.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to 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 from those evaluated for the approved project. As with the approved project, the 2014 refined project site would be connected to the municipal sewer system, and thus would not necessitate the use of septic tanks or alternative waste water disposal systems. Therefore, the 2014 refined project would not result in new or substantially more adverse significant impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

Angeles, CA.

[24] County of Los Angeles Internal Services Department. April 1991. *Report of Foundation Investigation*. Prepared by: LeRoy Crandall and Associates, Los Angeles, CA.

3.7 GREENHOUSE GAS EMISSIONS

The impacts of greenhouse gas (GHG) emissions on global climate change were not yet recognized by the State of California at the time of the certification of the EIR in 1992, and therefore were not included in the analysis of impacts. Similarly, the potential impacts of global climate change on the project were not addressed in the 1992 certified EIR (original project). Therefore, Addendum No. 1 to the EIR in 2013 included a review of regulatory publications from the California Air Pollution Control Officers Association,[1] the State Office of the Attorney General,[2] and the Governor's Office of Planning and Research Technical Advisory,[3] as well as court decisions on global climate change analysis in CEQA cases, to assess the potential impacts of global climate change on the refined project and, conversely, the potential impact of the refined project on GHG emissions.[4,5] Similarly, this Addendum No. 2 to the EIR considers the recommended scope of analysis in light of Appendix G to the State CEQA Guidelines, as in effect in 2014.

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to GHG emissions than disclosed in the project described in Addendum No. 1 to the EIR (approved project).[6] The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to GHG emissions was evaluated in relation to two questions recommended for consideration by the State CEQA Guidelines.[7]

Would the 2014 refined project:

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

Compared to the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to greenhouse gas (GHG) emissions in relation to generating GHG emissions, either directly or indirectly, that may have a significant impacts on the environment from that that would have been expected from the approved project.[8] Modeling results for the 2014 refined project indicate that construction and demolition activities would be expected to result in approximately 10,022.57 tons of CO_{2e} emissions per year, which is well below the California Air Pollution Control Officers Association's (CAPCOA) recommended

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

[2] California Department of Justice Office of the Attorney General. 21 May 2008. *The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level*. Sacramento, CA.

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

[4] United States Court of Appeals for the Ninth Circuit. 18 August 2008. *Center for Biological Diversity v. National Highway Traffic Safety Administration*. San Francisco, CA.

[5] Superior Court of California, County of Los Angeles. 28 July 2008. *Natural Resources Defense Council v. South Coast Air Quality Management District*. Los Angeles, CA.

[6] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

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

[8] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

threshold of 25,000 metric tons of yearly CO_{2e} emissions.[9] CO_{2e} emissions associated with construction activities would be expected to be similar for the 2014 refined project, due to the comparable construction equipment and pacing and duration of construction that was evaluated for the approved project (see Section 2 for construction scenario and phasing).

Furthermore, assuming that there will be 200 hospital beds, modeling results for operational activities associated with the 2014 refined project indicate that approximately 5,233.50 tons of CO_{2e} would be emitted per year, which is less than the estimated 8,386.05 tons of CO_{2e} that would be emitter per year for the original project. Due to the fact that the 2014 refined project's operational emissions of CO_{2e} would not increase as a result of the proposed project refinements and the operational emissions of CO_{2e} are lower than the CAPCOA suggested threshold, the 2014 refined project would not to result in new or substantially more adverse significant impacts to GHG emissions.[10]

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

Compared to the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to GHG emissions in relation to conflicting with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases from those evaluated for the approved project. GHG emissions were evaluated for the approved project.[11] The City of Downey has not adopted any plans, policies, or regulations for the purpose of reducing the emissions of GHGs; therefore, Executive Order S-3-05 and Assembly Bill (AB) 32 are the appropriate policies for determining the level of significance from the 2014 refined project's GHG emissions. Both policies establish requirements for reducing California's GHG emissions to 1990 levels by 2020. According to the *Climate Action Team Report to Governor Schwarzenegger and the Legislature* report, the statewide GHG emissions target for 2020 is 427 million metric tons of CO_{2e} per year.[12] The modeling undertaken to support the environmental analysis completed for the approved project estimated that construction and demolition activities would generate approximately 0.00002 percent of California's target for 2020, and operational activities would only generate approximately 0.0001 percent of California's target for 2020.[13] Therefore, based on the emissions modeling, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to GHG emissions from those evaluated for the approved project.

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

[10] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[11] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[12] California Climate Action Team. 3 April 2006. *Climate Action Team Report to Governor Schwarzenegger and the Legislature*. Sacramento, CA.

[13] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

3.8 HAZARDS AND HAZARDOUS MATERIALS

This analysis is undertaken to determine if the refined North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to hazards and hazardous materials from that disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project)[1] as modified through certification of Addendum No. 1 to the EIR (approved project).[2] Hazards and hazardous materials at the 2014 refined project site were evaluated based on expert opinion supported by facts and review of federal, state, and local environmental regulatory databases.[3,4]

Hazardous waste is a byproduct of society that can pose a potential or substantial hazard to human health or the environment when improperly managed. Designated hazardous waste possesses at least one of four defined characteristics–ignitability, corrosivity, reactivity, or toxicity–or appears on special U.S. Environmental Protection Agency lists.[5]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts related to hazards and hazardous materials was evaluated in relation to eight questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[6]

Would the 2014 refined project:

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

The 2014 refined project would not be expected to result in new significant impacts or substantially more adverse significant impacts to hazards and hazardous materials in relation to a hazard that could affect the public or the environment through the routine transport, use, or disposal of hazardous materials. The original project identified the potential presence of hazardous materials in conjunction with three areas on the North Campus: (1) refrigeration plant and cooling towers; (2) five underground storage tanks installed prior to 1987, and (3) reserve diesel generators and asbestos in Buildings 500, 600, 700, 800, and 900 (please see Table 2.9-1). The adopted 1992 Mitigation Monitoring and Reporting Program (MMRP) provided mitigation measures to ensure the correct characterization, abatement, and disposal of hazardous material from the three potential sources on the North Campus. The 1992 certified EIR and MMRP determined that with implementation of the adopted mitigation measures, the impacts would be reduced to below the level of significance.[7] As with the original project, the approved project required the application of

[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] BBL Environmental Information. 11 January 2007. *Environmental Record Search, 7601 E. Imperial Highway, Downey*. Solana Beach, CA.

[4] County of Los Angeles, Department of Regional Planning. 1990. *County of Los Angeles General Plan, Safety Element*. Los Angeles, CA.

[5] *Code of Federal Regulations*, Title 40, Chapter 1, Part 261.

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

[7] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*, Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

the specified mitigation measures in the adopted 1992 MMRP to ensure that impacts from the transport and disposal of hazardous materials during construction and demolition activities were maintained below the level of significance.[8]

As with the approved project, the 2014 refined project includes demolition of buildings constructed in the 1950s and 1960s (please see Table 2.9-1). In the 2014 refined project, the demolition would be partially undertaken in Phase I and Phase II, but ultimately result in the proposed demolition of Buildings 500, 600, 700, 800, and 900, thus resulting in the same need for the transport and disposal of asbestos-containing material. As with the approved project, all demolished buildings shall be subject to a Comprehensive Building Asbestos Survey prior to demolition or renovation activities, and all asbestos shall be required to be abated or encapsulated. As with the approved project, the 2014 refined project requires adherence to the mitigation measures specified in the adopted 1992 MMRP, thus ensuring that impacts would be maintained to below the level of significance. The proposed warehouse relocation, to reduce interference and disruption of outpatient services, was evaluated for the approved project.[9] There is no change in the proposed use for this building; therefore, there would be no change in the transport of hazardous materials transported to or stored in the warehouse. As with the approved project, the transport, storage, use, and disposal of hazardous material is governed by a Business Plan according to the requirements of the California Governor's Office of Emergency Services. The Accessible Gymnasium, Wellness and Aquatic Therapy Center would likely require the storage of chemicals to treat aquatic facilities. The transport, storage, use, and disposal of these chemicals would also be undertaken pursuant to a Business Plan. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts to hazards and hazardous materials in relation to creating 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?

The 2014 refined project would not be expected to create a new or substantially more adverse significant impact to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous. The original project identified the potential presence of hazardous materials in conjunction with three areas on the North Campus: (1) refrigeration plant and cooling towers; (2) five underground storage tanks installed prior to 1987; and (3) reserve diesel generators and asbestos in Buildings 500, 600, 700, 800, and 900 (please see Table 2.9-1). The adopted 1992 MMRP provides mitigation measures to ensure the correct characterization, abatement, and disposal of hazardous material from the three potential sources on the North Campus. The 1992 certified EIR and MMRP determined that with implementation of the adopted mitigation measures, the impacts would be reduced to below the level of significance.[10] As with the original project, the approved project required the application of the specified mitigation measures in the adopted 1992 MMRP and development of a Hazardous Materials Plan

[8] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053*), Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[9] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[10] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053*), Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

to be in place for the storage, handling, and removal of hazardous materials.[11] As with the approved project, site-specific investigations shall be required for the 2014 refined project to ensure that new construction would not pose a risk or hazard to people or property.

As with the approved project, the 2014 refined project requires application of the specified mitigation measures in the adopted 1992 MMRP and development of a Hazardous Materials Plan to be in place for the storage, handling, and removal of hazardous materials. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse impacts 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?

The 2014 refined project would not be expected to create a new or substantially more adverse significant impact from the emission of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school from that evaluated in the approved project. As with the approved project, there are no identified existing or proposed schools located within 0.25 mile of the 2014 refined project site.[12] The nearest school, Old River Elementary School is located at 11995 Old River School Road approximately 0.4 mile north of the North Campus. Therefore, the 2014 refined project would not be expected to result in new or substantially more adverse impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 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?

Based on the review of federal, state, and local environmental regulatory databases, the 2014 refined project site is not identified on a list of hazardous materials sites pursuant to the Government Code Section 65962.5.[13,14] Therefore, as with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse impacts related to being located on a hazardous waste site.

(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?

The 2014 refined project would not be expected to create a new or substantially more adverse significant safety hazard for people residing or working in the 2014 refined project area due to

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[11] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[12] Downey Unified School District. 7 July 2014. Telephone conversation between Jennifer Boose, Assistant to the Superintendent, and Andre Anderson, Senior Environmental Compliance Specialist, Sapphos Environmental, Inc.

[13] BBL Environmental Information. 11 January 2007. *Environmental Record Search, 7601 E. Imperial Highway, Downey*. Solana Beach, CA.

[14] California Environmental Protection Agency, Department of Toxic Substances Control. 7 July 2014. EnviroStor Database. Available at: https://www.envirostor.dtsc.ca.gov/public

impacts resulting from the 2014 refined project being located within an airport land use plan or within 2 miles of a public airport or public use airport from those evaluated for the approved project. As with the approved project, the 2014 refined project site is not located within an airport land use plan or within 2 miles of a public airport. The nearest public airports are the Compton/Woodley Airport located approximately 5.3 miles to the southwest and the Long Beach Municipal Airport located approximately 7.1 miles to the south-southwest of the 2014 refined project site. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse impacts related to being located within 2 miles of a public or public use airport.

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

The 2014 refined project would not be expected to create a new or substantially more adverse significant safety hazard for people residing or working in the 2014 refined project area due to the 2014 refined project being located within the vicinity of a private airstrip because the 2014 refined project site is not located in the vicinity of private airstrip from that evaluated in the approved project. The 2014 refined project would affect the same area analyzed in the approved project. The nearest active private airstrip is Jack Northrop Field/Hawthorne Municipal Airport, approximately 9.6 miles west of the 2014 refined project site. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse impacts related to being located within the vicinity of a private airstrip.

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

The 2014 refined project would not be expected to create a new or substantially more adverse significant impact that would impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan from that evaluated in the approved project. The 2014 refined project elements would not be designated as an emergency staging area and would not contain elements that are anticipated to interfere with local emergency response or evacuation routes.[15] The 2014 refined project would not be expected to physically impede existing emergency response plans, emergency vehicle access, or personnel access to the 2014 refined project site.[16] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to hazards and hazardous materials related to an adopted emergency response plan or emergency evacuation plan.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts that would 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

[15] County of Los Angeles Department of Regional Planning. 1990. *County of Los Angeles General Plan*, *Safety Element*. Los Angeles, CA.

[16] Roe, Robert, City of Downey Fire Department. 16 January 2007. Personal communication with Lorraine Cope, Sapphos Environmental, Inc., Pasadena, CA.

residences are intermixed with wildlands from that evaluated in the approved project. As with the approved project, the development that would result from the 2014 refined project would be located within the North Campus. A review of the County of Los Angeles Fire Hazard Maps indicates that land uses typically subject to wildland fires are absent from the 2014 refined project area.[17] Therefore, compared with the approved project, the 2014 refined project would not be expected to 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.

[17] California Department of Forestry and Fire Protection. 2007. Los Angeles County Fire Hazard Severity Zone Map. Available at: http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_losangeles.php

3.9 HYDROLOGY AND WATER QUALITY

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to hydrology and water quality from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project), as refined through certification of Addendum No. 1 to the EIR in 2013 (approved project).[1,2] Hydrology and water quality at the 2014 refined project site were evaluated in relation to the Safety element of the County of Los Angeles General Plan;[3] the California Regional Water Quality Control Board Basin Plan for the Los Angeles Region; National Flood Insurance Program Flood Insurance Rate Maps for the County of Los Angeles (County);[4] and the U.S. Geological Survey (USGS) 7.5-minute series South Gate, California, topographic quadrangle[5] in which the 2014 refined project site is located.

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts related to hydrology and water quality was evaluated in relation to 10 questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[6]

Would the 2014 refined project:

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

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to hydrology and water quality in relation to water quality standards or waste discharge. As with the approved project, the 2014 refined project evaluated in this Addendum No. 2 to the EIR would continue to reduce the total square footage of construction from the 1992 original project by approximately 17 percent (see Table 2.4-1).[7] The 2014 refined project would allow for the demolition of buildings constructed in the 1950s and 1960s (please see Table 2.9-1) to be partially undertaken in Phase I and Phase II, but ultimately result in demolition of Buildings 500, 600, 700, 800, and 900, consistent with Addendum No. 1 to the EIR, thus resulting in a comparable ratio of pervious to impervious surface.[8] The relocation of the proposed site for the approximately 12,000-square-foot warehouse, from the Outpatient Building to the northwest corner of the North Campus, does not affect the area of impervious

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1990. *County of Los Angeles General Plan, Safety Element*. Los Angeles, CA.

[4] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

[5] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

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

[7] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[8] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

surface, because that area is currently paved and being used for parking. Similarly, the proposed approximately 13,000-square-foot Accessible Gymnasium, Wellness and Aquatic Therapy Center replaces previously authorized development (see Table 2.4-1). Similarly, the temporary placement of up to 55,000 square feet of temporary modular buildings is proposed within an existing paved parking lot and at the site of the demolition of the eastern half of Building 600; it does not contribute to an increase in impervious surface. The project description requires that the proposed improvements not result in a net increase in storm water runoff. The quality of storm water runoff is regulated under the National Pollution Discharge Elimination System (NPDES) permit (CAS614001, Order No. 1-182) issued to the County by the Los Angeles Regional Water Quality Control Board, which provides a mechanism for establishing appropriate controls and monitoring for the discharge of pollutants to the storm water runoff system. The County requires all development projects within its jurisdiction on sites of 1 acre or larger to comply with the NPDES requirements for construction and operations as appropriate. The original project required grading on most of the North Campus (see Figures 2 through 15 in the 1992 EIR[9]). As with the approved project, the 2014 refined project would continue to reduce the total building area by approximately 17 percent from the original project approved in 1992, thus increasing the retained pervious area on the North Campus (see Table 2.4-2). As specified in Section 2, Project Description, the 2014 refined project shall require a Storm Water Pollution Prevention Plan during construction to avoid impacts on storm water runoff. In addition, a Standard Urban Storm Water Management Plan shall be prepared and implemented to support the operational phase of the 2014 refined project. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to water quality standards or waste discharge requirements.

(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)?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to groundwater supplies or groundwater recharge during construction or operation. As indicated in Section III.I.9, Water, of the certified EIR, Rancho Los Amigos and other nearby uses are served by the Rancho Water System, which is owned and operated by the County and the Metropolitan Water District of Southern California (MWD).[10] The 1992 EIR analysis was based on fiscal year 1989/1990, when the well draw by the Rancho Water System was 514.0 acre-feet and 551.3 acre-feet of MWD water was used. Cumulative projects, including the original project, were estimated to create a net demand of 415,000 gallons of water per day or 152 million gallons per year. Compared with the original project, as analyzed in the 1992 EIR, the approved project reduced the total area of buildings on the North Campus from approximately 1,365,029 square feet to 1,162,270 square feet.[11] As with the approved project, this 2014 refined project also results in a total building space of 1,162,270 square feet. Since water demand is calculated based on the number of square feet of occupied building space, the 2014 refined project would be expected to result in the same net

[9] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[10] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[11] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

decrease of approximately 17 percent, as that achieved by the approved project, on well draw by the Rancho Water System and MWD water use. As with the approved project, the 2014 refined project would continue to require implementation of the same mitigation measures specified in the 1992 MMRP for water provisions and infrastructure upgrades.[12] These upgrades are required prior to occupancy of each new building or building expansion: JPI Extension, warehouse, and outpatient buildings, including the Accessible Gymnasium, Wellness and Aquatic Therapy Center. Therefore, when compared to the approved project, the 2014 refined project would not be expected to 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. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to groundwater levels.

(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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site.[13,14] Based on a review of the USGS 7.5-minute series South Gate, California, topographic quadrangle[15] in which the 2014 refined project site is located, there are no streams or rivers located on the North Campus. Therefore, there would be no alteration to the course of a stream or a river. The project description requires that the 2014 refined project not result in a net increase in storm water runoff; therefore, there would be no change in existing drainage pattern from implementation of the 2014 refined project. As with the approved project, the areas where buildings would be demolished would be rough graded to maintain the existing drainage pattern on the site and hardscaped or landscaped to prevent erosion. As specified in Section 2, Project Description, the 2014 refined project shall include best management practices (BMPs) through the design and implementation of the Standard Urban Storm Water Management Plan, to be prepared in a manner that is consistent with the requirements of the applicable NPDES permit. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on site or off site.

(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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to altering the drainage patterns of the site or substantially increasing the rate or amount of surface runoff in a manner that would result in

[12] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[13] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[14] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[15] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

flooding on site or off site. Based on a review of the USGS 7.5-minute series South Gate, California, topographic quadrangle[16] in which the 2014 refined project site is located, there are no rivers or streams crossing the North Campus of the Rancho Los Amigos.[17] The nearest river is the Los Angeles River located approximately 0.5 mile to the west. The area for development of new buildings would be rough graded to maintain the existing drainage pattern on the site. The original project allowed for the development of buildings on the North Campus totaling an area of approximately 1,365,029 square feet and allowed for demolition of 356,000 square feet.[18] The Mitigation Monitoring and Reporting Program (MMRP) for the Rancho Los Amigos Medical Center EIR indicated that the increase in building coverage proposed for the site would result in a reduction in open space, and a corresponding increase in impervious surface, thus increasing the instantaneous storm water runoff. As mitigation, the adopted MMRP requires that the storm drain facilities on the North Campus be upgraded to adequately transport storm water runoff to existing County storm drainage facilities on Imperial Highway and Old River School Road.[19] The approved project reduced the total building space to approximately 1,162,270 square feet, and increased the demolition of pre-1992 buildings to 521,000 square feet, thus increasing the total area of retained pervious surface, and required the same mitigation measures specified in the 1992 MMRP.[20] Consistent with the approved project, the 2014 refined project includes a total building space of approximately 1,162,270 square feet, and demolition of 521,000 square feet of pre-1992 buildings, and requires the same mitigation measures specified in the 1992 MMRP. As specified in Section 2 of this Addendum No. 2 to the EIR, the 2014 refined project would be subject to BMPs through the design and implementation of the Standard Urban Storm Water Management Plan to be prepared consistent with the requirements of the applicable NPDES permit. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the alteration of existing drainage patterns of the 2014 refined project site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

(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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to exceeding the capacity of existing or planned storm water drainage systems or providing substantial additional sources of polluted runoff. The original project allowed for the development of buildings on the North Campus totaling approximately 1,365,029 square feet and allowed for demolition of 356,000.[21] The MMRP for the Rancho Los Amigos Medical Center EIR indicated that the increase in building coverage proposed for the site would result in a reduction in open space, and a corresponding increase in impervious

[16] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[17] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[18] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[19] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[20] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.. 2

[21] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

surface, thus increasing the instantaneous storm water runoff. As mitigation, the adopted MMRP requires that the storm drain facilities on the North Campus be upgraded to adequately transport storm water runoff to existing County storm drainage facilities on Imperial Highway and Old River School Road.[22] The approved project reduced the total building space to approximately 1,162,270 square feet, and increased the demolition of pre-1992 buildings to 521,000 square feet, thus increasing the total area of retained pervious surface, and required the same mitigation measures specified in the 1992 MMRP.[23] Consistent with the approved project, the 2014 refined project includes a total building space of approximately 1,162,270 square feet, and demolition of 521,000 square feet of pre-1992 buildings, and requires the same mitigation measures specified in the 1992 MMRP. Therefore, contribution to an exceedance in runoff would not be expected to result from the overall change in building coverage and paved areas for the 2014 refined project. Section III.F, Geology/Soils/Seismicity, of the certified EIR determined that adequate storm water capacity exists south and west of the 2014 refined project site to carry the storm water runoff.[24] The intersection of Quill Drive and Rives Avenue (northeast of the 2014 refined project site) has experienced flooding even during periods of moderate rainfall. As a result of flood improvements being made at this intersection and within the 2014 refined project site vicinity, this area is currently capable of providing a 100-year or greater level of flood protection as required by the Federal Emergency Management Agency (FEMA).[25] As with the approved project, specified mitigation measures requiring existing storm drain facilities to be upgraded to adequately transport storm water runoff to existing County storm drain facilities on Imperial Highway and Old River School Road shall be required.

The quality of storm water runoff is regulated under the NPDES storm water permit issued to the County, which provides a mechanism for establishing appropriate controls and monitoring for the discharge of pollutants to the storm water runoff system. The County requires all development projects within its jurisdiction on sites of 1 acre or larger to comply with the NPDES requirements for construction and operations, as appropriate, and design and implementation of the Standard Urban Storm Water Management Plan to be prepared in a manner that is consistent with the requirements of the applicable NPDES permit. Thus, the 2014 refined project shall be required to conform to the County's NPDES storm water permit.

Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to exceeding the capacity of existing or planned storm water drainage systems or providing substantial additional sources of polluted runoff.

(f) Otherwise substantially degrade water quality?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the degradation of water quality.

[22] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[23] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.. 2

[24] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[25] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

As specified in Section 2, Project Description, the 2014 refined project shall include the implementation of the Standard Urban Storm Water Management Plan to be prepared in a manner that is consistent with the requirements of the applicable NPDES permit.[26] This provision shall ensure that no substantial amount of polluted runoff would be generated during construction. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to substantial degradation of water quality.

(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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to placement of housing within a 100-year flood hazard area. As indicated in the certified EIR, the majority of the approved project site was located outside of the 100-year flood zone; however, approximately 10 percent of the approved project site (the portion of the site adjacent to Old River School Road) was located within the 100-year flood zone.[27,28] Since the certification of the 1992 EIR, flood improvements have been made at the intersection of Quill Drive and Rives Avenue and within the vicinity of the 2014 refined project site; therefore, this area is currently capable of providing a 100-year or greater level of flood protection as required by FEMA.[29] The 2014 refined project does not include the construction of housing or result in the redirection of flood flows toward residential areas. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to placement of housing within a 100-year flood hazard area.

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

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to placement of structures that would impede or redirect flood flows within a 100-year flood hazard area. As indicated in Figure 52, *Flood Plain Map*, of the 1992 EIR,[30] the majority of the approved project site was located outside of the 100-year flood hazard area;[31] however, approximately 10 percent of the approved project site,

[26] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA, p. 126.

[27] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[28] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

[29] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

[30] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[31] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

the portion adjacent to Old River School Road, was within the 100-year flood zone.[32] As specified in the certified 1992 EIR, the central utility plant, corporation yard, and landscaping were constructed in that area consistent with the Uniform Building Code requirements for flood proofing of such facilities.[33] Since the time the 1992 EIR was certified, flood control channels have been improved; therefore, this area is currently capable of providing a 100-year or greater level of flood protection as required by FEMA.[34] The 2014 refined project would be constructed in accordance with applicable state requirements, including the Uniform Building Code flood zone requirements. Compliance with existing standards and requirements would ensure an adequate level of protection from flood hazards. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to placement of structures (other than housing) within a 100-year flood hazard area.

(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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to exposing 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. As with the approved project, the 2014 refined project would not be expected to result in placement of new structures or people in areas of increased risk of flooding as a result of the failure of a levee or dam. The 2014 refined project would be constructed in accordance with applicable state requirements, including the Uniform Building Code flood zone requirements. Compliance with existing standards and requirements would ensure an adequate level of protection from flood hazards. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to failure of a levee or dam.

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

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to inundation by seiche, tsunami, or mudflow. The topography of the 2014 refined project site has relatively flat terrain, with shallow downward slopes in a westerly direction. Based on a review of the USGS 7.5-minute series, South Gate, California, topographic quadrangle, in which the 2014 refined project site is located, as well as a review of aerial photographs of the site and site visits, the 2014 refined project site is not located within a steep or hilly area that would susceptible to mudslides or landslides.[35] Mudslides and landslides are not considered to be a potential hazard at the 2014 refined project site and would not be expected to affect any 2014 refined project components. The 2014 refined project site is not located near coastlines, lakes, and/or flood control basins or adjacent to any steep-sided slopes covered with soils and/or vegetation. Thus, as with the approved project, there is no potential for impacts to hydrology and water quality in relation to the inundation by seiche,

[32] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

[33] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[34] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

[35] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

tsunami, or mudflow. Therefore, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to inundation by seiche, tsunami, or mudflow.

3.10 LAND USE AND PLANNING

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to land use and planning from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined by the 2013 Addendum No. 1 to the EIR (approved project).[2] Land use and planning at the 2014 refined project site was evaluated in light of the adopted published maps, including the U.S. Geological Survey (USGS) 7.5-minute series, South Gate, California, topographic quadrangle,[3] in which the 2014 refined project site is located, and all surrounding USGS 7.5-minute series topographic quadrangles (Hollywood,[4] Los Angeles,[5] El Monte,[6] Whittier,[7] Los Alamitos,[8] Long Beach,[9] Torrance,[10] and Inglewood[11]); the County of Los Angeles General Plan;[12] and coordination with the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife with regard to the applicable proposed or adopted land use plans and regulations.[13]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts related to land use and planning was evaluated in relation to three questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[14]

Would the 2014 refined project:

(a) Physically divide an established community?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to land use and planning through the physical division of an established community. The 2014 refined project would affect the North Campus of the Rancho Los Amigos Medical Center, as analyzed for the approved project. According to the USGS 7.5-minute series, South Gate, California, topographic quadrangle, the 2014 refined project area is within the City of Downey (City) with the City of South Gate to the

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[4] U.S. Geological Survey. 2012. 7.5-minute Series, Hollywood, California, Topographic Quadrangle. Reston, VA.

[5] U.S. Geological Survey. 2012. 7.5-minute Series, Los Angeles, California, Topographic Quadrangle. Reston, VA.

[6] U.S. Geological Survey. 2012. 7.5-minute Series, El Monte, California, Topographic Quadrangle. Reston, VA.

[7] U.S. Geological Survey. 2012. 7.5-minute Series, Whittier, California, Topographic Quadrangle. Reston, VA.

[8] U.S. Geological Survey. 2012. 7.5-minute Series, Los Alamitos, California, Topographic Quadrangle. Reston, VA.

[9] U.S. Geological Survey. 2012. 7.5-minute Series, Long Beach, California, Topographic Quadrangle. Reston, VA.

[10] U.S. Geological Survey. 2012. 7.5-minute Series, Torrance, California, Topographic Quadrangle. Reston, VA.

[11] U.S. Geological Survey. 2012. 7.5-minute Series, Inglewood, California, Topographic Quadrangle. Reston, VA.

[12] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

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

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

west.[15] The 2014 refined project would be located on County of Los Angeles (County)–owned property designated for hospital use. The South Campus, which is also owned by the County, is located directly south of the 2014 refined project site across Imperial Highway. Construction and demolition would not be expected to impact any other parcels, and would not be expected to create a temporary barrier in the neighborhood. In addition, the 2014 refined project would not be expected to create a permanent division between neighboring parcels, as the 2014 refined project site would continue to function as a medical facility as it is currently operated. Thus, the 2014 refined project would be situated in a manner that is compatible with existing land uses. The Mitigation Monitoring and Reporting Program (MMRP) for the Rancho Los Amigos Medical Center EIR[16] indicated that consolidation of Medical Center facilities from the South Campus to the North Campus would result in an intensification of use on the smaller site, thus contributing to cumulative impacts in the area through contributions to the conversion of the area from low-intensity land uses to higher intensity land uses. As mitigation, the 1992 MMRP required that the project plan include the retention of existing landscaping around the perimeter of the site, generally on the north and east perimeters of the North Campus. The intent of the specified mitigation measure is to act as a buffer between the adjacent single-family residential neighborhood and the new medical buildings.[17] As with the approved project, the 2014 refined project would continue to reduce total building space from 1,365,029 square feet analyzed in the original project to 1,162,270, and increases the demolition of pre-1992 buildings from 356,000 to 521,000, thus decreasing the net density on the North Campus. As with the original project and the approved project, the 2014 refined project contributes to a cumulative increase in density, and thus the same mitigation measures specified in the 1992 MMRP are required to be implemented. Therefore, compared with the approved project, the 2014 refined project would not result in new or substantially more adverse significant impacts related to physical division of an established community.

(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?

Compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to a conflict with adopted or proposed land use plans, policies, or regulations. The 2014 refined project would affect the North Campus of the Rancho Los Amigos Medical Center, as analyzed for the approved project. The North Campus is built out and used exclusively for hospital and medical-related purposes. As with the approved project, the 2014 refined project would result in redevelopment of the North Campus, consistent with the goals and objectives specified for the approved project. The 2014 refined project site is located within the County; therefore, development in the area is governed by the policies, procedures, and standards set forth in the County General Plan, which is currently being updated.[18,19] The Land Use Policy Map in the County General Plan describes dominant land use

[15] U.S. Geological Survey. 2012. 7.5-minute Series, South Gate, California, Topographic Quadrangle. Reston, VA.

[16] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[17] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[18] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

characteristics within the County and provides a policy framework for developing area-wide, community, and neighborhood plans.[20] The 2014 refined project site has been designated as "public and semi-public facilities" in the County General Plan.[21] In reference to the 2014 refined project boundary being contained within the City, but owned by the County, the Downey Vision 2025 General Plan designates the entire North Campus as Public, which is intended for areas to be occupied by public agencies as facilities that support community services, excluding schools and parks.[22] This designation includes the Rancho Los Amigos Medical Center. The 2014 refined project would be developed with temporary and permanent medical outpatient buildings and appurtenant facilities consistent with the "public and semi-public facilities" land use designation. Because the 2014 refined project is located within the physical boundaries of the City of Downey, prior to the start of construction, the County will notify the City of Downey of the 2014 refined project, in accordance with, and subject to, California Government Code Section 65402(b). The 2014 refined project site's County General Plan designation of "public and semi-public facilities" allows for "major existing and proposed public and semi-public uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities, and fairgrounds." The City zoning designation for the North Campus is Residential, R-1-5,000. The R-1-5,000 zone is a single-family residential zone requiring a 5,000-square-foot-minimum lot size.[23] The 2014 refined project conforms to the County of Los Angeles Zoning Ordinance. The 2014 refined project would not be expected to conflict with any applicable land use plan, policy, or regulation, as they are consistent with the current zoning and land use designations. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to a conflict with adopted or proposed land use plans, policies, or regulations.

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

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to land use and planning in relation to a conflict with any applicable habitat conservation plan or natural community conservation plan. The 2014 refined project area is located in an area designated for hospital use, not in an area proposed or adopted as part of a Habitat Conservation Plan[24] or a Natural Community Conservation Plan.[25] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to a conflict with any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

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[19] County of Los Angeles Department of Regional Planning. January 2014. *Los Angeles County General Plan Public Review Draft: Chapter 3: Land Use Element*. Available online at: http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter6_2014.pdf

[20] County of Los Angeles Department of Regional Planning. Revised 30 June 1988. *County of Los Angeles General Plan, Land Use Policy Map*. Los Angeles, CA.

[21] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[22] City of Downey Planning Division. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at: http://www.downeyca.org/city_planning_gp.php

[23] City of Downey Community Development Department. Adopted 28 October 2008. *City of Downey Zoning Ordinance*. Available at: http://qcode.us/codes/downey/.

[24] U.S. Fish and Wildlife Service. Conservation Plans and Agreements Database. Available at: http://ecos.fws.gov/conserv_plans/public.jsp

[25] California Department of Fish and Wildlife. "Habitat Conservation Branch." Web site. Available at: http://www.dfg.ca.gov/nccp/

3.11 MINERAL RESOURCES

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to mineral resources from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined through certification of Addendum No. 1 to the EIR (approved project).[2] Mineral resources at the 2014 refined project site were evaluated with regard to California Geological Survey publications[3] and the adopted County of Los Angeles (County) General Plan.[4]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to mineral resources was evaluated in relation to two questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[5]

Would the 2014 refined 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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the loss of availability of a known mineral resource. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. Based on a review of California Geological Survey publications, there are no known mineral resources of statewide or regional importance located within the 2014 refined project site.[6]

According to *Mines and Minerals Producers Active in California (1997–1998)*, there are 25 active mines located within the County.[7] The County contains active sand and gravel, dimension stone, clay, decorative rock, and tungsten producers. However, there are no mining districts located in or around the vicinity of the 2014 refined project site. Therefore, as with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the loss of availability of a known mineral resource.

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

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

[4] County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan, Conservation/Open Space Element*. Los Angeles, CA.

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

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

[7] California Department of Conservation, California Geological Survey. Revised 1999. *Mines and Mineral Producers Active in California (1997–1998)*. Special Publication 103. Los Angeles, CA.

(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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to mineral resources in relation to the loss of availability of a known mineral resource recovery site. As with the approved project, the 2014 refined project would be developed within existing developed areas of the North Campus. Based on a review of California Geological Survey publications, the County is abundant in sand and gravel deposits.[8] However, according to the County General Plan, no known mineral resource recovery sites of local importance are located within the 2014 refined project site.[9] The 2014 refined project site is designated as public and semi-public facilities according to the County General Plan.[10] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the loss of availability of a known locally important mineral resource recovery site.

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

[9] County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan, Conservation/Open Space Element*. Los Angeles, CA.

[10] County of Los Angeles Department of Regional Planning. November 1980. *County of Los Angeles General Plan, Conservation/Open Space Element*. Los Angeles, CA.

3.12 NOISE

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to noise from that disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined through certification of Addendum No. 1 to the EIR (approved project).[2] Noise at the refined project site was evaluated with regard to the County of Los Angeles (County) General Plan,[3] the County Noise Control Ordinance,[4] the City of Downey (City) Municipal Code,[5] the Downey Vision 2025 General Plan,[6] and the noise impact analysis report prepared for the project.[7]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts related to noise was evaluated in relation to six questions recommended for consideration by the State California Environmental Quality Act Guidelines:[8]

(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?

Compared with the approved project, the 2014 refined project would not create new or substantially more adverse significant impacts related to exposure of people to or generation of noise levels in excess of established standards from that evaluated for the approved project.[9]

Construction

The original project and the approved project identified the potential to create noise in excess of established standards during construction.[10] The original project and the approved project required the implementation of mitigation measures specified in the 1992 adopted Mitigation Monitoring

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[1] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[4] County of Los Angeles. 1978. Noise Control Ordinance. Ord. 11778, Section 2 (Art.1, Section 101), and Ord. 11773, Section 2 (Art. 1, Section 101). Available at: http://ordlink.com/codes/lacounty/index.htm

[5] City of Downey. "Unnecessary Noises." Downey Municipal Code, Article IV, Chapter 6. Available at: http://qcode.us/codes/downey/

[6] City of Downey Planning Division. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Chapter 6: Noise. Downey, CA.

[7] VSA n Associates. August 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Noise Impact Analysis*. Whittier, CA.

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

[9] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[10] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

and Reporting Program (MMRP) to reduce impacts, from construction, on ambient noise levels.[11] As with the approved project, during construction of the 2014 refined project, the highest noise impacts are expected to be caused during excavation at 89 dBA (an "A" weighted measurement for sound) at 50 feet from the construction area. The nearest sensitive receptors to the 2014 refined project site are residential land uses. The allowed noise level at a residential land use is 75 dBA.[12,13] As with the approved project, all construction activities for the 2014 refined project are located more than 50 feet away from the property line of adjacent residential land uses. Therefore, compared with the approved project, the 2014 refined project would not be expected to create a new or significantly more adverse impact on ambient noise levels from those evaluated for the approved project.

Operational

Potential impacts resulting from operation of the 2014 refined project would not be expected to result in additional significant impacts as compared with the approved project. As documented in the noise impact analysis,[14] operational noise for this type of project is less than 50 dBA at 50 feet. The nearest sensitive receptors (single-family residences) to the 2014 refined project site are 70 feet away, as measured from the edge of the outpatient facilities. The maximum permitted noise level at a residential location during operation is 45 dBA. Taking into consideration the distance from the noise source to the receptor, the noise levels at 150 feet would be less than 40 dBA. In addition, traffic noise levels would be reduced to below the levels evaluated in the certified EIR due to the 2014 refined project's reduction in the number of workers.

Therefore, as compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to exposure or generation of noise levels in excess of established standards with the incorporation of the mitigation measures as specified in the 1992 adopted MMRP.[15]

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

Compared to the approved project, the 2014 refined project would not be expected to create a new or substantially more adverse significant impact to noise in relation to generation of excessive groundborne vibration or groundborne noise from that analyzed for the approved project.[16] For the

[11] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053*), Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[12] County of Los Angeles. 1978. Noise Control Ordinance. Ord. 11778, Section 2 (Art.1, Section 101), and Ord.11773, Section 2 (Art. 1, Section 101). Available at: http://ordlink.com/codes/lacounty/index.htm

[13] City of Downey. "Unnecessary Noises." Downey Municipal Code, Article IV, Chapter 6. Available at: http://qcode.us/codes/downey/

[14] VSA n Associates. August 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Noise Impact Analysis*. Whittier, CA.

[15] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053*), Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[16] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

purposes of this study, significance is based on motion velocity of 0.01 inch per second over the range of 1 to 100 hertz during operation.[17] There are no requirements for construction.

Vibration from building operations would be minimal and well below the criteria. The typical vibration levels at 100 feet from a four-story office building as measured by VSA n Associates were less than 0.003 inch per second.[18] Although vibration levels will vary depending on project design and soil conditions, based on experience on the acoustics, noise, and vibration design of similar office buildings, the vibration levels would be of the same order of magnitude and well below thresholds limits.[19] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to generation of excessive groundborne vibration or groundborne noise.

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

Compared to the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts from noise in relation to permanent increases in ambient noise levels.[20,21]

The County Noise Ordinance does not define a substantial permanent increase to ambient noise levels. In general, one way of estimating a person's subjective reaction to a new noise is to compare the new noise with the existing noise environment to which the person has become adapted (i.e., the increase over the so-called "ambient" noise level). A 5-dBA increase is often considered a significant increase, and thus a significant impact. Therefore, a 5-dBA increase in the noise levels would be considered substantial.

The highest operational impact would likely be at the residences across from Quill Drive. The lowest measured noise level in this area is 44 dBA. Therefore, operational noise level at the nearest sensitive receptor of 49 dBA or higher would be considered a significant impact. As stated above, the operational noise levels that would be generated at the nearest sensitive receptor are 40 dBA. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to permanent increases in ambient noise levels.

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[17] County of Los Angeles. 1978. Noise Control Ordinance. Ord. 11778, Section 2 (Art.1, Section 101), and Ord.11773, Section 2 (Art. 1, Section 101). Available at: http://ordlink.com/codes/lacounty/index.htm.

[18] VSA n Associates. August 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Noise Impact Analysis*. Whittier, CA.

[19] VSA n Associates. August 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Noise Impact Analysis*. Whittier, CA.

[20] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[21] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA..

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

Compared to the approved project, the 2014 refined project would not create new or substantially more adverse significant impacts from noise in relation to temporary or periodic increases in ambient noise levels from those evaluated for the approved project.[22,23] A 5-dBA increase above the ambient levels is often considered a substantial increase and significant impact. The noise impact analysis for the original project and the approved project determined that the project had the potential to create a substantial temporary or periodic increase in ambient noise levels.[24] The construction noise threshold at the nearest sensitive receptor is 65 dBA. The construction and demolition noise levels are expected to be 2 to 7 dBA above the threshold.[25] The mitigation measures required in the 1992 adopted MMRP were determined to reduce impacts on ambient noise levels from temporary and periodic increases in noise during construction, to below the level of significance. The approved project increased the total square feet of buildings to be demolished, but due to their location, did not create new impacts or substantially more adverse impacts on ambient noise levels, due to temporary or periodic increases in noise levels. As with the original project, the approved project required implementation of the mitigation measures specified in the 1992 adopted MMRP. The 2014 refined project has the same demolition program as the approved project; therefore, the 2014 refined project would not be expected to result in additional impacts related to a substantial temporary or periodic increase in ambient noise levels at adjacent residential land uses. As with the approved project, the 2014 refined project shall require incorporation of the mitigation measures specified in the 1992 adopted MMRP. The 2014 refined project would reduce the impacts related to a substantial temporary or periodic increase in ambient noise levels to below the level of significance. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to a substantial temporary or periodic increase in ambient noise levels in the 2014 refined project vicinity.

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

Compared to the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to noise in relation to public airports from those evaluated for the approved project.[26,27] As with the approved project, the refined 2014 construction

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[22] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[23] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[24] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[25] VSA n Associates. August 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Noise Impact Analysis*. Whittier, CA.

[26] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

and demolition activities would be limited to the North Campus.[28] The nearest public airports are the Compton/Woodley Airport located approximately 5.3 miles to the southwest and the Long Beach Municipal Airport located approximately 7.1 miles to the south-southwest of the 2014 refined project site. As with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to public airports.

(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?

Compared to the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to noise in relation to private airstrips from those evaluated for the approved project.[29,30] As with the approved project, the 2014 refined project construction and demolition activities would be limited to the North Campus.[31] The nearest active private airstrip is Jack Northrop Field / Hawthorne Municipal Airport, approximately 9.6 miles west of the 2014 refined project site. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to private airstrips.

[27] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[28] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[29] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[30] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[31] County of Los Angeles Internal Services Department. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

3.13 POPULATION AND HOUSING

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to population and housing than those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined through certification of Addendum No. 1 to the EIR (approved project).[2] Population and housing at the 2014 refined project site were evaluated with regard to state, regional, and local data and forecasts for population and housing, and the proximity of the 2014 refined project site to existing and planned utility infrastructure.

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to population and housing than those evaluated for the approved project were considered in relation to three questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines.[3]

Would the 2014 refined 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)?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to population and housing in relation to inducing substantial direct or indirect population growth from those evaluated for the approved project.[4,5] Pursuant to State CEQA Guidelines Section 15064.7, typical established local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond County of Los Angeles (County) projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the Housing element of the County General Plan; result in a substantial increase in demand for additional housing; or create a development that significantly reduces the ability of the County to meet housing objectives set forth in the Housing element of the County General Plan.[6]

According to the 2000 U.S. Census, the City of Downey's (City's) population was 107,323 as of April 2000, which represents a 17 percent increase from the 1990 population and an increase of 30 percent from 1980.[7] However, population growth is projected to increase at a slower pace over

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

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

[4] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[5] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[6] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[7] City of Downey Planning Department. Adopted December 2001. *City of Downey 2000–2005 Housing Element*. Downey, CA.

the next decade: a 5 percent growth rate is anticipated during 2000 through 2015 and 2015 through 2025. This represents an annual growth rate of less than 1 percent per year over the next decade, resulting in an increase in total population of approximately 5,689 by 2015 and 11,229 by 2015 from 2000 population figures.[8]

The 2014 refined project site would provide employment consistent with adopted County and City land use goals, plans, and policies. The North Campus is a dense, urban community supported by developed road and utility infrastructure. The 2014 refined project would not include the development of new housing units. The original project accounts for 1,224 employees at one time based on a 600-bed hospital and 1,365,029 square feet of building space (Table 2.4-1).[9] The original project was expected to result in the direct creation of 108 new jobs and no dwelling units by the year 2000. Of the 1,365,029 square feet of construction, 808,905 square feet (59 percent, including the parking garage) has been completed. The original project anticipated a potential need for up to 19 dwelling units with full build-out to meet the target Jobs Housing Balance (JHB) ratio for post 1984 development. Although the original project was not considered to be sufficient to change the project JHB ratio for the sub region in the year 2010 of 1.26:1, it was determined to contribute to a cumulative impact for JHB. The mitigation measures specified in the 1992 adopted Mitigation Monitoring and Reporting Program (MMRP) required that the project provide convenient access to existing or any future public transportation system or transit stops to be incorporated into the design of the project, to encourage use of mass transit. Implementation of a South Coast Air Quality Management District (SCAQMD) Transportation Demand Management (TDM) program, including encouraging employers to provide carpool, vanpool, or transit use incentives to reduce project traffic, and other measures specified for traffic and circulation to reduce impacts to below the level of significance.[10]

The approved project further reduced total beds from 600 to 200, and total building space from 1,365,029 square feet to 1,162,270 square feet, with a corresponding reduction in anticipated employees. As with the original project, the approved project required the consideration of existing and future transportation improvements to reduce cumulative impacts to JBH, to below the level of significance. As with the approved project, the 2014 refined project maintains total bed at 200, and total building space at 1,162,270 square feet. Therefore, the 2014 refined project would not be expected to induce substantial growth or concentration of population beyond County and City regional projections. The 2014 refined project would not be expected to require expansion of existing roadways or the construction of new homes. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to inducing substantial direct or indirect population growth.

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[8] City of Downey Planning Department. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Downey, CA. Available at: http://www.downeyca.org/city_planning_gp.php

[9] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[10] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to population and housing in relation to the displacement of substantial amounts of existing housing, necessitating the construction of replacement, than those evaluated for the approved project. As with the approved project, the 2014 refined project allows for up to 175,000 square feet of Veteran Administration housing (replacing area previously dedicated to inpatient hospital space) to be constructed on the North Campus. The 2014 refined project does not include the displacement of any type of permanent or temporary residence. In addition, the 2014 refined project does not include the construction of any single family residential housing units and would not be expected to alter the location, distribution, density, or growth of the human population of an area substantially beyond that projected in the Housing element of the Downey Vision 2025 General Plan.[11] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the displacement of substantial amounts of existing housing.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to population and housing in relation to the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere, from those evaluated for the approved project. Currently, Rancho Los Amigos functions as a medical facility and operations would continue as such. The hospital currently has 176 active beds on average and receives approximately 50,000 outpatient visits per year. As with the approved project, the 2014 refined project would provide approximately 200 beds, while maintaining the current number of outpatient visitors per year. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the displacement of substantial numbers of people.

[11] City of Downey Planning Department. Adopted December 2001. *City of Downey 2000–2005 Housing Element*. Downey, CA. Available at: http://www.downeyca.org/city_planning_gp_files/ch03-housing_element.pdf

3.14 PUBLIC SERVICES

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to public services than those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined through certified Addendum No. 1 to the EIR (approved project).[2] Public services at the 2014 refined project site were evaluated based on a review of the County of Los Angeles General Plan,[3] the Downey Vision 2025 General Plan,[4] the City of Downey (City) website,[5] the City of Downey fire department website,[6] and telephone conversations with the Los Angeles County Sheriff's Department (LASD).[7,8]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to public services was evaluated in relation to one question recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[9]

(a) Would the 2014 refined 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:

i) Fire protection?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to public services in relation to fire protection, when compared to the approved project. The Rancho Los Amigos campus is located in the City and is served by the Downey Fire Department (DFD), which maintains four fire stations throughout the City: Fire Station No. 1, Fire Station No. 2, Fire Station No. 3, and Fire Station No. 4 (Table 3.14-1, *Fire Stations in the 2014 Refined Project Vicinity*).[10]

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Available online at: http://planning.lacounty.gov/generalplan/existing

[4] City of Downey Planning Department. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at: http://www.downeyca.org/gov/cd/planning/general_plan_n_map/

[5] City of Downey. 2014. Website. Available at: http://www.downeyca.org/

[6] City of Downey. N.d. *About Downey Fire*. Website. Available online at: http://www.downeyca.org/gov/fire/about/default.asp

[7] Male, Laura, Sapphos Environmental, Inc. 7 July 2014. Telephone conversation with Los Angeles County Sheriff's Department, County Dispatcher Sergeant Michelle Hall. Subject: Nearest police protection services to Rancho Los Amigos Medical Center.

[8] Orozco, Jorge, Chief Executive Officer. January 2013. *2013 Rancho Los Amigos National Rehabilitation Center Orientation/Reorientation Handbook*. Available at: https://ladhs.lacounty.gov/wps/PA_1_QDN2DSD30GNAE0I7R0KQNE2000/DhsSite/pdf/RANCHOHandbook.pdf

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

[10] City of Downey. N.d. *About Downey Fire*. Website. Available online at: http://www.downeyca.org/gov/fire/about/default.asp

TABLE 3.14-1
FIRE STATIONS IN THE 2014 REFINED PROJECT VICINITY

City Station	Location	Personnel	Resources	Distance from Site (miles)
No. 1	12222 Paramount Blvd. Downey, CA 90242	10	1 engine company, 1 truck company, one emergency vehicle, 1 paramedic unit, 1 heavy rescue vehicle, and 1 fire battalion chief	1.4
No. 2	9556 Imperial Hwy. Downey, CA 90242	3	1 engine company	2.6
No. 3	9900 Paramount Blvd. Downey, CA 90240	5	1 engine company and 1 ambulance company	3.5
No. 4	9349 Florence Blvd. Downey, CA 90240	5	1 engine company and 1 paramedic unit	4.7

The DFD fire stations maintained an average emergency response time of 3 minutes in 2005.[11] All four fire stations provide service to the North Campus.[12]

The original project authorized construction of 1,365,029 square feet of total building space and demolition of 361,000 square feet of pre-1992 buildings on the North Campus. The original project was determined to have significant impact on fire protection services that required the consideration of avoidance and mitigation measures. Specifically, the 1992 certified EIR made a determination that the upgrade of the Medical Center would generate an increased demand for the City's fire suppression and prevention personnel. As specified in the 1992 adopted Mitigation Monitoring and Reporting Program (MMRP), mitigation measures for fire protection services consist of installation of an underground looped dedicated fire suppression water distribution system connected to each building, sprinklers in new and older buildings, a 2.5-inch wet standpipe connection on each floor of the new buildings where they are required to be connected to the fire suppression system, consolidation of all fire alarm and monitoring systems into a centralized fire control room, and coordination of the new Rancho Fire Protection Water System with the City of Downey's fire hydrants.[13] Implementation of the specified mitigation measure was determined to reduce impacts to below the level of significance.

The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet, thus reducing the total building space by approximately 17 percent, which reduces the level of impact on fire suppression and protective services (see Table 2.4-2). The approved project requires implementation of the mitigation measures specified in the adopted 1992 MMRP, thus further reducing impacts and maintaining impacts below the level of significance. As with the approved project, the 2014 refined project limits total building space at 1,162,270 square feet (see Table 2.4-2), and requires implementation of the mitigation measures specified in adopted 1992 MMRP. As with the approved project, impacts to fire protection services are maintained below the level of significance. Therefore, compared with the approved project, the 2014 refined project

[11] Seely, Chuck, Downey Fire Department. 13 May 2005. Letter to Andrew Hall, Sapphos Environmental, Inc., Pasadena, CA.

[12] Male, Laura, Sapphos Environmental, Inc. 7 July 2014. Telephone conversation with Los Angeles County Fire Department – Station 57 dispatcher. Subject: Fire protection jurisdiction.

[13] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

would not be expected to result in new or substantially more adverse significant impacts related to fire protection.

ii) Police protection?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to public services in relation to police protection, when compared to the approved project. Implementation of the mitigation measures in the 1992 adopted MMRP[14] would reduce all impacts to below the level of significance through the requirement of County security personnel and safety lighting.

Police protection services in the 2014 refined project area are provided by the Los Angeles County Sheriff's Department (LASD), which provides Rancho with on-site professional police and security services, including foot and vehicle patrols of the 2014 refined project site.[15] In addition to site patrols, the LASD enforces the California penal codes, federal and state laws, and County ordinances, and assists in attaining compliance with hospital policies, while contract security monitors the entrances to Rancho, checks workforce member badges, monitors visitor check-in, conducts exterior foot patrol, and observes/reports any suspicious activities to the LASD. The original project authorized construction of 1,365,029 square feet of total building space and demolition of 361,000 square feet of pre-1992 buildings on the North Campus. The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet, thus reducing the total building space by approximately 17 percent which reduces the level of impact on fire suppression and protective services (see Table 2.4-2).

The 2014 refined project would not be expected to induce population growth and would not be expected to require additional police personnel or construction of new police protection facilities beyond those documented for the approved project. The refined project would retain the same 1,162,270 square feet of building space evaluated for the approved project (see Table 2.4-2). Therefore, the 2014 refined project would not be expected to cause any new impacts or substantially increase impacts already considered for the approved project. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to police protection.

iii) Schools?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to public services in relation to schools, when compared to the approved project. The Downey Unified School District (DUSD) serves the City and operates 13 elementary schools, four middle schools, and three high schools.[16] The original project authorized construction of 1,365,029 square feet of total building space and demolition of 361,000 square feet of pre-1992 buildings on the North Campus. The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet, thus reducing the total building space by

[14] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[15] Orozco, Jorge, Chief Executive Officer. January 2013. *2013 Rancho Los Amigos National Rehabilitation Center Orientation/Reorientation Handbook*. Available at: https://ladhs.lacounty.gov/wps/PA_1_QDN2DSD30GNAE0I7R0KQNE2000/DhsSite/pdf/RANCHOHandbook.pdf

[16] Downey Unified School District. N.d. *About DUSD*. Website. Available online at: http://www.dusd.net/about-dusd/

approximately 17 percent, which reduces the level of impact on fire suppression and protective services (see Table 2.4-2).

The 2014 refined project would not be expected to induce population growth beyond the growth anticipated for the approved project.[17] The 2014 refined project would retain the same 1,162,270 square feet of building space evaluated for the approved project (see Table 2.4-2). Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to schools.

iv) Parks?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to public services in relation to parks, when compared to the approved project. The number of parks in the City has substantially increased since the 1992 EIR was certified and, consequently, the potential for impact has decreased. The parks and recreational facilities located within an approximate 1-mile radius of the 2014 refined project site include Apollo Park, Hollydale Park, Brookshire Children's Park, All American Park, and the Los Amigos Golf Course. The original project authorized construction of 1,365,029 square feet of total building space and demolition of 361,000 square feet of pre-1992 buildings on the North Campus. The approved project reduced total building space from 1,365,029 square feet to 1,162,270 square feet, thus reducing the total building space by approximately 17 percent, which reduces the level of impact on fire suppression and protective services (see Table 2.4-2).

The 2014 refined project would not be expected to induce population growth and would not be expected to increase the level of demand on existing park facilities in the City. Furthermore, the 2014 refined project would reduce existing impacts of the Rancho Los Amigos Medical Center on neighborhood recreational facilities because Rancho's current aquatic physical therapy program is run by taking select patients to the local YMCA. A therapeutic pool on grounds at the Rancho Los Amigos Medical Center would redirect the aquatic physical therapy program from the local YMCA recreational facility. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to parks.

v) Other public facilities?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to public services in relation to other public facilities, when compared to the approved project. The 2014 refined project area is adequately served by public facilities, including a United States Post Office located at 7911 East Imperial Highway approximately 0.2 mile to the southeast,[18] and the Downey City Library located at 11121 Brookshire Avenue approximately 1.6 mile to the northeast.[19] The 2014 refined project would have the same total area of new construction as the approved project; therefore, the number of users of public services and other facilities, including libraries, energy, natural gas, communications systems, water service, sanitary

[17] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[18] United States Postal Service. 2014. *USPS.com: Find Locations*. Website. Available online at: https://tools.usps.com/go/POLocatorAction.action

[19] City of Downey. 2014. *Downey City Library: Hours and Location*. Website. Available online at: http://www.downeyca.org/services/library/map.asp

sewers, solid and waste processing facilities, would be comparable to those identified for the approved project. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to construct other public facilities that would have the potential to result in physical alterations to the environment.

3.15 RECREATION

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to recreation from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined by the certified Addendum No. 1 to the EIR (approved project).[2] Recreation at the 2014 refined project site was evaluated with regard to expert opinion, technical studies, and other substantial evidence. The conclusions rely primarily on information contained in the County of Los Angeles General Plan,[3] Downey Vision 2025 General Plan (Downey Vision 2025),[4] expert opinions, and the consideration of the potential for growth-inducing impacts evaluated in Section 3.12, Population and Housing, of this Addendum No. 2 to the EIR.

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to recreation was evaluated in relation to two questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[5]

(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?

Construction, operation, and maintenance of the 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to an increase in the use of existing neighborhood and regional parks or other recreational facilities from that evaluated for the approved project.[6,7] The number of parks in the City of Downey (City) has substantially increased since the 1992 EIR was certified, and the potential for impacts has consequently decreased. As discussed in Section 3.13, Population and Housing, the growth levels associated with the 2014 refined project are consistent with Downey Vision 2025 and Southern California Association of Governments projections. The 2014 refined project would not be expected to induce substantial growth or concentration of population beyond the City's regional projections. Therefore, no individual park or recreation facilities would be expected to experience physical deterioration as a result of implementation of the 2014 refined project.

Apollo Park is a recreational facility adjacent to the 2014 refined project site. Hollydale Park, All American Park, Brookshire Children's Park, and Los Amigos Golf Course are recreational facilities

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA. Contact: 320 West Temple Street, Room 1348, Los Angeles, CA 90012.

[4] City of Downey Planning Department. Adopted 25 January 2005. *Downey Vision 2025 General Plan*. Available at: http://www.downeyca.org/city_planning_gp.php.

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

[6] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[7] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA

that are located approximately within a 1-mile radius of the 2014 refined project site. These parks and facilities serve the recreational needs of the surrounding community.

The 2014 refined project would reduce impacts of the Rancho Los Amigos Medical Center on neighborhood recreational facilities as a result of the proposed relocation of current aquatic physical therapy programs that are currently provided by taking select patients to the local YMCA. A therapeutic pool on grounds at the Rancho Los Amigos Medical Center would redirect the aquatic physical therapy program from the local YMCA recreational facility and improve efficiency, access, and safety of the therapy services.

The 2014 refined project does not change the total number of hospital beds or the total building space from the approved project; therefore, there would be no increase in the number of people, residents, or visitors who would avail themselves of existing park facilities. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to increased use of existing neighborhood and regional parks or other recreational facilities that would contribute to or accelerate the physical deterioration of existing facilities that that evaluated for the approved project.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts related to the construction and expansion of recreational facilities that might have an adverse physical effect on the environment from that evaluated for the approved project.[8,9] As with the approved project, the 2014 refined project would not include recreational facilities or require the construction or expansion of recreational facilities in the 2014 refined project area. Furthermore, the 2014 refined project would be expected to provide the County with inpatient and outpatient facilities, including a dedicated outpatient facility for an Accessible Gymnasium, Wellness and Aquatic Therapy Center that would accommodate wellness services currently provided on campus and aquatic programs currently provided at an off-site facility. These improvements directly contribute to the health and wellness of County residents. The proposed improvements would redirect the aquatic physical therapy program run by Rancho at the local YMCA recreational facility to a therapeutic pool on grounds at the Rancho Los Amigos Medical Center. As discussed in Section 3.13, the 2014 refined project would not be expected to result in new population growth that would increase the need for construction or expansion of recreation facilities. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the construction of recreation facilities.

[8] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[9] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA

3.16 TRANSPORTATION AND TRAFFIC

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to transportation and traffic from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as modified by Addendum No. 1 to the EIR (approved project).[2] Transportation and traffic at the 2014 refined project site were evaluated with regard to the Circulation element of Downey Vision 2025 General Plan (Downey Vision 2025),[3] the Congestion Management Plan for the County of Los Angeles (County),[4] the County General Plan,[5] the Traffic Impact Analysis Report Guidelines,[6] and the traffic study completed for the project.[7]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts related to transportation and traffic was evaluated in relation to six questions recommended for consideration by the State California Environmental Quality Act Guidelines:[8]

Would the 2014 refined 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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to traffic and transportation related to conflicting with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, such as creating a substantial increase to the existing traffic and capacity of the street system from that evaluated for the approved project.[9,10] The EIR determined that the trip generation for the original project had the potential to result in significant impacts. Mitigation measures were specified in the 1992 adopted Mitigation Monitoring and

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] City of Downey Planning Department. January 2005. *Downey Vision 2025 General Plan, Circulation Element*. Downey, CA.

[4] County of Los Angeles Metropolitan Transportation Authority. 2004. *2004 Congestion Management Program for Los Angeles County*. Los Angeles, CA.

[5] County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Los Angeles, CA.

[6] County of Los Angeles Department of Public Works. 1 January 1997. *Traffic Impact Analysis Report Guidelines*. Alhambra, CA.

[7] Kaku Associates, Inc. August 2004. *Traffic Analysis of the Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Project*. Santa Monica, CA.

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

[9] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[10] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

Reporting Program (MMRP)[11] to reduce potential impacts from traffic on Imperial Highway and Old River School Road to below the level of significance:

- Widen the east side of Old River School Road on the north leg of the intersection
- Re-stripe the southbound approach to provide an exclusive left-turn lane, a shared left-turn/through lane, and two right-turn lanes
- Re-stripe the northbound approach to provide two left-turn lanes and a shared through/right-turn lane
- Cause one of the Old River School Road northbound through lanes south of the intersection to become a left-turn only

The same mitigation measures were applied to the approved project. As with the approved project, the 2014 refined project requires compliance with the mitigation measure specified in the adopted 1992 MMRP, such that impacts to traffic remain below the level of significance.

Trip generation estimates were prepared for the existing facilities at Rancho Los Amigos (Table 3.15-1, *Trip Generation Rates and Estimates*) and were then compared with estimates for the future proposed hospital facilities for the approved project.[12] As with the original project, the approved project included the mitigation measures specified for in the adopted 1992 MMRP.

The 2014 refined project maintains the overall level of development evaluated for the approved project: approximately 200 beds, total building space of 1,162,270 square feet, and demolition of 521,000 square feet of pre-1992 buildings. As with the approved project, this development scenario would result in approximately 1,887 fewer daily vehicle trips to and from the North Campus, than that evaluated for the original project, including approximately 204 fewer AM peak-hour trips and approximately 209 fewer PM peak-hour trips.

[11] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*, Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[12] Kaku Associates, Inc. August 2004. *Traffic Analysis of the Rancho Los Amigos National Rehabilitation Center North Campus Program Consolidation Project*. Santa Monica, CA.

TABLE 3.16-1
TRIP GENERATION RATES AND ESTIMATES

	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Trip Generation Rates							
Trips per occupied hospital bed (ITE Land Use 610)*	70%	30%	1.13	36%	64%	1.30	11.81
Trips per square feet of Health/Fitness Club (ITE Land Use 492)**	50%	50%	1.41	57%	43%	3.53	32.93
Trip Generation Estimates							
Existing conditions (396 hospital beds)	277	119	448	143	253	515	4,677
With 2014 refined project (200 hospital beds and Accessible Gymnasium, Wellness and Aquatic Therapy Center)	167	77	244	120	186	306	2,790
Net change in trips from original project	–110	–42	–204 –50%	–23	–67	–209 –41%	–1,887 –40%
Net change in trips from approved project	NC	NC	NC	NC	NC	NC	NC

SOURCE: * Institute of Transportation Engineers. 2003. *Trip Generation, Seventh Edition*. Washington, DC.
** Institute of Transportation Engineers. 2012. *Trip Generation, Ninth Edition*. Washington, DC.

Because the 2014 refined project would be expected to result in no change in trip generation that that analyzed for the approved project, including the mitigation measures specified in the adopted 1992 MMRP, no further traffic analysis of project buildout was warranted. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to creating a substantial increase in traffic.

Additionally, compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to transportation and traffic in relation to inadequate parking capacity from that evaluated for the approved project.[13,14] The County Planning and Zoning Code (Section 22.52.1120) sets forth relevant requirements for parking at the North Campus. The code requires that two parking spaces be provided for every hospital bed, and that one space be provided for every 250 square feet of floor area for outpatient clinics within the hospital.[15]

Section 22.52.1120 of the County Planning and Zoning Code required the original project to provide approximately 1,450 spaces.[16] With the reduced total building space in the approved project, parking requirements were reduced to 888 parking spaces that are more than adequately

[13] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[14] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[15] County of Los Angeles Department of Regional Planning. Title 22 Planning and Zoning. Available at: http://ordlink.com/codes/lacounty/_DATA/TITLE22/index.html

[16] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

accommodated by the completed parking structure (Table 2.4-2).[17] The 2014 refined project includes temporary placement of up to up to 80 parking spaces in the southeastern portion of the North Campus, to accommodate up to 55,000 square feet of temporary modular buildings. There are sufficient parking spaces in the parking structure on the North Campus to accommodate the temporary displacement of 80 parking spaces during construction. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to transportation and traffic related to inadequate parking capacity.

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

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to transportation and traffic in relation to conflict with an applicable congestion management plan, such as exceeding, either individually or cumulatively, a level of service (LOS) standard established by the County Congestion Management Agency for designated roads or highways from that evaluated for the approved project.[18,19] Trip generation estimates were prepared for the existing facilities and were then compared with estimates for the proposed hospital facilities in the 2014 refined project (Table 3.15-1). As with the approved project, the 2014 refined project includes approximately 200 beds, total building space of 1,162,270 square feet, and demolition of 521,000 square feet of pre-1992 buildings. The cumulative impacts of the 2014 refined project on traffic, would be the same as that analyzed for the approved project. As with the approved project, the 2014 refined project would result in approximately 1,887 fewer daily vehicle trips to and from the North Campus, including approximately 204 fewer AM peak-hour trips and approximately 209 fewer PM-peak hour trips, than were anticipated for the original project. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to transportation and traffic related to exceeding an LOS standard 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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to transportation and traffic in relation to a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks from that evaluated for the approved project. [20,21] The North Campus is not in close proximity to any airports; it is located 5.3 miles northeast of the Compton/Woodley Airport and approximately 7.1 miles north-northeast of the Long Beach

[17] (122,000 square feet of outpatient facilities / 250 square feet) + (200 beds x 2) = 888 parking spaces required.

[18] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[19] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[20] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[21] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

Municipal Airport. Therefore, as with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to transportation and traffic related to a change in air traffic patterns, which would result 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)?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to transportation and traffic in relation to substantially increasing hazards due to a design feature or incompatible uses from those evaluated for the approved project.[22,23] The 2014 refined project does not change external road design and has only minor modifications to the internal circulation system of the north campus. The result of any modifications would be aimed at improving overall traffic flow and circulation patterns in the immediate vicinity of the 2014 refined project site. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to transportation and traffic related to substantially increasing hazards due to a design feature.

(e) Result in inadequate emergency access?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to transportation and traffic in relation to inadequate emergency access from those evaluated for the approved project.[24,25] The existing emergency access system would be expected to be adequate during construction and operation of the 2014 refined project. The 2014 refined project does not involve any activity that would be expected to create a deficiency in the emergency access system. All construction and demolition activity would be organized to avoid interruptions in any emergency services undertaken by Rancho Los Amigos, as well as any access/egress paths to and from its facilities. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to transportation and traffic related to inadequate 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?

Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to transportation and traffic in relation to conflicting with adopted policies, plans, or programs supporting alternative transportation, such as public transit, bicycle, or pedestrian facilities, from those evaluated for the approved project.[26,27]

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[22] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[23] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[24] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[25] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[26] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

The design features of the 2014 refined project would support rather than conflict with the use of alternative modes of transportation. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to a conflict with adopted policies, plans, or programs supporting alternative transportation.

[27] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

3.17 UTILITIES AND SERVICE SYSTEMS

This analysis is undertaken to determine if the proposed refinements to the approved North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts in relation to utilities and service systems than those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project),[1] as refined through the certification of Addendum No. 1 to the EIR in 2013 (approved project).[2] Utilities and service systems at the 2014 refined project site were evaluated with regard to the Safety element of the County of Los Angeles General Plan,[3] and the California Regional Water Quality Control Board (RWQCB) Basin Plan for the Los Angeles Region.[4]

The potential for the 2014 refined project to result in new or substantially more adverse significant impacts to utilities and service systems was evaluated in relation to seven questions recommended for consideration by the State California Environmental Quality Act (CEQA) Guidelines:[5]

Would the 2014 refined project:

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to utilities and service systems in relation to exceedance of wastewater treatment requirements of the RWQCB, Los Angeles Region when compared to the approved project. As with the approved project, wastewater generated by the 2014 refined project would be treated at the Whittier Narrows Water Reclamation Plant (WRP). The WRP is located approximately 13 miles northeast of the 2014 refined project site, at 301 North Rosemead Boulevard in El Monte, California. The WRP has the capacity to treat up to 15 million gallons of primary, secondary, and tertiary wastewater per day.[6] As with the approved project, the 2014 refined project would continue to result in substantially lower generation of wastewater than the 1992 original project by approximately 17 percent due to the square footage of new building space to be constructed (see Table 2.4-2).[7] The 2014 refined project would retain the same 353,365 square feet of new construction evaluated for the approved project (see Table 2.4-1). Wastewater would flow into the existing system. The 2014 refined project would not necessitate the expansion of existing or construction of new sewer lines.

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[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[3] County of Los Angeles Department of Regional Planning. 1990. *County of Los Angeles General Plan, Safety Element*. Los Angeles, CA.

[4] California Regional Water Quality Control Board, Los Angeles Region. February 1995. *Water Quality Control Plan: Los Angeles Region*. Monterey Park, CA.

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

[6] Sanitation Districts of Los Angeles County. Accessed 12 October 2005. Web Site. "Wastewater Management System." *Who are the Sanitation Districts?* Available at: http://www.lacsd.org/csdinfo.htm#Wastewater%20Management.

[7] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to utilities and service systems related to exceedance of wastewater treatment requirements.

(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?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts requiring or resulting in the construction of new water or wastewater treatment facilities when compared to the approved project. As indicated in Section III.I.9, Water, of the 1992 certified EIR, Rancho Los Amigos and other nearby uses are served by the Rancho Water System, which is owned and operated by the County and the Metropolitan Water District of Southern California (MWD).[8] The EIR analysis was based on fiscal year 1989/1990, where the well draw by the Rancho Water System was 514.0 acre-feet and 551.3 acre-feet of MWD water was used. Cumulative projects, including the approved project, were estimated to create a net demand of 415,000 gallons of water per day or 152 million gallons per year. As with the approved project, the 2014 refined project would continue to require implementation of the specified mitigation measures for water provisions and infrastructure upgrades, prior to occupancy of the JPI Building expansion or the Accessible Gymnasium, Wellness and Aquatic Therapy Center. Water service for the North Campus is provided by the Rancho Water System, which is currently owned and operated by the County. The well water is the main source of water at the North Campus, with MWD service used for backup only. Due to the same overall square footage in the 2014 refined project as compared to the approved project, the 2014 refined project would be expected to generate the same amount of wastewater as the approved project. In addition, the wastewater that would be generated by the 2014 refined project would be treated at the WRP, which has the capacity to treat up to 15 million gallons of primary, secondary, and tertiary wastewater. The WRP currently has the capacity to accommodate the additional wastewater generated by the 2014 refined project. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to utilities and service systems related to expansion or construction of new water or wastewater treatment facilities.

(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?

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to utilities and service systems related to the construction of new storm water drainage facilities or expansion of existing facilities when compared to the approved project.

As discussed previously in Section 3.9, Hydrology and Water Quality, the 2014 refined project would result in the same new building space as the approved project; therefore, there would be no increase in the total impervious surface area. Therefore, no contribution to an exceedance in runoff would be expected to result with the overall change in building coverage and paved areas for the 2014 refined project. Section III.F, Geology/Soils/Seismicity, of the 1992 certified EIR, determined that adequate storm water capacity exists south and west of the project site to carry the storm water

[8] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

runoff.[9] The intersection of Quill Drive and Rives Avenue (northeast of the 2014 refined project site) has experienced flooding even during periods of moderate rainfall. As a result of flood improvements being made at this intersection and within the vicinity of 2014 refined project site, this area is currently capable of providing a 100-year or greater level of flood protection as required by the Federal Emergency Management Agency.[10] As with the approved project, implementation of the specified mitigation measures requiring existing storm drain facilities to be upgraded to adequately transport storm water runoff to existing County storm drain facilities on Imperial Highway and Old River School Road would be required. Compared with the approved project, the 2014 refined project would not be expected to create new or substantially more adverse significant impacts to utilities and service systems related to construction of new storm water drainage facilities or expansion of existing facilities.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts when compared to the approved project, as related to groundwater supplies or groundwater recharge during the construction and operation of the 2014 refined project. As indicated in Section III.I.9, Water, of the 1992 certified EIR, Rancho Los Amigos and other nearby uses are served by the Rancho Water System and MWD.[11] The EIR analysis was based on fiscal year 1989/1990, when the well draw by the Rancho Water System was 514.0 acre-feet and 551.3 acre-feet of MWD water was used. Cumulative projects, including the approved project, were estimated to create a net demand of 415,000 gallons of water per day, or 152 million gallons per year. Since water demand is calculated based on the number of square feet of occupied building space, the 2014 refined project would be expected to result in the same well draw as the approved project. As with the approved project, the 2014 refined project would continue to require implementation of the specified mitigation measures for water provisions and infrastructure upgrades, prior to occupancy of the JPI expansion, the warehouse building, and the outpatient facilities, including the Accessible Gymnasium, Wellness and Aquatic Therapy Center. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to having sufficient water supplies available to serve the 2014 refined project from existing entitlements and resources, or resulting in the need for new or expanded entitlements. The original project specified a mitigation measure, in the adopted 1992 Mitigation Monitoring and Reporting Program (MMRP), to reduce the impacts on water supply to below the level of significance, by the requirement that a sewer study shall be performed to identify existing capacity prior to issuance of the first building permit.[12] This same mitigation measure was applied to the approved project. As with the approved project, the 2014 refined project requires compliance with the mitigation measure specified in the adopted 1992 MMRP, such that impacts to water supply remain below the level of significance.

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[9] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[10] National Flood Insurance Program. 26 September 2008. Flood Insurance Rate Map, City of Downey, California, Los Angeles County, Community Panel Number 06037C1820F. Contact: Federal Emergency Management Agency, Los Angeles, CA.

[11] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[12] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

(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?

The 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the wastewater treatment provider's capacity to serve the 2014 refined project within existing commitments, when compared to the approved project. The wastewater generated by the 2014 refined project would be treated at the WRP. The WRP has the capacity to treat up to 15 million gallons of primary, secondary, and tertiary wastewater per day.[13] As with the approved project, the 2014 refined project would continue to result in substantially lower generation of wastewater than the 1992 original project by approximately 17 percent due to the square footage of new building space to be constructed (see Table 2.4-2).[14] The refined project would involve the same square feet of new building space as evaluated for the approved project (see Table 2.4-2). Wastewater would flow into the existing system. The 2014 refined project would not necessitate new expansion of existing or construction of new sewer lines, beyond what was analyzed for the approved project.

Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts related to the wastewater treatment provider's capacity to serve the 2014 refined project within existing commitments.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to utilities and service systems related to being served by a landfill with sufficient permitted capacity to serve the 2014 refined project site, when compared to the approved project. As specified in the certified EIR, the County shall divert at least 50 percent of the construction solid waste to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from construction to below the level of significance.[15] Prior to advertising for construction bids for the JPI Expansion, the warehouse, and the outpatient facilities, including the Accessible Gymnasium, Wellness and Aquatic Therapy Center, the County would ensure that the plans and specifications include the requirement for the construction contractor to comply with the Solid Waste Management Act of 1989. To ensure conformance with the Solid Waste Management Act of 1989, the County would require the construction contractor to manage the solid waste generated during construction of the project by diverting at least 50 percent of the waste from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. The construction contractor would be required to submit a construction solid waste management plan to the County for approval prior to initiation of demolition activities for the JPI Building addition. The construction contractor would be required to demonstrate compliance with the solid waste management plan through the submission of monthly reports during demolition activities that estimate total solid waste generated and diversion of 50 percent of solid waste. Solid waste is

[13] Sanitation Districts of Los Angeles County. Accessed 12 October 2005. Web Site. "Wastewater Management System." *Who are the Sanitation Districts?* Available at: http://www.lacsd.org/csdinfo.htm#Wastewater%20Management.

[14] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

[15] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

collected and hauled to the Downey Area Recycling and Transfer (DART) Facility in the City and to potentially to the Scholl Canyon and Calabasas Landfills. Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to utilities and service systems related to a landfill with sufficient space to accommodate the 2014 refined project's waste disposal needs.

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

The 2014 refined project would not be expected to create new or substantially more adverse significant impacts to utilities and service systems in relation to compliance with federal, state, and local statutes and regulations related to solid waste, when compared to the approved project. The 2014 refined project would be in compliance with the California Integrated Waste Management Act of 1989 and the California Solid Waste Reuse and Recycling Access Act of 1991 as amended. The 2014 refined project would comply with federal, state, and local statutes and regulations to reduce the amount of solid waste through implementation of the mitigation measures specified in the 1992 adopted MMRP.[16] Therefore, compared with the approved project, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to utilities and service systems related to compliance with federal, state, and local statutes. The original project specified a mitigation measure in the adopted 1992 MMRP, to reduce the impacts on solid waste disposal needs, that the project shall be required to comply with the County's AB939 implementation program for the reduction of solid waste. Incorporation of this mitigation measure, which was applied to the approved project, would still be expected to result in significant cumulative impacts as described in the 1992 certified EIR and MMRP. As with the approved project, the 2014 refined project requires compliance with the mitigation measure specified in the adopted 1992 MMRP in order to reduce potential impacts to solid waste disposal needs.

[16] County of Los Angeles. 7 April 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

This analysis is undertaken to determine if the proposed refinements to the North Campus Site Consolidation (2014 refined project) would result in new or substantially more adverse significant impacts from those disclosed in the project described in the certified 1992 Rancho Los Amigos Medical Center Environmental Impact Report (EIR) (original project), as refined by the Addendum No. 1 to the EIR (approved project).[1,2] Mandatory findings of significance of the 2014 refined project were evaluated with regard to Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.[3]

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impact to mandatory findings of significance:

Would the 2014 refined project:

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

The 2014 refined project would not be expected to result in significant impacts with regards to the potential to degrade the environment through the reduction of endangered plant or animal species from those disclosed in the approved project. The North Campus is developed for institutional land uses; there are no riparian habitats or other sensitive natural communities present within the North Campus. The North Campus does not support aquatic or riparian habitats; there is no potential for migratory fish to be present. As stated in Section 3.4, Biological Resources, the developed property does provide limited suitable resting habitat for migratory birds or bats, in the form of landscape materials and building roofs and ledges. As with the approved project, the development associated with the 2014 refined project would be undertaken in existing developed areas within the North Campus, which does not interfere with wildlife corridors, species movement, or nursery sites. The 2014 refined project would result in the same building space of 1,162,270 square feet and 521,000 square feet of demolition of pre-1992 buildings; therefore, there is no change to the potential to degrade the quality of the natural environment. Therefore, the 2014 refined project would not be expected to have the potential to degrade the quality of the environment in relation to a substantial reduction in the habitat of a fish or wildlife species, a drop below self-sustaining levels of a fish or wildlife population, elimination of a plant or animal community, or a reduction in the number or a restriction of the range of a rare or endangered plant or animal. As with the approved project, there are no significant impacts to biological resources, and no mitigation measures are required.

The 2014 refined project would be expected to result in less than significant impacts in relation to the potential to degrade the quality of the environment by elimination of important examples of California history. Potential impacts to cultural resources, including historical resources, were

[1] County of Los Angeles. February 1992. *Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by: Environmental Science Associates, Inc., Los Angeles, CA.

[2] County of Los Angeles. 2013. *Addendum No. 1 to the Environmental Impact Report for Rancho Los Amigos (SCH No. 91071053)*. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

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

investigated in the 1991 Initial Study. The Initial Study concluded that, although the Harriman Building (Building 400, LACO No. 1180) was "of interest to the community," primary construction of the North Campus occurred in the 1960s and 1970s. The County completed an inventory of all the structures on Rancho Los Amigos, which resulted in a determination that the Harriman Building was the only extant historical resource on the North Campus.[4] Primary construction of the North Campus occurred in the 1960s and 1970s, and none of the buildings on the 2014 refined project site was of historical significance; however, the facade of the Harriman Building was determined to be a significant historical resource pursuant to CEQA.[5]

As with the approved project, the 2014 refined project would rehabilitate the Harriman Building in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.[6] In addition, none of the buildings currently proposed for demolition meet the criteria for eligibility for listing in the National Register of Historic Places, or the California Register of Historical Resources, or to be treated as a significant archeological or historic resource as defined by CEQA. Therefore, the 2014 refined project would not be expected to result in new or substantially more adverse significant impacts to cultural resources related to a substantial adverse change in the significance of a historical resource. As with the approved project, the avoidance measures articulated as components of the project description are sufficient to ensure that there would be no significant impacts to cultural resources.

(b) 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 project)?

Cumulative impacts are an evaluation of a project's potential impact combined with impacts resulting from other projects. The 1992 EIR for the original project identified significant cumulative impacts in relation to three environmental issue areas:

1. Air Quality due to motor vehicle emissions and stationary source emissions due to the development of 1,365,029 square feet of building space

2. Utilities from a projected increase from solid waste from 3 tons per day to 3.3 tons per day due to an estimated 600 hospital beds and 1,365,029 square feet of building space

3. Population and housing due to a project impact on Jobs Housing Balance due to the projected generation of 108 new jobs from the an estimated 600 hospital beds and 1,1365,029 square feet of building space.

[4] Kaplan Chen Kaplan Architects. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

[5] Kaplan Chen Kaplan Architects. September 2004. *Rancho Los Amigos National Rehabilitation Center North Campus Historic Resources Evaluation*. Santa Monica, CA.

[6] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings*. Washington, DC: U.S. Department of the Interior, National Park Service.

The project was refined in Addendum No. 1 to the EIR, to reduce the number of beds to 200 and reduce the building space to 1,365,029, thus reducing the anticipated the contribution to cumulative impacts for each of the three environmental issue area:

1. Contribution to cumulative impacts on air quality reduced to decrease in estimated vehicle miles travelled and related motor vehicle emissions. Contributions to emissions from stationary source were also expected to be reduced due to the approximately 17 percent reduction in building space from 1,365,029 square feet of building space to 1,162,270 square feet of building space.

2. Contributions to cumulative impacts on utilities due to generation of solid waste during operation would also be expected to be reduced due to the reduction from 600 beds to 200 beds and the approximately 17 percent reduction in building space from 1,365,029 square feet of building space to 1,162,270 square feet of building space.

3. Contribution to cumulative impacts to population and housing related to Jobs Housing Balance would be expected to be reduced due to the reduction from 600 beds to 200 beds and the approximately 17 percent reduction in building space from 1,365,029 square feet of building space to 1,162,270 square feet of building space, that would be expected to have a corresponding reduction in new jobs.

As with the approved project, the 2014 refined project would achieve the same consolidation factored related to a reduction from 600 beds to 200 beds and an approximately 17 percent reduction in building space from 1,365,029 square feet of building space to 1,162,270 square feet of building space. Therefore, the effect of the 2014 refined project is to maintain the same reductions in contribution to cumulative impacts to air quality, utilities, and population and housing that were achieved by the approved project.

As with the approved project, the 2014 refined project requires compliance with the mitigation measures specified in the 1992 adopted Mitigation Monitoring and Reporting Program (MMRP).[7] The approved project was determined to not be expected to create a new or substantially more adverse significant impact than the approved project for these environmental factors. As with the approved project, the 2014 refined project has incorporated measures in the project description to avoid impacts to environmental resources:

- Rehabilitation and adaptive reuse of the Harriman Building
- Construction monitoring for cultural resources
- Preparation of a Hazardous Materials Business Plan
- Preparation of a Storm Water Pollution Prevention Plan for the Construction Phase of the Project
- Preparation of Standard Urban Stormwater Mitigation Plan for the Operations Phase of the Project

[7] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

(c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As with the approved project, the 2014 refined project has incorporated measures in the project description to avoid impacts to environmental resources, particularly cultural resources and hydrology and water quality:

- Rehabilitation and adaptive reuse of the Harriman Building
- Construction monitoring for cultural resources
- Preparation of a Hazardous Materials Business Plan
- Preparation of a Storm Water Pollution Prevention Plan for the Construction Phase of the Project
- Preparation of Standard Urban Stormwater Mitigation Plan for the Operations Phase of the Project

As with the approved project, the 2014 refined project was determined to have no potential for significant impacts to agricultural and forestry resources, biological resources, cultural resources, greenhouse gas emissions, hydrology and water quality, mineral resources, and recreation.

As with the approved project, implementation of the mitigation measures specified in the adopted 1992 Mitigation Monitoring and Reporting Program were determined to reduce the direct and indirect effects of the project on people related aesthetics, air quality, geology and soils, hazards and hazardous materials, land use and planning, public services, transportation and traffic, and utilities to below the level of significance.[8]

As with the approved project, the 2014 refined project would achieve the same consolidation factors related to a reduction from 600 beds to 200 beds and an approximately 17 percent reduction in building space from 1,365,029 square feet of building space to 1,162,270 square feet of building space. Therefore, the effect of the 2014 refined project is to maintain the same reductions in contribution to cumulative impacts to air quality, utilities, and population and housing that were achieved by the approved project.

[8] County of Los Angeles. April 7, 1992. *Mitigation Monitoring and Reporting Program for Rancho Los Amigos Medical Center Environmental Impact Report (SCH No. 91071053)*. Prepared by Environmental Science Associates, Inc., Los Angeles, CA.

SECTION 4.0
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