



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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500 West Temple Street, Room 713, Los Angeles, California 90012  
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September 30, 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:

### ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

18 September 30, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**AMENDED AND RESTATED MASTER GROUND LEASE AGREEMENT  
LOS ANGELES BIOMEDICAL RESEARCH INSTITUTE  
CONSTRUCTION OF MEDICAL RESEARCH BUILDINGS  
HARBOR-UCLA MEDICAL CENTER  
TORRANCE  
(SECOND DISTRICT)  
(3 VOTES)**

#### SUBJECT

The recommended action will authorize the Los Angeles Biomedical Research Institute at Harbor-UCLA Medical Center (LA BioMed) to consolidate five pre-existing ground leases into a new Master Ground Lease, increase the leased land area, and construct two medical research buildings on the Harbor-UCLA Medical Center Campus.

#### **IT IS RECOMMENDED THAT THE BOARD:**

1. Consider the Mitigated Negative Declaration for the LA BioMed Development Project, together with any comments received during the public review process, find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, and adopt the Mitigated Negative Declaration.

2. Approve the LA BioMed Development Project, and find that the services provided by LA BioMed serve public purposes and that the property to be leased will not be needed for County purposes, as authorized by Section 26227 of the California Government Code, delegate authority to the Chief Executive Officer, or his designee to execute the Master Ground Lease with LA BioMed in substantially similar form for the annual sum of \$1.00 as consideration for the lease.
3. Authorize the construction of a 79,000 square foot Research Building A and a 16,000 square foot Research Building B on the Harbor-UCLA Medical Center Campus.
4. Authorize the transfer of property management responsibility for certain County-owned Harbor-UCLA Medical Center facilities currently occupied by LA BioMed pursuant to the Board approved Medical Research and Education Agreement with the County of Los Angeles dated June 2, 1992, which will now be administered pursuant to the Master Ground Lease.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to: (a) adopt the Mitigated Negative Declaration (MND), (b) approve the LA BioMed Development Project, (c) approve the consolidation of five ground leases, (d) increase the leased land area to construct two new research buildings, (e) transfer the lease responsibilities of the Medical Research and Education Agreement (MREA) for certain County-owned facilities occupied by LA BioMed to the Master Ground Lease, and (f) extend the term of lease to 70 years (a 40 year initial term with three 10-year options).

In August 1986, the Board approved a development master plan and disposition strategy for Harbor-UCLA Medical Center Campus (Harbor-UCLA), which called for the construction of new buildings in an area designated as a research park. Since 1986, the Board has approved five independent ground leases to allow LA BioMed, at its own expense, to construct five separate medical research buildings on County-owned property.

Harbor-UCLA's long-standing relationship with LA BioMed has allowed the County to recruit and retain highly qualified physicians, and has enhanced the level of medical care to County patients at Harbor-UCLA. In addition, Board approval will enable LA BioMed (which has had a presence at the Harbor-UCLA campus for six decades) to continue its expansion of a state-of-the-art research park, which is essential to sustain and grow its research enterprise. LA BioMed's continued success is predicated on its ability to recruit top physician scientists and help them obtain research funding, through governmental and philanthropic sources.

The five independent existing ground leases contain approximately 4.1 acres of land. Research Building 1 was completed in 1987, Building 2 in 1992, Building 3 in 2002, Building 4 in 2008, and Building 5 in 2013. Each building lease has options that extend the term duration to 30 years upon lease approval or building completion, as provided by the applicable lease document. The Master Ground Lease will increase the leased land area by approximately 7.3 acres, for a total land area of 11.4 acres, and will establish a new lease term with options that extend the term to 70 years upon approval of the Master Ground Lease.

Pursuant to the Master Ground Lease, two new research buildings, Research Building A and Research Building B, will be constructed by LA BioMed at its sole cost and expense. The proposed project includes the demolition of three County-owned one-story buildings with a total floor area of less than 20,000 square feet. In the event that construction has not commenced on either of the new buildings on or before the second anniversary of the commencement date of the Master Ground Lease, the County has the right to take back the additional 7.3 acres of land area for County use. If this occurs, LA BioMed shall have the continued right to occupy county buildings previously occupied under the MREA, which rights shall be reinstated under the same terms and conditions as exist under the currently operative MREA. The Master Ground Lease will be separate and independent of the MREA and, therefore, will not affect the MREA. Similarly, the MREA will not affect any of the provisions of the Master Ground Lease.

The Chief Executive Office plans to return to the Board to recommend approval of the Harbor-UCLA Campus Master Plan completed in June 2012, upon completion of the Environmental Impact Report for the Master Plan that is currently underway. Approval of the Master Ground Lease and its terms by the Board will not conflict with the Harbor-UCLA Campus Master Plan and project phases. In addition, LA BioMed will coordinate with the County to ensure compatibility of LA BioMed's facilities with the Harbor-UCLA Campus Master Plan building and infrastructure plans and specifications.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) directs that we maximize the effectiveness of process, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services. The approval of the Master Ground Lease will support this goal by leasing County property to a non-profit medical organization, which provides services for the benefit of the public.

### **FISCAL IMPACT/FINANCING**

In consideration of the Master Ground Lease, LA BioMed will pay the annual sum of \$1.00 to the County. The total construction costs for the LA BioMed Development Project and related site improvements are estimated to be \$50 million, which will be funded entirely by LA BioMed. All maintenance costs and utilities for each building and related site improvements will be funded by LA BioMed.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The leasing of this property is authorized by Section 25374 and 26227 of the California Government Code. LA BioMed is a California non-profit 501 (c)(3) corporation, which administers more than 500 research projects with an annual budget of \$70 million. Since February of 1969, the County has contracted with LA BioMed (formerly known as Harbor-UCLA Research and Education Institute) for the administration of research and education projects at Harbor-UCLA Medical Center. The contracts authorize LA BioMed to use Harbor-UCLA Medical Center space and to construct medical research facilities on the hospital campus.

The Master Ground Lease has been reviewed and approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for the project in compliance with the California Environmental Quality

Act (CEQA). The Initial Study showed that there is no substantial evidence that the project will have a significant effect on the environment. The Initial Study identified potentially significant effects of the project, but prior to the release of the proposed MND and Initial Study for public review, revisions to the project were made or agreed to which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, as follows:

- Biological Resource - Compliance with the Migratory Bird Treaty Act
- Cultural Resources – Protective requirements in the event archaeological or paleontological resources are found on the project site
- Hazards and Hazardous Materials – Protective requirements in the event lead-based paint, asbestos, or asbestos-containing materials are found on the project site
- Noise - Limitations on construction hours and construction equipment and the installation of a temporary sound barrier along West 220th Street

Additionally, in the area of Air Quality, although significant were not identified, mitigation has been incorporated to minimize impacts. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the County, as lead agency, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, an MND was prepared for this project. A Mitigation Monitoring and Reporting Program has been prepared and is attached.

Public Notice was published in The Torrance Daily Breeze on April 4, 2014, pursuant to Public Resources Code Section 21092 and posted pursuant to Section 21092.3. No comment letters were received during the comment period. Correspondence acknowledging receipt of the MND was received from the State Clearinghouse during the comment period. The Los Angeles Conservancy submitted an inquiry which was addressed by subsequent discussions. These buildings have not been designated as a historic resource and are not part of a historical district in the area.

The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is the Los Angeles County Chief Executive Office (CEO), 500 West Temple Street, Suite 754, Los Angeles CA 90012. The custodian of such documents and materials is Sabra White, CEO-Capital Projects Section.

The LA BioMed Development Project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Wildlife. Upon the Board's adoption of the MND, CEO will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing fee and processing fees with the Registrar-Recorder/County Clerk in the amount of \$2,256.25.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Board's approval of the Master Ground Lease will authorize LA BioMed to consolidate the ground leases of five existing research buildings and to construct two new medical research buildings. Upon expiration of the Master Ground Lease, the County will acquire ownership of all the LA BioMed medical research facilities. Approving the recommended action will have no impact on current services or projects.



**CONCLUSION**

It is requested that the Executive Office, Board of Supervisors return the two certified copies of the Minute Order, and the adopted, stamped Board letter to the CEO, Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF' followed by a stylized flourish and a horizontal line.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:RLR  
CMM:AA:ls

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Auditor-Controller  
Health Services

# **LA BioMed Development Project**

## **MITIGATED NEGATIVE DECLARATION (MND)**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

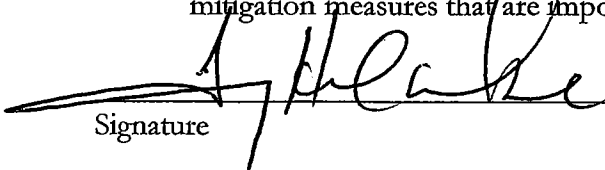
The environmental factors checked below would be potentially affected by this project.

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

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 \_\_\_\_\_  
 Signature Date 3/31/14

\_\_\_\_\_  
 Signature Date

# LA BioMed Development Project

## CLARIFICATION to MND

Additional information regarding the LA BioMed Development Project (the "Project") has become available following public circulation of the Initial Study for the Project dated March 31, 2014 (the "Initial Study") and associated Mitigated Negative Declaration (the "MND"). Specifically, an updated Project construction schedule and landscape and utility plan entitled LA BioMed Harbor-UCLA Campus Development Plan dated June 16, 2014 (the "Landscape Plan") is now available. A review of the Project's updated construction schedule as well as the Landscape Plan has been conducted. The purpose of the review is to determine if the Project's updated construction schedule and development of the Landscape Plan is consistent with the environmental analysis presented in the Initial Study.

Section 15073.5 of the State CEQA Guidelines requires recirculation of an MND if it is substantially revised after public notice of its availability but prior to its adoption. An MND is deemed to be substantially revised if (1) a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required (State CEQA Guidelines Section 15073.5(h)). Recirculation is not required when new information is added to the MND which merely clarifies, amplifies, or makes insignificant modifications to the document (State CEQA Guidelines Section 15073.5(c)(4)).

As explained further below, the Project's updated construction schedule and Landscape Plan are consistent with the environmental analysis presented in the Initial Study/MND and do not constitute a substantial revision of the document pursuant to the provisions of Section 15073.5 of the State CEQA Guidelines. Thus, the Initial Study and associated MND can appropriately serve as the CEQA clearance for the Project's updated construction schedule and Landscape Plan.

Completion of Project construction may (depending on a number of factors) be delayed to January 2018, compared to the second quarter of 2016. Thus, the statements regarding the Project construction/buildout of the Project in Section 9.C(3) on page 8, Section 11 on page 11, Section III on page 30, and Section XII on page 83 are revised to state that Project construction/buildout of the Project is expected to occur through January 2018.

Whereas the Project's original construction timeframe did not overlap with the potential start of construction of the Campus Master Plan, with Project construction possibly ending in

January 2018, there is a potential for some Project construction to overlap with the potential start of construction of a portion of the Campus Master Plan.

The portions of the Campus Master Plan that have the potential to be under construction at the same time as part of the proposed Project are located between the Project Site and Carson Street (i.e., north of the Project Site), specifically the outpatient buildings and the nearby parking structure. These development sites are located between 700 and 1,150 feet from the closest residential receptors located south of the Project Site across 220th Street. In addition, the Project Site is located between 630 feet and 1,150 feet from Carson Street, which is currently developed with commercial uses. Given these distances between the location of potential concurrent construction and the residential uses south of 220th Street, cumulative impacts (e.g., aesthetics, noise, air quality) would not be materially different than those identified in the Initial Study. In addition, the combination of these distances and the presence of commercial uses on the north side of Carson Street would also result in cumulative impacts which would not be materially different than those disclosed in the Initial Study. Further, the limited extent of the Project's impacts as determined by the Initial Study support the conclusion that the Project's impacts would not be cumulatively considerable. Thus, the Project's cumulative impacts would be less than significant when considering the construction and operation of the anticipated buildings developed under the Campus Master Plan that could occur concurrent with the proposed Project.

In conclusion, the potential delay of completion of Project construction to January 2018 would not result in environmental impacts not addressed in the Initial Study/MND and as a result no substantial revision to the Initial Study are required.

Based on the analysis provided above, the modification to the construction schedule would not result in impacts that are materially different than those set forth in Initial Study/MND. As such, recirculation of the Initial Study/MND based on the proposed change in the Project's construction schedule is not required under CEQA.

The Landscape Plan provides additional clarification principally regarding the Project's proposed landscaping. Under the Landscape Plan, a landscaped courtyard is proposed (see Attachment A). The main feature of this landscaped courtyard is a wood deck with a trellis above (see Attachment A). The deck and trellis are located at the center of the Project Site, which is away from the off-site residential uses located south of the Project Site across 220th Street.

The Project's site plan included as Figure 4 of the Initial Study indicates that the site plan includes landscaping areas. Under the Landscape Plan there is the addition of a wood deck with a trellis above the wood deck. The description of the Project included in the Initial Study clearly recognizes that landscaping and pedestrian amenities were considered in the MND. Specific examples include the following:

- Section A, Introduction and Background, page 1, last sentence . In addition to these building activities, the Project includes outdoor landscape and hardscape improvements, including ornamental trees and shrubs selected in accordance with the County's drought-tolerant landscaping requirements set forth in Section 22.52.2230 of the Los Angeles County Code, as well as the paving of non-landscaped areas.+
- Section C.(1), Project Design, page 8, first paragraph, second sentence . Project features that would contribute to meeting the LEED Gold standard may include, but are not limited to, outdoor landscaped gardens and courtyards as well as hardscape areas, including permeable pavers, constructed adjacent to and around the Project Site to provide green space areas, including shade, outdoor seating areas, and help facilitate pedestrian circulation through the Project Site.+

These discussions of the Project landscape plan in Section A and Section C.(1) are amplified to provide the additional detail that the referenced shade area and outdoor seating areas would include a wood deck and a trellis for shade.

The proposed wood deck and trellis would be constructed adjacent to the northern portion of the Project Site and as such, they would be located nearly 500 feet from the closest residences on the south side of 220<sup>th</sup> Street. Given the nature of the deck and trellis and this distance, there would be no impacts regarding aesthetics, visual character, views, air quality and noise. In addition, the wood deck and trellis would be blocked by the existing buildings, further precluding any potential impacts. The wood deck and trellis would require minimal footings to hold up the deck and trellis and thus would not have a material effect on the Project's construction impacts as analyzed in the Initial Study (e.g., air quality, noise, geotechnical, cultural resources, hydrology, etc.). In addition, the following analyses from the Initial Study address the environmental impacts associated with the construction of the wood deck and trellis:

- Section I. Aesthetics, Question b), page 19 and Section IV. Biological Resources, page 39 address tree removals and the planting of replacement trees as well as the potential relocation of existing trees.
- Section I. Aesthetics, Question d), page 20 address the effects of new sources of artificial light and glare.
- Section IV. Biological Resources, Question b), page 39 addresses on-site vegetation conditions.
- Section VI, Geology and Soils, Question b), page 55 addresses landscaping areas and drainage facilities.

- Section VII, Greenhouse Gas Emissions, Question a) addresses landscaping, vegetation, and drainage.
- Section IX, Hydrology and Water Quality, Question b), page 73, addresses changes in the amount of on-site impervious surfaces.
- Section IX, Hydrology and Water Quality, Question d), page 74, addresses changes in on-site drainage patterns.

Based on a review of each of these analyses, the proposed Landscape Plan serves as a refinement to the site plan that was analyzed in the Initial Study/MND. Further, no elements or attributes of the Landscape Plan create environmental conditions that warrant modification to the analyses referenced above or any other analyses or descriptions presented in the Initial Study. In conclusion, implementation of the Landscape Plan would not result in any environmental impacts that were not anticipated by the Initial Study and as a result no revisions to the Initial Study are required.

Based on the analysis provided above, the additional clarification regarding the Project's Landscape Plan would not result in project or cumulative impacts that are materially different than those set forth in Initial Study. As such, recirculation of the MND that is supported by the Initial Study is not required under CEQA.



# LA BioMed Development





# LA BioMed Development Project INITIAL STUDY

## CEQA Environmental Checklist Form

1. **Project Title:** “LA BioMed Development Project”
2. **Lead Agency Name and Address:** County of Los Angeles, 320 West Temple Street, Los Angeles, CA 91020
3. **Contact Person and Phone Number:** George J. Muhlsten, Latham & Watkins LLP (213-485-1234)
4. **Project Location:** 1124 W. Carson Street, Torrance, CA 90502  
APN: 7344-001-901 (part) USGS Quad: Torrance
5. **Project Sponsor’s Name and Address:** Los Angeles Biomedical Research Institute (LA BioMed);  
1124 West Carson Street, Torrance CA 90502
6. **General Plan Designation:** P (Public and Semi-Public Facility)
7. **Community/Area Wide Plan Designation:** N/A
8. **Zoning:** C-3 (Unlimited Commercial)
9. **Description of Project:**

### A. Introduction and Background

The Los Angeles Biomedical Research Institute (LA BioMed), the Applicant, is a 501(c)3 private non-profit corporation with a mission to conduct biomedical research, training, and education, and to provide resources and support for these activities. LA BioMed proposes to consolidate its existing operations by redeveloping its existing campus on an 11.4-acre site located at the northwest corner of 220th Street and Meyler Street in the unincorporated portion of Los Angeles County, near the City of Torrance (the “Project Site”). The Applicant’s objective of facility consolidation would be achieved by constructing two new buildings, renovating one existing building, and demolishing three buildings within its existing campus (the “Project”). The Project, in summary, includes the following: (1) constructing two new buildings with a total floor area of 95,000 square feet; (2) renovating an existing 5,500-square-foot building; and (3) demolishing three buildings with a total floor area of less than 20,000 square feet. As such, the Project results in a net increase of 70,700 square feet of floor area within the LA BioMed campus. In addition to these building activities, the Project includes outdoor landscape and hardscape improvements, including ornamental trees and shrubs selected in accordance with the County’s drought-tolerant landscaping requirements set forth in Section 22.52.2230 of the Los Angeles County Code, as well as the paving of non-landscaped areas.

## B. Project Location and Setting

### 1. Project Location and Surrounding Uses

The 11.4-acre (496,584-square-foot) Project Site is located approximately 0.4 mile west of the Harbor Freeway (I-110), approximately 2 miles south of the San Diego Freeway (I-405), and approximately 5.4 miles east of the Pacific Ocean. Figure 1 on page 3 provides the location of the proposed Project in a regional context. As shown in Figure 2 on page 4, the Project Site is generally bounded by West 220th Street to the south and the Harbor–UCLA Medical Center Campus to the north, east, and west. As shown in Figure 3 on page 5, the Project Site is located within an urban area that is developed with medical, commercial, and residential uses. As shown in Figure 3, single-family residential uses are located to the south of the Project Site across West 220th Street (a minimum of 200 feet from the location of the nearest proposed on-site building), further to the west across Normandie Avenue (approximately 650 feet from the Project Site), and further to the east across Vermont Avenue (approximately 1,400 feet from the Project Site). Multi-family residential uses are located north of Carson Street (approximately 1,200 feet from the Project Site), east of Vermont Avenue (approximately 1,400 feet from the Project Site), south of West 220th Street (approximately 700 feet from the Project Site), and west of Normandie Avenue (approximately 900 feet from the Project Site). Commercial uses are located further north along Carson Street (approximately 600 feet from the Project Site), as well as along Vermont Avenue (approximately 1,500 feet from the Project Site).

### 2. Existing Conditions

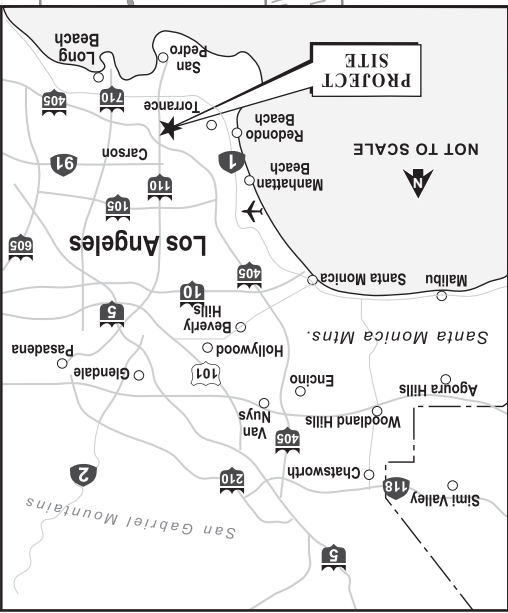
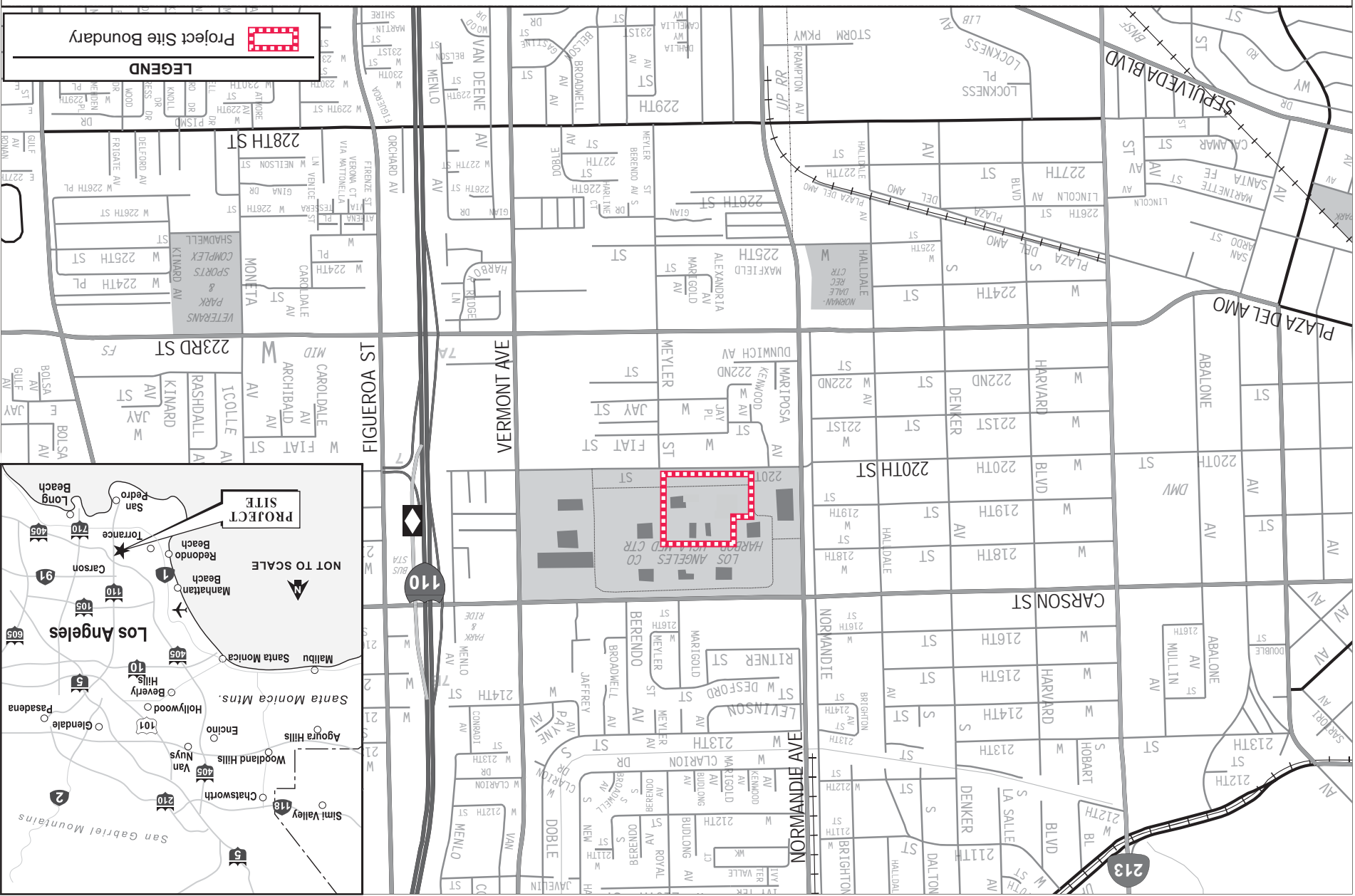
Currently, the Project Site is comprised of an approximately 11.4-acre parcel of land that is owned by the County of Los Angeles and would be leased to the Applicant. The western portion of the Project Site that would be the focus of the Project's development activities is currently developed with the following facilities as shown in Figure 3 on page A-5:

- LA BioMed Building "J3"—a one-story building consisting of approximately 4,300 gross square feet of floor area that is presently used for biomedical research offices and support activities;
- LA BioMed Building "E5"—a one-story building consisting of approximately 3,700 gross square feet of floor area that is presently used for biomedical research offices and support activities;
- LA BioMed Building "E6"—a one-story building consisting of approximately 9,900 gross square feet of floor area that is presently used for biomedical research offices and support activities;
- LA BioMed "Research Building 2 Annex"—a one-story building of approximately 5,500 gross square feet of floor area presently being used as a biological resources facility in support of biomedical research activities; and



Figure 1  
Regional Vicinity Map

0 250 500 Feet  
Approximate Scale in Feet



LEGEND

Project Site Boundary





matrix environmental

Figure 2  
Aerial View of Project Site and Surrounding Uses

0' 250' 500' Feet  
Approximate Scale in Feet



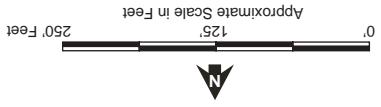
LEGEND

Project Site Boundary







Figure 3 Existing Project Site



**LEGEND**

 Project Site Boundary

 Building Name

- Surface parking (approximately 30 parking spaces) located in front of the St. Johns Cardiovascular Research Center.

LA BioMed currently employs a total of 700 people, full and part-time, at the Project Site and within the adjoining off-site buildings located within the Harbor–UCLA Medical Center Campus. Of the 700 employees, approximately 50 are currently located outside the Project Site but on the Harbor–UCLA Medical Center Campus. No changes to staffing or use is proposed as part of the Project (see page 7 for additional information).

The Project Site is relatively level with very little elevation change (approximately 2-percent slope). In addition, vegetation on the site is mostly ornamental and consists of planted trees, shrubs, and bushes around the existing LA BioMed buildings. There are a few mature trees between the LA BioMed “E5” and “E6” buildings and a small grass area located north of the LA BioMed “J3” building and south of the LA BioMed “E5” and “E6” buildings. Drainage across the site is by sheet flow to the existing Los Angeles County drain system. Vehicular access to the Project Site primarily occurs via existing driveways on Normandie Street (by way of Medical Foundation Drive) and West 220th Street.

The Project Site is designated for Public and Semi-Public Facility land uses by the County of Los Angeles General Plan. In addition, the Project Site is zoned C-3 (Unlimited Commercial) by the Los Angeles County Code (the “County Code”). In accordance with Section 22.28.180 of the County Code, “offices (business or professional)”, “laboratories (research and testing)”, and “medical laboratories” are permitted in C-3 zones.

## **C. Description of the Proposed Project**

A total of 20 existing buildings are located across the 11.4-acre Project Site. Under the proposed Project, the Applicant would construct two new buildings, renovate one existing building, and demolish three existing LA BioMed buildings. No development activities are proposed with regard to the other existing buildings located on the Project Site.

The three buildings to be demolished as part of the Project are as follows: (1) LA BioMed Building “J3”; (2) LA BioMed Building “E5”; and (3) LA BioMed Building “E6.” All three buildings are currently being used for biomedical research and support activities. In addition to the demolition of the three on-site buildings, the Applicant would be vacating a number of off-site buildings, totaling approximately 70,000 square feet that are located adjacent to the Project Site in a north and northeasterly direction. It is anticipated that these buildings would be demolished at a later date as part of the proposed Harbor–UCLA Medical Center Campus Master Plan.

LA BioMed “Research Building A” would be constructed on the site of existing buildings “E5” and “E6.” Research Building A would be a four-story building with approximately 79,000 square feet of floor area and would provide the following facilities: LA BioMed

Administrative Offices; a Clinical Research Center for Clinical Tests and Trials, including exam and procedure rooms and clinical and support staff facilities and offices; a public lobby with a small facility offering coffee and prepared snacks for sale; and biomedical research facilities including wet and dry laboratories, appurtenant offices, lab technician workstations, and support facilities such as tissue culture rooms and freezer rooms.

The LA BioMed “Biological Resources Center” would be constructed on the surface parking lot in front of the existing St. John’s Cardiovascular Research Center and on a portion of the site of existing building “J3” which is proposed to be demolished as part of the Project. The Biological Resources Center would be a one-story (plus mezzanine level) building of approximately 16,000 gross square feet of floor area and would be used to house the existing on-site biological resource facility that would be relocated from its existing location within the eastern portion of the Project Site. A small outdoor area, contiguous to this building and fully enclosed and screened on all sides but open to the sky, would be used to as part of the biological resource facility.

LA BioMed “Research Building 2 Annex” is an existing one-story building of approximately 5,500 gross square feet of floor area that would be renovated for continued use as biological resource facility in conjunction with the new Biological Resources Center.

Under the proposed Project all existing on-site activities would be maintained at current operating levels. As described above, LA BioMed currently has a total of 700 employees at the Project Site and in buildings located on adjoining property within the Harbor–UCLA Medical Center Campus. Of the 700 employees (full and part-time), approximately 10 percent also provide professional medical services at the off-site hospital located within the Harbor–UCLA Medical Center Campus. Thus, under the proposed Project there would be no net increase in daily employee or research personnel working within the LA BioMed facilities on an overall basis, although approximately 150 employees will be relocated from existing County buildings presently occupied by LA BioMed personnel who are located adjoining the Project Site to the on-site LA BioMed buildings. As the Project represents a consolidation of existing operations, there would also not be an increase in the number of daily visitors to the LA BioMed facilities. Business hours would continue to be from 8:00 A.M. to 5:00 P.M. Monday through Friday. Researchers would occasionally work after hours during the week and on the weekends, as is the case under current (existing) conditions.

Under the proposed Project, 17 of the 20 existing on-site buildings would remain. As LA BioMed continues its transformation from outdated facilities inappropriate for its current use to a contemporary biomedical research campus, there may be additional future improvements that are not planned yet but would further advance the LA BioMed objective to create a state-of-the-art biomedical research campus at the Project Site. Additional documentation will be prepared, as necessary, as potential additional improvements are identified.

## **(1) Project Design**

As shown in Figure 4 on page 9, the new LA BioMed facilities would be located on the western portion of the Project Site and would be designed to meet LEED Gold standards. Project features that would contribute to meeting the LEED Gold standard may include, but are not limited to, outdoor landscaped gardens and courtyards as well as hardscape areas, including permeable pavers, constructed adjacent to and around the Project Site to provide green space areas, including shade, outdoor seating areas, and help facilitate pedestrian circulation through the Project Site. In addition, green space areas would also be used as bio-swales to capture and infiltrate storm water, including that from impervious surfaces. Additionally, portions of the proposed buildings would include green roof areas which would capture and retain/detain storm water. To further promote energy efficiency, the proposed buildings would be designed to be energy efficient, limit solar heat gain and promote air circulation, including, as appropriate, the use of chilled beam HVAC systems, suspended ceilings, energy efficient window glazing and window overhangs. Mechanical equipment would be screened from view and would be located primarily on building roofs thereby promoting sound attenuation.

In addition, the Project would conform to all C-3 zoning requirements, including, but not limited to, Project buildings not exceeding 90 percent of the Project Site's net area, with a minimum of 10 percent of the Project Site's net area landscaped.

## **(2) Access, Circulation, and Parking**

Vehicular access to the Project Site would continue to be provided from the existing driveways located on West 220th Street. No changes to these existing driveways would occur as part of the Project, although within the Project Site, on-site circulation would be modified to serve the new, renovated and existing buildings that would remain under the proposed Project.

Parking at the Project site is currently provided by a combination of on-site parking spaces and off-site parking available within the Harbor-UCLA Medical Center campus. As there would be no increase in total LA BioMed personnel or visitors as a result of the Project, the existing LA BioMed parking demand would not change as a result of the Project. However, the construction of the Biological Resources Center would eliminate existing surface parking spaces located in front of the existing St. John's Cardiovascular Research Center. While a loss of on-site parking spaces would occur under the Project, all parking on the Harbor-UCLA Medical Center campus is available and there are existing underutilized surface parking areas adjacent and within walking distance to the Project Site. Additionally, regularly scheduled and easily accessible mass transit bus service is provided in the Project area by Metro, the City of Torrance, and the City of Gardena.

## **(3) Proposed Construction Schedule and Phasing**

Construction of the Project is anticipated to start as early as the fourth quarter of 2014, and be completed about 18 months later, sometime between the first and second quarter of 2016. Construction activities would include demolition of the existing LA

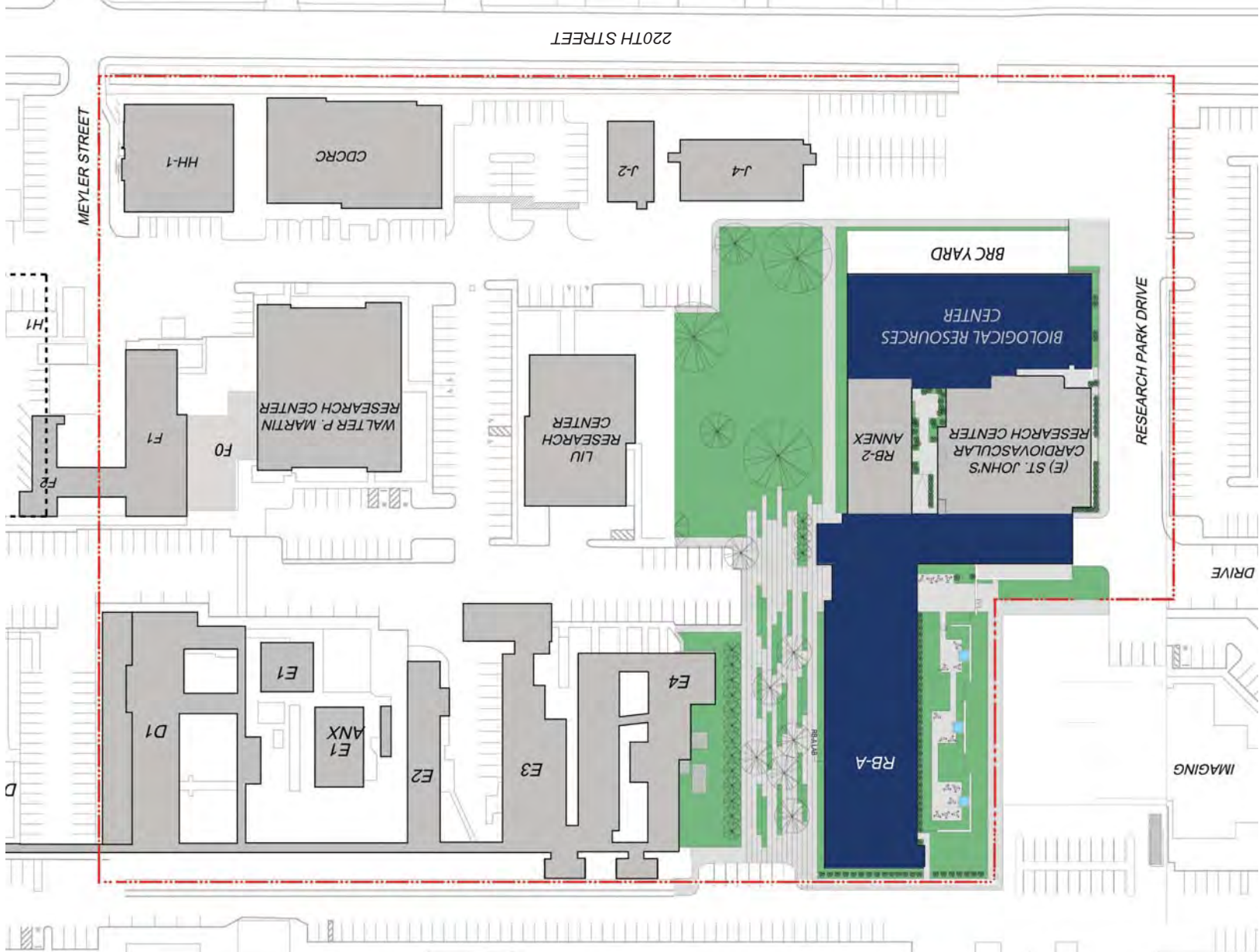




matrix  
environmental



Proposed Project – Building Layout Plan  
Figure 4



BioMed Buildings “J3,” “E5,” and “E6.” Earth disturbance and grading would be minimized since there would be no subterranean construction other than that related to new building foundations.

## **D. Required Approvals**

Permits and approvals required for development of the Project may include, but are not limited to, the following:

- Lease Agreement with the County of Los Angeles;
- Grading, excavation, and building permits; and
- Any additional governmental approvals, permits, and actions as may be deemed necessary or desirable.

In addition to the County of Los Angeles, other agencies that may use this Initial Study in their decision making process include the Regional Water Quality Control Board and the South Coast Air Quality Management District.

## **9. Surrounding Land Uses and Setting:**

The Project Site is located approximately 0.4 mile west of the Harbor Freeway (I-110), approximately 2 miles south of the San Diego Freeway (I-405), and approximately 5.4 miles east of the Pacific Ocean. The Project Site is generally bounded by West 220th Street to the south, and the Harbor–UCLA Medical Center Campus to the north, east, and west. The Project Site is located within an urban area that is developed with medical, commercial, and residential uses. Single-family residential uses are located to the south of the Project Site across West 220th Street, further to the west across Normandie Avenue, and further to the east across Vermont Avenue. Multi-family residential uses are located north of Carson Street, east of Vermont Avenue, south of West 220th Street, and west of Normandie Avenue. Commercial uses are located further north along Carson Street as well as along Vermont Avenue.

## **10. Other Public Agencies Whose Approval May Be Required (e.g., permits, financing approval, or participation agreement):**

None.

## **11. List of Related Projects/Basis for Cumulative Analysis**

CEQA requires an analysis of cumulative impacts. CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” In

addition, CEQA Guidelines Section 15130(b) indicates the analysis of cumulative impacts need not be as in-depth as what is provided for the proposed project, but instead is to “be guided by the standards of practicality and reasonableness.”

Cumulative impacts are those impacts of the project combined with reasonably foreseeable growth. In accordance with CEQA Guidelines Section 15130(b)(1), a list of past, present, and probable future projects that have the potential to produce related or cumulative impacts has been compiled. The list of related projects includes those past, present, and probable future projects that are located within a 1.5-mile radius of the Project Site and have the potential to result in a cumulative impact. Based on the nature of the Project, its size and the location of the Project Site, the 1.5-mile radius was selected as the area for cumulative analysis and the area includes portions of the City of Los Angeles, as well as areas within unincorporated Los Angeles County.

Buildout of the Project is expected to occur through early 2016. Thus, the cumulative analyses presented in this Initial Study considers the effects of other proposed development projects that may be constructed in the general Project area through the early 2016 time frame. For the purposes of this Initial Study, five related projects have been identified within the vicinity of the Project site. Information regarding the related projects was obtained from the County of Los Angeles as well as from the City of Los Angeles. The five identified related projects are shown in Table 1 on page 12 and are located on the map presented in Figure 5 on page 13.

Generally the projects identified on Table 1 are not substantial in terms of size given the urban nature of the area and the size of the cumulative study area. The projects are not of sufficient size to cumulatively impact the environment and are generally within the scope of reasonable growth assumptions within the local and regional plans.

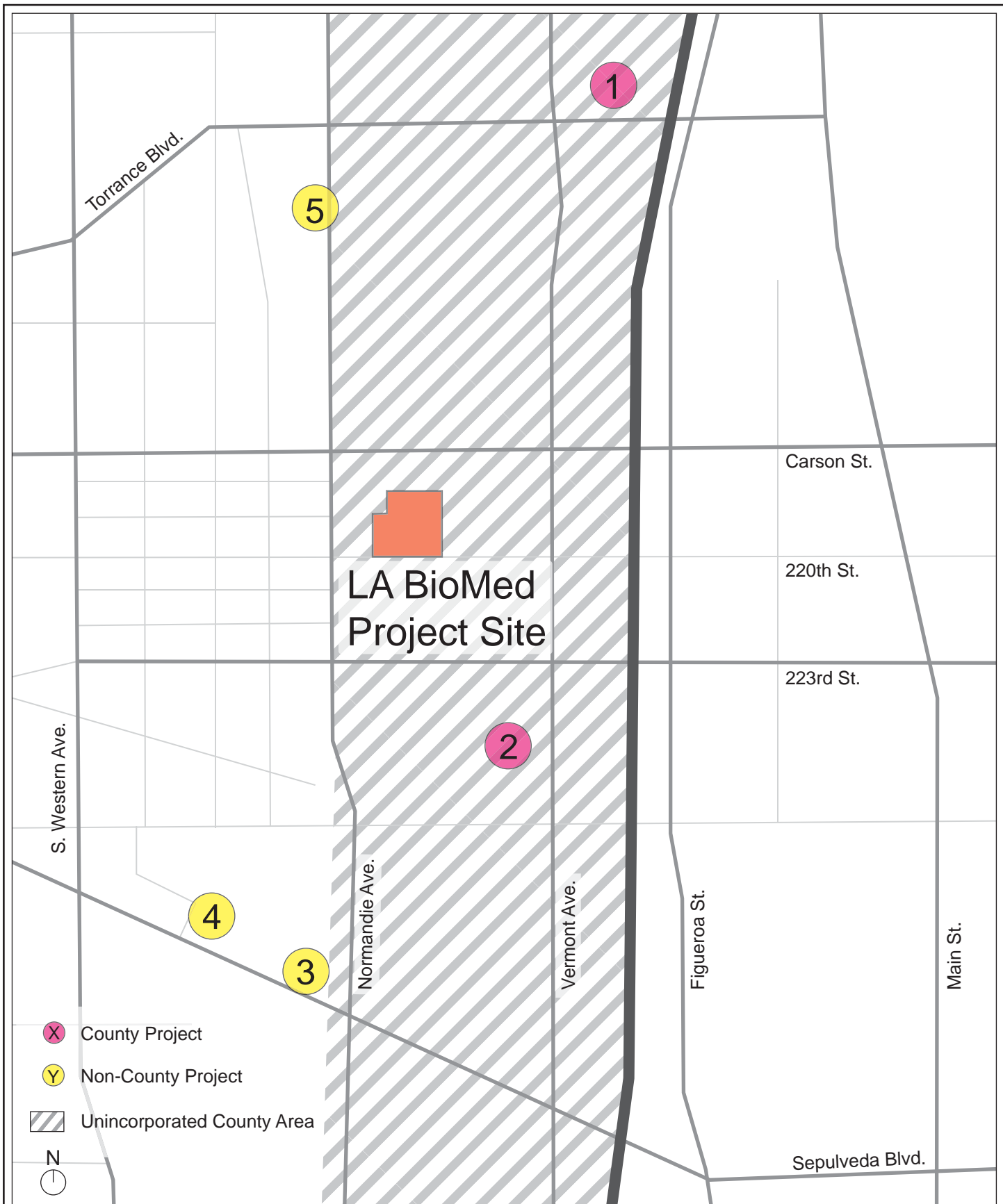
In addition to the five related projects listed in Table 1, the County of Los Angeles is considering a possible new master plan for the Harbor–UCLA Medical Center, bounded by Carson Street to the north, Vermont Avenue to the east, 220th Street to the south, and Normandie Avenue to the west. The master plan process involves consideration of a long-term plan to guide future facility development in a manner that would enhance the clinical, educational, and research components of the Harbor–UCLA Medical Center Campus. As part of the consideration of a long-term master plan, County staff has prepared a preliminary master plan document entitled “Campus Master Plan, County of Los Angeles Harbor–UCLA Medical Center, June 30, 2012” (“Campus Master Plan Report”). The Campus Master Plan

**Table 1  
Related Projects List  
(All Projects Located Within a 1.5-Mile Radius of the Project Site)**

Related Project No.	Description	Address	Size	Distance to Project Site
County of Los Angeles <sup>a</sup>				
1	Alpine Village	801 Torrance Blvd.	32,350 sf of theater, kitchen, offices, etc.	0.94 mile
2	Housing Development	22433 Vermont St.	246 units	0.46 mile
City of Los Angeles <sup>b</sup>				
3	Mixed-Use Apartments	1311 Sepulveda Blvd.	352 units and 17,904 sf of commercial uses	1.30 miles
4	Warehouses	1351 Sepulveda Blvd.	400,000 sf	0.63 mile
5	Normandie Townhomes	21000 Normandie Ave.	113 units	0.89 mile

<sup>a</sup> Based on information provided by Paul McCarthy, County of Los Angeles, Department of Regional Planning, October 3, 2013.  
<sup>b</sup> Information provided by Pedro Ayala, Transportation Engineering Associate II, City of Los Angeles, Department of Transportation, West LA/Coastal Development Review, September 19, 2013.

Source: Matrix Environmental, October 2013.



**Figure 5**  
Location of Related Projects



Sources: County of Los Angeles, Department of Regional Planning; City of Torrance Development Department; City of Carson Planning Division; City of Lomita Planning Department; LA DOT West LA/Coastal Development Review, 2013.

Report proposes to expand the existing 980,000 square feet of on-site development to 1,600,000 square feet at buildout of the Medical Center. Of this total, approximately 1.16 million square feet would be occupied by hospital facilities, approximately 260,000 square feet for outpatient services, approximately 126,000 square feet for other services, and approximately 57,000 square feet for campus support facilities. The Campus Master Plan Report provides that the buildout would be implemented by way of a series of new buildings ranging from two to seven stories in height. The Campus Master Plan Report also provides for a series of surface parking lots and parking structures. Commencement of development pursuant to any such master plan would be dependent on preparation of an environmental impact report by County staff, certification of the environmental document by the Board of Supervisors and approval of a master plan document by the Board of Supervisors. Completion of the master plan as projected by the Campus Master Plan Report is currently forecasted to occur by 2030.

It is anticipated that the Campus Master Plan will be submitted to the Board of Supervisors no earlier than late 2014. As such, implementation of the campus master plan is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. As such, the County Master Plan Report and the possible additions to the Harbor–UCLA Medical Center will not be included in any cumulative analysis in this Initial Study. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

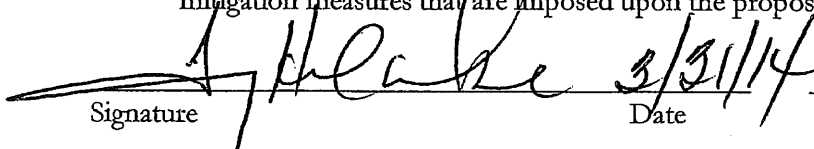
The environmental factors checked below would be potentially affected by this project.

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

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 \_\_\_\_\_  
 Signature Date 3/31/14

\_\_\_\_\_  
 Signature Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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



- 9) The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**I. AESTHETICS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

**Less Than Significant Impact.** Scenic vistas are generally described in two ways: panoramic views (visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance) and views to a particular object, scene, or feature of interest.

The Project Site is bound by the Harbor–UCLA Medical Center Campus to the north, east, and west. One-story, single-family residential uses are located to the south of the Project Site across West 220th Street (a minimum of 200 feet from the location of the nearest proposed on-site building). There are no parks or recreation areas and no other scenic locations located within the Project vicinity. Off-site development within the Harbor–UCLA Medical Center Campus blocks all views of the Project Site except from the few residences located opposite the Project Site on the south side of West 220th Street. In addition, the density of the existing urban environment limits offsite views from the Project Site.

Due to the developed urban nature of the Project Site and surrounding areas as well as the area’s relatively flat topography, there are no views of scenic vistas within the Project Site or within the Project vicinity. Further, it is anticipated that the Project’s height, massing, scale, and building materials would be consistent with the existing buildings located within the LA BioMed campus. As such, there would not be a substantial change to the viewshed available from the existing residential uses located across West 220th Street from the Project Site and a less than significant impact would occur. As the Proposed Project would not introduce incompatible visual elements within a field of view containing a scenic vista or substantially block a scenic vista in the Project vicinity, impacts during Project construction and operations would be less than significant from all locations, including, but not limited to, the existing residential uses located across West 220th Street from the Project Site. The Project Site itself does not contain any natural scenic vistas, as it is comprised of buildings used for research facilities and surface parking lots. As none of the buildings on the Project Site are defined as a historic resource subject to CEQA they are not considered a visual resource. Therefore, no further analysis or mitigation measures are required.

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

**No Impact.** No oak, walnut, or sycamore trees are located on the Project Site. Under the proposed Project, 33 to 37 trees would be removed and 120-125 new trees would be planted. Thus, there would be a net increase in the number of on-site trees. In addition, existing mature ornamental trees would be relocated when feasible and replaced otherwise. None of the existing on-site trees are protected pursuant to the County Tree Ordinance (L.A. County Code, Title 22, Chapter 22.56, Part 16) or exhibit characteristics which would cause the trees to be considered a scenic resource. No rock outcroppings occur on the Project Site and none of the roadways adjacent to and in the vicinity of the Project Site are designated as a state scenic highway by the California Department of Transportation indicated on the California Scenic Highway Mapping System. The nearest officially designated state scenic highway is State Route 2, which is located approximately 25 miles northeast of the Project Site. Further discussed in Checklist Question I.a) above, there are no scenic resources in the vicinity of the proposed Project. Therefore, no impact with regard to scenic resources would occur during Project construction and operations, and no further analysis or mitigation measures are necessary.

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

**Less Than Significant Impact.** Currently, the Project Site consists of low-rise research buildings, surface parking lots, and a limited amount of open space. Utility poles, street lighting, and ornamental landscaping in the form of trees and shrubs are also present throughout the Project Site. Adjacent to the Project Site is the Harbor-UCLA Medical Center Campus, which includes medical research and office buildings as well as a hospital. LA BioMed has been redeveloping their campus from army barracks constructed in the 1950s into modern research facilities. The Project with the demolition of three existing buildings, the construction of two new buildings, and the renovation of an existing building would contribute to this process. While the proposed buildings would be greater in height than the buildings that are being replaced, it is anticipated that the proposed Project would complement the building styles recently constructed both on the Project Site as well as on the adjacent Harbor-UCLA Medical Center Campus. Specifically, the proposed Project would be similar in height, architectural scale, building massing, and materials and would continue the existing pattern of medical related development both on the Project Site as well as the nearby buildings located in the Harbor-UCLA Medical Center Campus, except for the hospital tower which is taller in height and exhibits greater building massing. As such, implementation of the Project would complement recent medical-related development in the area and thus, would improve rather than degrade the existing visual character of the Project Site. As a result, impacts associated with the existing visual character of the Project Site and its surroundings would be less than significant and no further analysis or mitigation measures are necessary.

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

**Less Than Significant Impact.** The Project Site is located within an urban area, characterized by low to medium ambient nighttime artificial light levels. Existing artificial light sources on the Project Site and in the surrounding area includes surface parking lot and security lighting, street lights, exterior building light, and lighting associated with adjacent buildings and parking facilities within the Harbor-UCLA Medical Center Campus. Vehicles traveling through the Harbor-UCLA Medical Center Campus and in the surrounding streets also contribute to the existing artificial light environment within and in the vicinity of the Project Site.

Cranes, scaffolding, and other construction equipment are potential sources of shadows. However, these shadows are highly transitory, given the frequency that construction equipment is moved and the lack of large surface areas associated with this equipment which is needed to generate shadows which are wide enough to shade an off-site use for any considerable period of time. Therefore, any construction-related shading associated with development of the proposed Project is not anticipated to cause a significant shading impact.

For most of the Project's construction period, construction hours would not extend into the evening hours, which is when outdoor construction lighting would be used. However, when construction lighting is required, its use would not occur frequently, and when such activities do occur, their duration would be relatively brief, generally limited to a few hours during the winter months. In addition, outdoor construction lighting, if used, would be highly focused on the construction site and shielded to limit the light from extending beyond the Project Site. Further, if construction lighting is used during the construction of Research Building A, it would be further shielded from the residential uses on the south side of West 220th Street by existing on-site buildings. Construction lighting impacts would be less than significant given the limited potential for the use of construction lighting at the Project Site, the use of standard construction practices to limit the area affected by construction lighting, and the nearest residences located on the south side of West 220th Street are a minimum of 200 feet from the nearest Project construction site.

Daytime glare could potentially accompany construction activities if reflective construction materials were positioned in highly visible locations where glare conditions (e.g., orientation and presence of glare-sensitive uses) could occur. However, any glare would be highly transitory and short-term, given the movement of construction equipment and materials within the construction area and the temporary nature of construction activities within each area of the Project Site. In addition, large surfaces that are usually required to generate substantial glare are typically not an element of construction activities. The potential for nighttime glare associated with construction activities is unlikely, as most construction activities occur during the day and any nighttime construction work would be temporary. As such, construction glare impacts would be less than significant.

The County of Los Angeles enforces the building code requirements of the California Building Code and California Electrical Code which stipulate minimum light intensity values for exterior walkways, stairs, alleys, and roads designated as paths of egress from occupied buildings. The proposed Project would also be consistent with California Building Code and California Electrical Code requirements related to lighting. Proposed lighting for the Project would be limited to low-level security and building identification lighting and would be consistent with the existing lighting found at the Project Site and in the adjacent facilities within the Harbor–UCLA Medical Center Campus. Proposed Research Building A would be located a minimum of 400 feet from the closest residence across West 220th Street from the Project Site, whereas the proposed Biological Resources Center would be located a minimum of 200 feet from the closest residence across West 220th Street from the Project Site. Due to these distances and the low intensity lighting sources to be added as part of the Project, the increase in lighting attributable to the Project is not of sufficient magnitude to result in an adverse impact for the nearest residences located across West 220th Street from the Project Site or any other light-sensitive uses located in the Project area. In addition, the proposed Project would utilize non-reflective building materials and would not introduce new surfaces which could generate glare. Although vehicle headlights would continue to contribute to the existing lighting environment, the Project would not result in any new vehicle trips and thus, would not add additional vehicle light sources. In addition, the proposed Biological Resources Center would replace the existing approximately 30-space surface parking lot currently located in front of the St. Johns Cardiovascular Research Center, thereby eliminating this light source from the Project Site. Those currently parking in this area would park within existing parking facilities located within the Harbor–UCLA Medical Center Campus and would represent a minor incremental change to the existing operations of these parking areas and, therefore, would not be of a sufficient magnitude to result in an adverse lighting or glare impact to the existing residences located across West 220th Street from the Project Site or any other light-sensitive uses located in the Project area. As the Project would utilize lighting similar to that currently used within the existing Project Site and in the surrounding area, Project lighting sources would not disrupt the existing visual character of the Project Site, the adjacent Harbor–UCLA Medical Center Campus, or any residential area located in proximity to the Project Site, including but not limited to, the existing residences located across West 220th Street from the Project Site. As discussed in Checklist Question I.a) above, there are no views of visual resources available at the Project Site or in the Project area. As the Project would not degrade the existing visual character of the area and no visual resources are available at the Project Site or the Project area, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impacts would be less than significant and no further analysis or mitigation measures are necessary.

The only shadow-sensitive uses in the Project area are the single-family residences located to the south of the Project Site, across West 220th Street (minimum of 200 feet from the location of the nearest proposed on-site building). The existing uses located within the Harbor–UCLA Medical Center campus are not classified as shadow-sensitive uses. Morning shadows cast by the Project's new construction would occur in areas that are located to the west of the Project Site, with the shadows moving towards the north during the mid-day period, and

towards the east in the afternoon. This shadow pattern results from the angle of the sun during the year and the location and orientation of the Project Site and on-site areas of new construction relative to the off-site shadow sensitive residential uses located south of West 220th Street. Based on the location and height of the proposed Project buildings, shadows from the proposed buildings would not extend beyond 150 feet from the Project Site. As a result, Project shadows would not extend onto on any land uses located outside the boundaries of the Harbor–UCLA Medical Center campus. As the Harbor–UCLA Medical Center campus is not classified as a shadow-sensitive use and the nearby residences (e.g., existing residences located across West 220th Street from the Project Site, as well as the residences located to the west across Normandie Avenue [approximately 650 to 900 feet from the Project Site], to the east across Vermont Avenue [approximately 1,400 feet from the Project Site], north of Carson Street [approximately 1,200 feet from the Project Site], and south of West 220th Street [approximately 700 feet from the Project Site]) would not be shaded by the Project's proposed buildings, no shading impacts to shadow-sensitive uses would occur, and no further analysis or mitigation measures are necessary.

### **Cumulative Impact Analysis**

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis, as the timing of its implementation is expected to occur beyond the expected timeframe for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

In general, the applicable regional and local land use plans anticipate the intensification of existing commercial and residential land uses in the Project area. Further, the development of the five identified related projects would not be anticipated to have a substantial aesthetic effect since the Project area is already highly urbanized and the related projects represent infill development that is not anticipated to be out of scale or character with the existing visual environment. As discussed above, the proposed Project would be consistent with the general scale and character of the existing visual environment and based on the analyses provided above, the overall magnitude of the Project's impacts with regard to aesthetic character are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative impacts with regard to aesthetic character would be less than significant. No mitigation measures or further analysis of this issue is required.

Although cumulative development has the potential to result in a very minor increase in ambient light sources and glare in the Project area, as described above, the Project area is highly urbanized, and the related projects occur along major roadways which exhibit high

levels of ambient lighting and/or are located in areas near the I-110 freeway that are not sensitive to light and glare.

While it is anticipated that the related projects would not result in adverse impacts with regard to light and glare, Project impacts with regard to light and glare also are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative impacts with regard to light and glare would be less than significant. No further analysis or mitigation measures are required.

In addition, as discussed in Checklist Question I.b), the proposed Project would not result in any impact with regard to scenic resources. Therefore, the proposed Project would not contribute to a cumulative aesthetic impact with regard to this particular issue. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative aesthetics impacts would be less than significant.

**II. AGRICULTURE AND FORESTRY RESOURCES**

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impact.** The Project Site is located in an urbanized area of Los Angeles County and does not include any agricultural land. There are currently no agricultural or other related activities on the Project Site or within the Project vicinity. The Extent of Important Farmland Map maintained by the State Division of Land Protection indicates that the Project Site is not included in the Important Farmland category.<sup>1</sup> Therefore, the proposed Project would not 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 a non-agricultural use. No impacts would occur, and no further analysis or mitigation measures are required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The Project Site is located in an urbanized area of Los Angeles County and does not include any agricultural land. The Project Site is currently zoned for commercial land uses, is not located in an area designated as an Agricultural Opportunity Area, and is not under a Williamson Act Contract. The area south of West 220th Street, opposite the Project Site, while being zoned Light Agricultural (A-1) is developed with single-family uses, a permitted use in the A-1 zone, and is not used for agricultural purposes. Therefore, the proposed Project would not

<sup>1</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, GIS data, website: [www.consrv.ca.gov/DLRP/fmmp/overview/survey\\_area\\_map.htm](http://www.consrv.ca.gov/DLRP/fmmp/overview/survey_area_map.htm), accessed July 15, 2013.



conflict with existing zoning for agricultural use, an area designated as an Agricultural Opportunity Area, or a Williamson Act Contract. No impacts would occur, and no further analysis or mitigation measures are required.

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))?

**No Impact.** The Project Site is located in an urbanized area of Los Angeles County and does not include any forest or timberland. The Project Site is zoned for commercial land uses. As mentioned above, the area south of West 220th Street, opposite the Project Site, is zoned Light Agriculture (A-1) but is developed with single-family residences. As such, the proposed Project would not conflict with existing zoning for, or cause a rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts would occur, and no further analysis or mitigation measures are required.

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

**No Impact.** The Project is proposed to be developed in an urbanized portion of Los Angeles County. As noted above, there is no forest land currently present on the Project Site. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur, and no further analysis or mitigation measures are required.

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?

**No Impact.** As noted above, the Project Site is located in an urbanized area of Los Angeles County and does not contain any agricultural or forest uses. Although the area south of West 220th Street, opposite the Project Site, is zoned Light Agricultural (A-1), this area is developed with single-family residences and there are not any agricultural or forest uses located in the vicinity of the Project Site. Thus, development of the proposed Project would not convert any farmland to non-agricultural use or any forest land to a non-forest use. No impacts would occur, and no further analysis or mitigation measures are required.

**Cumulative Impact Analysis**

**No Impact.** As discussed in Checklist Questions II.a) through II.e) above, the proposed Project would not result in any impact with regard to these issues. Therefore, the proposed

Project would not contribute to a cumulative impact with regard to agriculture and forestry resources. No further analysis or mitigation measures are required.

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

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

**Less Than Significant Impact.** The Project Site is located within the 6,745-square-mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter greater than 10 microns in diameter [PM<sub>10</sub>], and particulate matter greater than 2.5 microns in diameter [PM<sub>2.5</sub>]). As such, the Project would be subject to the SCAQMD’s Air Quality Management Plan (AQMP). The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG).

The analysis of Project consistency with the SCAQMD’s AQMP is based on emissions related to Project operations (i.e., Project construction is excluded from an AQMP consistency analysis based on the short-term duration of construction and the SCAQMD’s general guidance for this type of analysis). In accordance with the procedures established in the SCAQMD CEQA Air Quality Handbook, the following criteria are required to be addressed in order to determine the Project’s consistency with the SCAQMD’s AQMP:

1. Will the project result in any of the following:
  - An increase in the frequency or severity of existing air quality violations; or
  - Cause or contribute to new air quality violations; or
  - Delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Will the project exceed the assumptions utilized in preparing the AQMP?

As discussed below in Checklist Question III.b), localized concentrations of PM<sub>10</sub>, PM<sub>2.5</sub>, carbon monoxide (CO), and nitrogen dioxides (NO<sub>2</sub>) have been analyzed for the Project. Sulfur dioxide (SO<sub>2</sub>) emissions would be negligible during construction and long-term

operations, and therefore would not have the potential to cause or affect a violation of the SO<sub>2</sub> ambient air quality standard. Because volatile organic compounds (VOC) are not a criteria pollutant, there is no ambient standard or localized threshold for VOCs. Due to the role VOCs play in ozone formation, it is classified as a precursor pollutant and is analyzed pursuant to a regional emissions threshold.

Particulate matter is the primary pollutant of concern during construction activities, and therefore, the Project's PM<sub>10</sub> and PM<sub>2.5</sub> emissions during construction were analyzed: (1) to ascertain potential effects on localized concentrations; and (2) to determine if there is a potential for such emissions to cause or affect a violation of the ambient air quality standards for PM<sub>10</sub> and PM<sub>2.5</sub>. Results of the analyses indicate that the increases in PM<sub>10</sub> and PM<sub>2.5</sub> emissions during construction would not exceed the SCAQMD-recommended significance thresholds.

The Project's maximum potential NO<sub>x</sub> and CO daily emissions during construction were analyzed to ascertain potential effects on localized concentrations and to determine if there is a potential for such emissions to cause or affect a violation of an applicable ambient air quality standard. The forecast of maximum localized concentrations for these two criteria pollutants would remain below their respective SCAQMD Localized Significance Thresholds. As such, localized impacts [i.e., potential to violate either the National Ambient Air Quality Standards (NAAQS) or the California Ambient Air Quality Standards (CAAQS) at sensitive receptor locations] that may result from construction-period air pollutant emissions would be less than significant. This analysis also concluded that CO and NO<sub>2</sub> concentrations would not exceed CAAQS or NAAQS, and potential impacts would therefore also be less than significant.<sup>2</sup>

Because this Project does not introduce any substantial stationary sources of emissions, CO is the preferred benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As discussed below in Checklist Question III.b), no impacts to localized mobile-source CO emissions would occur and thus, no violations of the State and federal CO standards would result.

Overall, the Project would result in less than significant impacts with regard to localized concentrations of PM<sub>10</sub>, PM<sub>2.5</sub>, CO, NO<sub>2</sub> and SO<sub>2</sub> during Project construction and operations. As such, the Project would meet the first AQMP consistency criterion.

The SCAQMD's second criterion for determining project consistency focuses on whether or not the Project exceeds the assumptions used in preparing the forecasts presented in the AQMP. Determining whether or not a project exceeds the assumptions reflected in the AQMP involves the evaluation of three criteria: (1) consistency with the population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP

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<sup>2</sup> Please note that NO<sub>x</sub> is used when describing *emissions* of nitrogen oxides, but that the AAQS is in terms of NO<sub>2</sub> (pollutant concentration). The same applies for SO<sub>x</sub> (emissions) versus SO<sub>2</sub> (AAQS concentration).

land use planning strategies. The following discussion provides an analysis of each of these three criteria.

- Is the project consistent with the population, housing, and employment growth projections upon which AQMP forecasted emission levels are based?

A project is consistent with the AQMP in part if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. As implementation of the proposed Project would consolidate existing operations on the Project Site with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus, there would not be a net increase in daily employees. Thus, it can be concluded that the Project would be consistent with the projections in the AQMP, and as a result would be consistent with this AQMP consistency criterion.

- Does the project implement all feasible air quality mitigation measures?

Implementation of all feasible mitigation measures is required to reduce air quality impacts to the extent feasible. As discussed below in Checklist Question III.b), the Project would incorporate a number of air pollutant control measures identified by the SCAQMD. As such, the Project meets this AQMP consistency criterion since all feasible mitigation measures would be implemented.

- To what extent is project development consistent with the land use policies set forth in the AQMP?

The Project would serve to implement a number of land use policies of the County of Los Angeles and SCAG. With regard to land use developments, such as the Project, air quality policies focus on the reduction of vehicle trips and vehicles miles traveled. The Project, by virtue of its location and design, exhibits many attributes that have a positive direct and indirect benefit with regard to the reduction of vehicle trips and vehicles miles traveled. The Project is located adjacent to the Harbor–UCLA Medical Center Campus with an estimated 10 percent of Project employees also working within the various medical facilities on the campus (e.g., hospital). In addition, the Project is located along a major arterial with bus service in close proximity. Thus, the Project would be consistent with the SCAQMD’s objective of reducing vehicle miles traveled and the related vehicular air emissions. Thus, the Project would be consistent with this AQMP criterion.

In conclusion, as the Project meets all applicable AQMP consistency criteria, the Project is, therefore, concluded to be consistent with the SCAQMD’s AQMP. Thus, implementation of the Project would result in less than significant impacts, and no mitigation measures would be required.

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

**Less Than Significant Impact.** As demonstrated by the following analysis, construction and operation of the Project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant emissions established by the SCAQMD and as a result would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.<sup>3</sup>

## Construction

Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. Construction of the Project has the potential to create regional air quality emissions through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project site. In addition, fugitive dust emissions would result from demolition, site preparation, and construction activities. Mobile source emissions, primarily particulate matter (PM) and nitrogen oxides (NO<sub>x</sub>), would result from the use of construction equipment such as loaders, cranes, and haul trucks. During the finishing phase, paving operations and the application of architectural coatings (i.e., paints) and other building materials would release VOCs.

Construction of the Project is anticipated to start as early as the fourth quarter of 2014, and be completed about 18 months later, sometime between the first and second quarter of 2016. Construction activities would include demolition of the existing LA BioMed Buildings “J3,” “E5,” and “E6.” Earth disturbance and grading would be minimized since there would be no subterranean structures other than those related to new building foundations.

## Regional Emissions

Regional construction-related emissions associated with heavy construction equipment were calculated using SCAQMD’s recommended California Emissions Estimator Model (CalEEMod). Model results are provided in Appendix C to this Initial Study. The analysis assumed that all construction activities would comply with SCAQMD Rule 403 regarding the control of fugitive dust. A summary of unmitigated maximum daily regional emissions is presented in Table III-1 on page 31, along with the regional significance thresholds for each air pollutant. As shown therein, maximum regional construction emissions would not exceed the thresholds for VOC, NO<sub>x</sub>, CO, sulfur dioxide (SO<sub>x</sub>), PM<sub>10</sub>, or PM<sub>2.5</sub>. Thus, potential impacts associated with regional construction emissions would be less than significant.

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<sup>3</sup> South Coast Air Quality Management District. *Air Quality Analysis Guidance Handbook*, [www.aqmd.gov/ceqa/hdbk.html](http://www.aqmd.gov/ceqa/hdbk.html).

**Table III-1  
Regional and Localized Unmitigated Construction Emissions<sup>a</sup>  
(pounds per day)**

	VOC	NO <sub>x</sub>	CO	SOX	PM <sub>10</sub> <sup>b</sup>	PM <sub>2.5</sub> <sup>b</sup>
<b>Regional Emissions</b>						
Demolition	5	40	26	<1	5	2
Site Grading	7	52	34	<1	17	4
Building Foundation/Construction	8	40	36	<1	4	3
Landscape/Paving	33	27	23	<1	3	2
Maximum Regional Emissions	33	52	36	<1	17	4
Regional Construction Daily Significance Threshold	75	100	550	150	150	55
Over/(Under)	(42)	(48)	(514)	(150)	(133)	(51)
Exceed Threshold?	No	No	No	No	No	No
<b>Localized Emissions</b>						
Demolition	5	37	23	<1	2	2
Site Grading	5	40	25	<1	5	4
Building Foundation/Construction	31	32	25	<1	2	2
Landscape/Paving	4	25	20	<1	<1	<1
Maximum Localized Emissions	31	40	25	<1	5	4
Localized Significance Thresholds <sup>c,d</sup>	—	52	1,290	—	27	9
Over/(Under) Threshold	—	(12)	(1,265)	—	(22)	(4)
Exceed Threshold?	—	No	No	—	No	No

<sup>a</sup> Compiled using the CalEEMod emissions model. The equipment mix and use assumption are provided in Appendix C of this document.

<sup>b</sup> PM<sub>10</sub> and PM<sub>2.5</sub> emission estimates are based on compliance with SCAQMD Rule 403 requirements for fugitive dust suppression.

<sup>c</sup> The SCAQMD Localized Significance Thresholds (LSTs) are based on Source Receptor Area No. 3 (Southwest Coastal L.A.) for a 2-acre construction site (i.e., 2 acres under active construction at the same time) with a 65-meter receptor distance.

<sup>d</sup> The SCAQMD localized threshold for NO<sub>x</sub> was revised to account for the adopted 1-hour NO<sub>2</sub> NAAQS of 100 parts per billion (ppb) or an incremental threshold of 32 ppb for SRA 3. This is equivalent to 52 pounds per day for a 2-acre site at a distance of 65 meters within SRA 3 and is substantially less than the 131 pounds per day State standard. In either case, the Project would not exceed the SCAQMD LST for the State or federal standard.

Source: Matrix Environmental, 2013.

### Localized Emissions

The localized effects of daily construction emissions generated on-site were evaluated for sensitive receptor locations potentially impacted by the Project according to the SCAQMD's localized significance threshold (LST) methodology, which utilizes on-site mass emissions rate look-up tables and Project specific modeling, where appropriate. LSTs are only applicable to the following criteria pollutants: NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. LSTs represent the maximum

emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each SCAQMD source receptor area (SRA) and distance to the nearest sensitive receptor. For PM<sub>10</sub> and PM<sub>2.5</sub>, LSTs were derived based on the requirements of SCAQMD Rule 403, Fugitive Dust. The mass rate look-up tables were developed by the SCAQMD for each SRA and can be used to determine whether or not a project may generate significant adverse localized air quality impacts. The LST mass rate look-up tables apply to projects that have active construction areas that are less than or equal to 5 acres in size.

To evaluate the potential localized air quality impacts at the sensitive receptors located in the Project area, a conservative estimate of maximum local (on-site) daily emissions for NO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and CO for each phase of construction was used. Localized construction emissions thresholds, based on the construction site acreage and distance to the closest off-site sensitive receptor, were obtained from the LST look-up tables and are listed in Table III-1 on page 31. The nearest sensitive receptors to proposed construction are the residential uses located south of West 220th Street (approximately 65 meters from the Project Site). The Harbor–UCLA Hospital is located approximately 322 meters (0.2 mile) from the northeastern corner of the Project Site. Thus, the hospital is located further away from the Project Site than the residences located south of West 220th Street. As a result, the forecasted pollutant concentrations at the hospital would be less than those forecasted to occur at the residential uses located south of West 220th Street. As presented in Table III-1, construction-related daily maximum localized emissions would not exceed the SCAQMD daily significance thresholds for NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Therefore, localized construction emissions resulting from the Project would result in a less than significant impact and no mitigation measures would be required.

Although Project-related construction emissions were found to result in less than significant impacts, due to the non-attainment status of the Basin, Mitigation Measures III-1 through III-7 are prescribed below to reduce short-term air quality impacts during Project construction to the maximum extent feasible.

## Mitigation Measures

**Mitigation Measure III-1:** All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403 requirements.

**Mitigation Measure III-2:** The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

**Mitigation Measure III-3:** All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust.



**Mitigation Measure III-4:** All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

**Mitigation Measure III-5:** All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

**Mitigation Measure III-6:** Equipment operators shall maintain and operate construction equipment equal to or greater than 50 horsepower so as to minimize exhaust emissions.

**Mitigation Measure III-7:** Trucks and vehicles in loading and unloading queues shall turn off their engines off after five (5) minutes when not in use, to reduce vehicle emissions.

## Operational

The SCAQMD has also established separate significance thresholds to evaluate potential impacts associated with the incremental increase in criteria air pollutants associated with long-term project operations.

Under the proposed Project, LA BioMed proposes to consolidate its existing operations by redeveloping the Project Site with a net increase of 70,700 square feet of floor area. Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, there would not be a net increase in daily employee or research personnel working within the LA BioMed facilities at this location. There would also not be an increase in the number of daily visitors to the LA BioMed facilities. As the proposed Project would not result in additional vehicular trips, no new mobile source emissions would occur with implementation of the proposed Project. The increase in square footage of occupied buildings could result in an increase of emissions generated by area sources (e.g., landscape fuel combustion and architectural coatings) and energy sources (e.g., natural gas usage). Operational emissions related to the increase in building square footage were computed using the CalEEMod emissions model.

## Regional Emissions

As discussed above, the Project would result in a net increase of approximately 70,700 square feet of floor area within the Project Site, but would not result in additional vehicular trips and resultant emissions from mobile sources. The results of the detailed emissions calculations are provided in Table III-2 on page 34, and CalEEMod output files are presented in Appendix C of this Initial Study. As indicated therein, the Project would result in a slight increase of criteria pollutant emissions and emissions would be well below the SCAQMD daily significance thresholds for long-term regional operations. Therefore, no impacts associated with regional operational emissions would occur and no mitigation measures would be required.

**Table III-2  
Project-Related Operational Emissions<sup>a</sup>  
(pounds per day)**

Emission Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Regional Emissions<sup>a</sup></b>						
Future with Project Emissions <sup>a</sup>						
Area	6.7	<0.1	<0.1	<0.1	<0.1	<0.1
Energy <sup>b</sup>	0.2	2.2	1.9	<0.1	0.2	0.2
Mobile <sup>c</sup>	9.7	23.8	89.4	0.2	20.0	1.7
<b>Total</b>	<b>16.6</b>	<b>26.0</b>	<b>91.3</b>	<b>0.2</b>	<b>20.2</b>	<b>1.9</b>
Future No Project Emissions <sup>a</sup>						
Area	5.5	<0.1	<0.1	<0.1	<0.1	<0.1
Energy <sup>b</sup>	0.2	2.1	1.7	<0.1	0.2	0.2
Mobile <sup>c</sup>	9.7	23.8	89.4	0.2	20.0	1.7
<b>Total</b>	<b>15.4</b>	<b>25.9</b>	<b>91.1</b>	<b>0.2</b>	<b>20.2</b>	<b>1.9</b>
Difference (Project Increment)	1.2	0.1	0.2	<0.1	<0.1	<0.1
SCAQMD Significance Threshold	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
<b>Localized Emissions<sup>a</sup></b>						
Project Increment	1.2	0.1	0.2	<0.1	<0.1	<0.1
SCAQMD Significance Threshold <sup>d,e</sup>	NA	77	2,171	NA	12.9	3.0
Significant?	No	No	No	No	No	No

<sup>a</sup> Compiled using the CalEEMod emissions model. Modeling output files are provided in Appendix C.

<sup>b</sup> Default CalEEMod energy-natural gas usage rates were modified as follows: (1) due to the age of the existing buildings, natural gas usage rates for the unmodified buildings on the Project Site were conservatively assumed to be consistent with the data included in the 1993 SCAQMD CEQA Handbook (Table A9-12-A); and (2) natural gas usage rates for proposed new construction and renovated buildings would comply with the County of Los Angeles Green Building Ordinances (14 percent below current Title 24 requirements).

<sup>c</sup> The Project would result in no new Project-related motor vehicle trips. Therefore, mobile source emissions for the Future with Project scenario were assumed to be consistent with the Future no Project scenario.

<sup>d</sup> The SCAQMD Localized Significance Thresholds (LSTs) are based on Source Receptor Area No. 3 (Southwest Coastal LA) for a 5-acre site.

<sup>e</sup> The SCAQMD localized threshold for NO<sub>x</sub> was revised to account for the adopted 1-hour NO<sub>2</sub> NAAQS of 100 parts per billion (ppb) or an incremental threshold of 32 ppb for SRA 3. This is equivalent to 77 pounds per day for a 5-acre site at a distance of 65 meters within SRA 3 and is substantially less than the 193 pounds per day for the State standard. In either case, the Project would not exceed the SCAQMD LST for the State or federal standard.

Source: Matrix Environmental, 2013.

## Localized Emissions

Operation of the Project would not introduce any major new sources of air pollution within the Project Site. Emissions estimates for criteria air pollutants from on-site sources, such as natural gas consumption and landscaping activities are presented in Table III-2. The SCAQMD LST mass rate look-up tables were used to evaluate potential localized impacts. The LST mass rate look-up tables apply to projects that have active areas that are less than or equal to 5 acres in size. Although the Project Site exceeds 5 acres, it was conservatively assumed that all on-site emissions would occur within a 5-acre area. This approach is recommended by the SCAQMD for a screening-level analysis and would over predict potential localized impacts (i.e., more pollutant emissions occurring within a smaller area and within closer proximity to potential sensitive receptors). As shown in Table III-2 on page 34, on-site operational emissions would be well below the significance thresholds.

For the operation of projects that do not include major on-site sources or large parking structures, CO generated by project-related traffic is generally the localized pollutant of concern. As such, the potential for CO hot spots was analyzed. The SCAQMD recommends an evaluation of potential localized CO impacts when a project causes the level of service (LOS) at a study street intersection to worsen from C to D, or if a project increases the volume-to-capacity (V/C) ratio at any street intersection rated D or worse by two percent or more. As described above, the Project would not result in an increase of vehicular trips. Thus, the proposed Project would not change traffic conditions on area roadways and similarly would not result in an increase in volume/capacity ratios by two percent or more at intersections with a level of service of D or worse. Thus, the Project would not cause any new or exacerbate any existing CO hotspots, and, as a result, no impacts related to localized mobile-source CO emissions would occur and no mitigation measures would be required.

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)?

**Less Than Significant Impact.** According to the SCAQMD, individual projects that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. As discussed above, peak daily emissions of construction and operation-related pollutants would not exceed SCAQMD regional significance thresholds. By applying the SCAQMD's cumulative air quality impact methodology, implementation of the Project would not result in an addition of criteria pollutants such that cumulative impacts, in conjunction with related projects in the region, would occur. Therefore, the emissions of non-attainment pollutants and precursors generated by Project operation in excess of the SCAQMD project-level thresholds would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

**Less Than Significant Impact.** Certain population groups are especially sensitive to air pollution and should be given special consideration when evaluating potential air quality impacts. These population groups include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness, and athletes or others who engage in frequent exercise. As defined in the SCAQMD CEQA Air Quality Handbook, a sensitive receptor to air quality is defined as any of the following land use categories: (1) long-term health care facilities; (2) rehabilitation centers; (3) convalescent centers; (4) retirement homes; (5) residences; (6) schools (i.e. elementary, middle school, high schools); (7) parks and playgrounds; (8) child care centers; and (9) athletic fields. As discussed above, the nearest sensitive receptors are the residential uses located south of West 220th Street (approximately 65 meters from the Project Site). In addition, the Harbor-UCLA Hospital is located approximately 322 meters (0.2 mile) from the northeastern corner of the Project Site. Thus, the hospital is located further away from the Project Site than the residences located south of West 220th Street. As a result, the forecasted pollutant concentrations at the hospital would be less than those forecasted to occur at the residential uses located south of West 220th Street.

As described in response to Checklist Question III.b) above, construction and operation of the Project would result in a less than significant impact for both regional and localized air pollution emissions. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations. In addition, Project construction activities would comply with SCAQMD Rule 403 regarding the control of fugitive dust and other specified dust control measures. As such, impacts to off-site sensitive receptors would be less than significant and no mitigation measures would be required.

When considering potential air quality impacts under CEQA, consideration is given to the location of sensitive receptors within close proximity of land uses that emit toxic air contaminants (TACs). The CARB has published and adopted the "Air Quality and Land Use Handbook: A Community Health Perspective (2005)," which provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities). The SCAQMD adopted similar recommendations in their "Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning (2005)." Together CARB and SCAQMD guidelines recommend siting distances for both the development of sensitive land uses in proximity to TAC sources, and the addition of new TAC sources in proximity to existing sensitive land uses.

The Project would not include any new substantial TAC sources as defined in the guidance document and would not include any new sensitive receptors. Therefore, given the Project's consistency with the guidance document, potential TAC impacts would be less than significant.

Typical sources of acutely and chronically hazardous toxic air contaminants include industrial manufacturing processes (e.g., chrome plating, electrical manufacturing, petroleum refinery).

The Project would not include these types of potential industrial manufacturing process sources. It is anticipated that quantities of hazardous toxic air contaminants located on-site would be below thresholds warranting further study under the California Accidental Release Prevention (CalARP) program. As such, the Project would not release substantial amounts of toxic contaminants, and less than significant impacts on human health would occur.

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

**Less Than Significant Impact.** No objectionable odors are anticipated as a result of either construction or operation of the Project. The Project would be constructed using conventional building materials typical of construction projects of a similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not involve these types of uses. On-site trash receptacles used by the Project would have the potential to create odors. However, as trash receptacles would be contained, located, and maintained in a manner that promotes odor control, no adverse odor impacts are anticipated from these types of land uses. The Project would continue to have a biological resource facility for biomedical research activities. Any potential odors from the indoor portion of the resource facility would generally be confined within the building and would be controlled by the building's ventilation and air conditioning system. Further, the portion of the resource facility that is located outdoors would be located far enough away from the off-site receptors that could be sensitive to odors. Thus, odor impacts would be less than significant and no mitigation measures would be required.

### Cumulative Impact Analysis

**Less Than Significant Impact.** The analysis of cumulative air quality impacts uses different cumulative study areas based on the characteristics of each type of air quality impact analyzed, as well as the SCAQMD's prescribed methodologies. Based on the SCAQMD's prescribed methodology, cumulative regional construction and operational criteria pollutant emissions, as well as Project consistency with the AQMP, are analyzed based on the Project's impacts only (i.e., impacts generated by the related projects are not included). The cumulative study area for localized construction and operational emissions as well as odors includes the five related projects which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12). As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor-UCLA Campus Master Plan project is not included in this cumulative analysis, as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing

hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

As discussed above, the Project's peak daily emissions of construction and operation-related pollutants would not exceed SCAQMD regional significance thresholds. By applying SCAQMD's cumulative air quality impact methodology, implementation of the Project would not result in an addition of criteria pollutants such that cumulative impacts, in conjunction with related projects in the region, would occur. Therefore, the Project's emissions of non-attainment pollutants and precursors would be less than significant. No further analysis or mitigation measures are required.

With regard to localized construction and operational impacts, including TACs, as well as odors, the five related projects, which are located within a 1.5-mile radius of the Project Site, are located between 2,400 and 6,900 feet from the proposed Project Site. Based on these distances, the five related projects are located too far away from the Project Site to result in a cumulative impact with regard to on-site stationary source construction and operational emissions, TAC emissions, and odors. With regard to construction traffic, cumulative impacts would only occur if the Project and the related projects were under construction at the same time and the off-site construction vehicles would use the same travel routes at the same time. Given the distances between the Project Site and the related projects, cumulative construction vehicle travel would only have the potential to occur on major roadways which have sufficient capacity to handle the incremental increase in construction vehicle travel that has the potential to occur. Moreover, the potential for this impact to occur is further limited as this type of construction vehicle travel is an intermittent aspect of construction and most construction vehicle travel is scheduled to avoid peak travel periods. As the Project does not result in an increase in vehicle trips during Project operations, cumulative localized air quality impacts from motor vehicle operations would not occur. Based on the analyses presented above, cumulative localized construction and operational impacts, including TACs, as well as odors would be less than significant. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative air quality impacts would be less than significant.

**IV. BIOLOGICAL RESOURCES**

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

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

**No Impact.** The Project Site and the surrounding area are completely developed/urbanized, and there is no vegetation on the Project Site aside from a few isolated ornamental trees and ground-level landscaping designed as amenities to the Project Site rather than as natural habitat. No oak, walnut, or sycamore trees are located on the Project Site. Under the proposed Project, 33 to 37 trees would be removed and 120-125 new trees would be planted. Thus, there would be a net increase in the number of on-site trees. In addition, existing mature ornamental trees would be relocated when feasible and replaced otherwise. Generally, all vegetation presently located within the Project Site is ornamental shrubs and plants. No rare, threatened, or endangered species are known to exist at the Project Site. Therefore, no habitat currently exists on-site which may be suitable for any of the sensitive plant or animal species known to occur in the region. No special-status wildlife species are considered to have moderate or high potential for occurrence in the Project area. As such, no construction or operational impacts would occur, and no further analysis or mitigation measures are required.

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

**No Impact.** As mentioned above, the Project Site and the surrounding area are completely developed/urbanized, and there is only minimal vegetation on the Project Site, including a few isolated ornamental trees. No sensitive natural communities identified in local or regional plans or by the State and federal agencies cited are located on the Project Site. Furthermore, no watercourses are present within or adjacent to the Project Site that has the potential to support riparian vegetation. Therefore, no construction or operational impacts would occur, and no further analysis or mitigation measures are required.

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?

**No Impact.** The Project Site and the surrounding area are completely developed/urbanized, and as noted above, there is no vegetation on-site aside from a few isolated ornamental trees and ground-level landscaping. No water features or topographic depressions are present on-site that would be considered wetlands or waters of the United States, including those defined by Section 404 of the Clean Water Act or Section 1600 of the California Fish and Game Code. As such, no construction or operational impacts would occur, and no further analysis or mitigation measures are required.

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

**Less Than Significant Impact With Mitigation Incorporated.** The Project Site and the surrounding area are completely developed/urbanized. Accordingly, development of the Project Site would not significantly impact any regional wildlife corridors or native wildlife nursery sites. Furthermore, no water bodies exist on the Project Site or surrounding area that could serve as habitat for fish.

The Project Site does include ornamental trees, some of which could potentially provide nesting sites for migratory birds. However, given the limited number of trees to be removed under the Project, the potential for an impact to occur is limited. Nonetheless, to ensure that no significant impact would occur, the Project with implementation of the mitigation measure set forth below would comply with the Migratory Bird Treaty Act (MBTA), which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds do not occur. Through incorporation of this mitigation measure, construction impacts would be less than significant. Project operations would not involve activities that would interfere with the movement of any fish or wildlife species or established wildlife corridors, or impede the use of native wildlife nursery sites.

**Mitigation Measure IV-1:** In accordance with the Migratory Bird Treaty Act, any necessary removal of trees shall be limited/restricted to between September 1 and February 14 to avoid the nesting season. If activities were to occur during the nesting season (i.e., September 1 to February 14), all suitable habitat would be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests were detected, the area shall be flagged, along with a minimum 50-foot buffer (buffer may range between 50 and 300 feet as determined by the monitoring biologist), and shall be avoided until the nesting cycle has completed or the monitoring biologist determines that the nest has failed.



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

**No Impact.** The Project Site and the surrounding area are completely developed/urbanized. The Project Site is not located in or near a Wildflower Reserve Area (L.A. County Code, Title 12, Ch. 12.36), includes resources protected by the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), a Significant Ecological Area (L.A. County Code, Title 22, § 22.56.215), or a Sensitive Environmental Resource Area (L.A. County Code, Title 22, Ch. 22.44, Part 6). Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources. No impact during Project construction or operations would occur, and no further analysis or mitigation measures are required.

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

**No Impact.** The Project Site and its vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan. Therefore, the Project would not be inconsistent with resource policies of any habitat conservation plan. No impact during Project construction or operations would occur, and no further analysis or mitigation measures are required.

**Cumulative Impact Analysis**

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Development of the related projects are anticipated to result in less than significant impacts given the urban nature of the area and as a result would not substantially interfere 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 all of the related projects would be required to comply with the provisions of the MBTA.

In addition, as discussed in Checklist Questions IV.a) through IV.c), IV.e), and IV.f) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the

proposed Project would not contribute to a cumulative impact to the biological resources addressed by these questions. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative biological resource impacts would be less than significant.

**V. CULTURAL RESOURCES**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less Than Significant Impact.** The following analysis summarizes the findings and conclusions presented in the Historic Resources Report: Los Angeles Biomedical Research Institute prepared by GPA Consulting, July 2013. A copy of the Technical Report is provided in Appendix B to this Initial Study.

**1. Background and Environmental Setting**

The U.S. Army as part of the World War II war effort constructed the Los Angeles Port of Embarkation Station Hospital in 1943 on the current site of the Harbor–UCLA Medical Center Campus to provide health services to wounded servicemen and the families of servicemen in the area. The hospital site consisted of 77 one-story wood-framed barracks buildings organized into rows. The site was purchased by the County of Los Angeles in 1946 after the Army declared it as surplus to relieve overcrowding at the Los Angeles County General Hospital near Downtown Los Angeles. The Los Angeles Port of Embarkation Station Hospital was converted to the Los Angeles County Harbor Hospital (or Harbor General Hospital) to serve the South Bay region. The hospital became affiliated with the UCLA School of Medicine in 1951. Medical research began at Harbor General in the early 1950s. In 1981, the Harbor–UCLA Research and Education Institute was established as a separate, non-profit entity.

**2. Existing Buildings on the LA BioMed Project Site**

The buildings on the Project Site for the purposes of the historic resources analysis are grouped into the following two categories: (1) buildings constructed in 1943; and (2) buildings less than 50 years of age. The buildings constructed in 1943 are the subject of the historic resources analysis whereas the buildings less than 50 years of age are not analyzed in terms of being historical resources as they do not meet the requisite criteria to be evaluated as potential historic resources. Provided below is a listing of the buildings located on the Project Site based on these two categories.

Project Site Buildings Constructed in 1943		Project Site Buildings Less than 50 Years Old	
LA BioMed Building "D1"	LA BioMed Building "E5"	LA BioMed Building "E1"	LA Biomed "Research Building 2 Annex
LA BioMed Building "E2"	LA BioMed Building "E6"	LA BioMed Building "F0"	Walter P. Martin Research Center
LA BioMed Building "E3"	LA BioMed Building "F1"	LA BioMed Building "J2"	Liu Research Center
LA BioMed Building "E4"		LA BioMed Building "J3"	St. John's Cardiovascular Research Center
		LA BioMed Building "J4"	Hanley-Hardison Research Center
		LA BioMed Building "L4"	CDCRC Building

The northern portion of the Project Site where LA BioMed Buildings "D1," "E2," "E3," "E4," "E5," and "E6" are located consists primarily of one-story rectangular buildings with gabled roofs and wood clapboard siding. These long, thin barracks are oriented facing north-south with covered walkways that connect the buildings running east to west.

### 3. Regulatory Framework

Historic resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of historic resources is established at the Federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. The principal federal, State, and local laws governing and influencing the preservation of historic resources of national, state, regional, and local significance include the National Historic Preservation Act (NHPA) of 1966, as amended, which established the National Register of Historic Places; and the California Environmental Quality Act (CEQA).

#### a. National Register of Historic Places

To be eligible for listing and/or be listed in the National Register, a resource must possess significance in American history and culture, architecture, archaeology, or engineering. The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The criteria ensure that the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. In addition, a property of potential significance must meet one of four established criteria:

1. Associated with events that have made a significant contribution to the broad patterns of our history; or
2. Associated with the lives of persons significant in our past; or

3. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. Have yielded, or may be likely to yield, information important in prehistory or history.

#### (1) Historic Integrity

In addition to meeting any or all of the criteria listed above, a property nominated for listing on the National Historic Register must possess historic integrity. Historic integrity is defined as “the ability of a property to convey its significance” and as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.” The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association.

#### (2) Period of Significance

The National Park Service defines the period of significance as “the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for listing” in national, State or local registers. A period of significance can be “as brief as a single year... [or] span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.

#### (3) Historic Districts

In addition to evaluating buildings on an individual basis standard preservation practice also evaluates collections of buildings from similar time periods and historic contexts as historic districts. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” A historic district derives its significance as a single unified entity.

#### b. California Register of Historical Resources (California Register)

The California Register is very similar to the National Register program. The criteria for eligibility for the California Register are based upon National Register criteria and at least one criterion must be met. These criteria are:

- Criterion A: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- Criterion B: Associated with the lives of persons important to local, California or national history.

- Criterion C: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- Criterion D: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

c. California Environmental Quality Act

The proposed Project would have a significant effect on the environment if development associated with the proposed Project would cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5(b) of the CEQA Guidelines, as follows:

“Substantial adverse change in the significance of a historical resource” means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The significance of a historical resource is materially impaired when a project: “(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code, or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.”

#### 4. Evaluation of Historic Significance

The medical campus property as a whole, including the Project Site, was evaluated for listing in the National and California Registers. The contexts and themes considered in these evaluations included military history during World War II and the history of public health in the Los Angeles area.

a. National Register of Historic Places

Large properties with multiple buildings and structures from the same period of time and multiple buildings or structures with a common history and use are typically evaluated to determine if such buildings constitute a historic district. As such the medical campus property was evaluated to determine if it constitutes a historic district.

### (1) Criterion A

In order to qualify under Criterion A, a property must be associated with events or trends that have made a significant contribution to the broad patterns of our history. The first context considered under this criterion is World War II military history in the Los Angeles area. The Historic Resource Report found the medical campus property to be significant under Criterion A with regard to this context as the medical campus was expressly constructed to serve military medical needs during World War II and was one of only a few such facilities in the area. The period of significance for the property in this context is 1943–1946, the duration it was used by the U.S. military.

The second context considered under this criterion is the history of public health in the Los Angeles area, specifically Los Angeles County. The Historic Resource Report concluded that the property is not significant with regard to this context as it does not have a specific and important association with this context since the medical campus was not constructed specifically as a public health facility, but rather an existing facility that was converted to a public health facility after World War II to aid in the decentralization of public health services in the county during the postwar period. Therefore, the property is not any more or less important than any other public health facility created after World War II. In addition, there is not significant evidence that there were any advances made in public health on the property during the period of significance.

### (2) Criterion B

A property must be associated with the lives of persons significant in our past in order to be eligible for listing under Criterion B. The Historic Resource Report's research did not reveal any particular individuals, significant or otherwise, who were directly associated with the property. Therefore, the Project Site is not significant under Criterion B.

### (3) Criterion C

A property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction in order to be eligible for listing under Criterion C. The property, in its original form, was a typical example of an Army hospital constructed for the mobilization of military personnel during World War II. During World War 2 the Army constructed many temporary hospitals in the United States during this time period and these temporary hospitals were much like cantonments (temporary garrisons and training camps) in that they included a complement of buildings that were quickly constructed. The Historic Resource Report concluded that the property is not significant in the context of military architecture or planning as not enough of the original layout remains, and more importantly the original layout was not unique in any way. The construction of the buildings followed the standards dictated by the Army and used in other similar sites throughout the country, thus, the buildings are not collectively or individually significant for their architecture. Therefore, the property does not represent a significant distinguishable entity

whose components may lack individual distinction, and the buildings do not represent the work of a master architect, embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Thus, the property and its buildings are not significant under Criterion C.

#### (4) Criterion D

Criterion D was not evaluated in the Historic Resource Report, as it generally applies to archaeological resources. Please see Checklist Question V.b) below for a discussion of Project impacts related to archaeological resources.

#### (5) Assessment of Integrity

Integrity is the ability of a property to convey its significance. To be eligible for listing in the National Register, historic districts must retain integrity as a whole. For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In other words, the integrity of each building within a potential historic district is also evaluated to determine if it is contributing or non-contributing. Only those buildings that were present during the period of significance and retain their integrity are counted as contributing. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

Although the property is significant under Criterion A in the context of the military history of Los Angeles during World War II, it does not retain sufficient integrity to convey its significance. Specifically, the integrity of the historic district as a whole has been lost because there are not enough buildings remaining from the period of significance (1943–1946), most of the remaining buildings are so altered that they do not retain sufficient integrity to contribute to the potential historic district, and so many buildings have been added to the campus that it no longer conveys its sense as an historic environment. Thus, the property is not eligible for listing in the National Register as a historic district.

With regard to the buildings on an individual basis, while some of the individual buildings retain their integrity from the period of significance, they do not effectively convey the history or significance of the military station hospital on their own. Therefore, none of the buildings surveyed, including those on the Project Site, are individually eligible for listing in the National Register.

#### b. California Register of Historic Places

Because the California Register criteria parallel those of the National Register, the property as a whole, as well as all of the individual buildings currently on the Project Site, are ineligible for listing in the California Register for the same reasons listed above under the National Register evaluation.



## 5. Conclusion

The medical campus property, including the Project Site, has not been identified or evaluated in any previous historic resource surveys, nor is it currently designated a landmark at the national, state, or local levels. The property as a whole was evaluated as a potential historic district. While the property was determined to be significant in the context of World War II history in the Los Angeles area, it is lacking in integrity. As such, the property is not eligible for listing in the National Register or the California Register as a historic district. In addition, none of the buildings surveyed, including those on the Project Site, are individually eligible for listing in the National Register or the California Register. Based on the analysis presented above and in the Historic Resource Report (see Appendix B of this Initial Study), a less than significant impact related to historic resources would occur during Project construction and operations and no further analysis or mitigation measures are required.

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

**Less Than Significant Impact With Mitigation Incorporated.** Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that “has yielded, or may be likely to yield, information important in prehistory or history.” Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within an urbanized area of Los Angeles County and has been subject to ground disturbance associated with prior on-site construction. As a result, any archaeological resources that may have existed near the surface of the Project Site are likely to have been disturbed or previously removed. As the Project would result in limited additional excavations on the Project Site, the potential for uncovering archaeological resources during Project construction is limited. Nonetheless, the following mitigation measures are recommended to ensure that potential impacts on any previously undiscovered archaeological resources during Project construction would be less than significant. Project operations would not involve activities that would have an adverse impact on archaeological resources.

**Mitigation Measure V-1:** If any archaeological materials are encountered during the course of the Project development, work in the area shall cease and deposits shall be treated in accordance with Federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. As part of this effort, the services of an archaeologist meeting the Secretary of the Interior Professional Qualification Standards for Archaeology shall be secured by contacting the California Historical Resources Information System South Central Coastal Information Center (CHRIS-SCCIC) at Cal State University Fullerton, or a member of the Register of Professional Archaeologists (RPA) to assess the resources and evaluate the impact. In addition, if it is determined that an archaeological site is a historical resource, the

provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented.

**Mitigation Measure V-2:** If any archaeological materials are encountered during the course of the Project development, a report on the archaeological findings shall be prepared by the qualified archaeologist. A copy of the report shall be submitted to the CHRIS-SCCIC.

**Mitigation Measure V-3:** If any archaeological materials are encountered during the course of the Project development, recovered archaeological materials shall be curated at an appropriate accredited curation facility. If the materials are prehistoric in nature, affiliated Native American groups (identified by the Native American Heritage Commission) may be consulted regarding selection of the curation facility.

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

**Less Than Significant with Mitigation Incorporated.** Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. As described above, subsurface conditions were previously disturbed during past development activity on the Project Site and any fossil localities would most likely have been uncovered during past excavations. As the Project would result in limited additional excavations on the Project Site, the potential for uncovering paleontological resources during construction of the Project is limited. Nonetheless, the following mitigation measure is recommended to ensure that potential impacts on paleontological resources during Project construction would be less than significant. Project operations would not involve activities that would have an adverse impact on paleontological resources.

**Mitigation Measure V-4:** If any paleontological materials are encountered during the course of Project development, work in the area shall be halted. The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources. In addition, a report on the paleontological findings shall be prepared by the qualified paleontologist and a copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.

The Project Site does not include any known unique geologic features. In addition, no unique geologic features are anticipated to be encountered during Project construction. Therefore, the Project would not directly or indirectly destroy a unique geologic feature. Impacts associated with unique geologic features would be less than significant and no mitigation measures would be necessary. No further analysis is required.

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

**Less Than Significant Impact.** Although no human remains are known to have been found on the Project Site, there is the remote possibility that unknown resources could be encountered during Project construction, particularly during ground-disturbing activities such as excavation and grading. While the uncovering of human remains is not anticipated, compliance with state law (i.e., Public Resources Code Section 5097.98, State Health and Safety Code Section 7050.5, and California Code of Regulations Section 15064.5(e)) would preclude potential impacts during Project construction with regard to the uncovering of human remains. Project operations would not involve activities that would have an adverse impact on human remains. Impacts associated with the potential uncovering of human remains would therefore be less than significant and no mitigation measures would be necessary. No further analysis is required.

### Cumulative Impact Analysis

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

The development of the five related projects are in a highly urbanized area and none of the sites listed are designated a historic or cultural landmark. Moreover, impacts are not anticipated given the nature and age of the structures that may be located on or around the sites of the related projects. In addition, to the extent any unanticipated historic resources are identified, impacts would be mitigated to the extent feasible, as required by CEQA, during each project's development review process.

The Project's Historic Resource Report (see Appendix B of this Initial Study), in addition to analyzing the Project Site, conservatively analyzed conditions throughout the entire site of the UCLA-Harbor Master Plan. As stated in this report, the Harbor–UCLA Medical Center Campus is not currently designated a landmark at the national, state, or local levels, nor has it been identified or evaluated as significant in any previous historic resource surveys. Further, the Harbor–UCLA Medical Center Campus as a whole was evaluated as a potential historic district. This evaluation concluded that the Harbor–UCLA Medical Center Campus does not appear to be eligible for listing in the National Register or California Register as a historic district. While it is significant in the context of World War II military history in the Los Angeles

area, it is lacking in integrity. None of the buildings on the property are individually significant because one building alone cannot convey the significance of the former military hospital. Therefore, the Harbor-UCLA Medical Center Campus is not a historic resource subject to CEQA. Based on this analysis and the conclusion that no historic resources subject to CEQA are located on the Project Site, cumulative impacts with regard to historic resources are not cumulatively considerable and are therefore less than significant. No further analysis or mitigation measures are required.

It is unlikely that development of the related projects would have the potential to impact archaeological and paleontological resources as a result of any excavations since this is a highly urbanized area and previously substantially disturbed. In addition It is anticipated that mitigation measures similar to those identified with regard to the proposed Project in Checklist Questions V.b) and V.c) above, would be implemented during the development of each of the related projects. Since the development of the proposed Project and the related projects would not result in adverse impacts related to archeological and paleontological resources, and/or human remains, cumulative impacts would be less than significant. No further analysis or mitigation measures are required.

In conclusion, based on the analysis presented above, the Project's impacts with regard to cultural resources would be less than significant.

**VI. GEOLOGY AND SOILS**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

**Less Than Significant Impact.** The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Survey.<sup>4</sup> The nearest Alquist-Priolo Earthquake Fault Zone designated by the California Geological Survey is located 3.7 miles northeast of the Project Site.

The seismically active southern California region is crossed by numerous active and potentially active faults and is underlain by several blind thrust faults. Local faults of interest consist of those that are a part of the Palos Verdes Hills Fault Zone and the Newport-Inglewood Fault Zone.<sup>5</sup> Many of the faults located within these two fault zones are considered active, and are capable of producing strong ground shaking and ground surface rupture. However, no active faults traverse the Project Site. Therefore, the potential for surface rupture to occur on the Project Site is considered low. However, as with other development in the southern California region, the Project would be subject to moderate to strong groundshaking during an earthquake. To minimize seismic impacts, the Project would comply with the California Department of Conservation Division of Mines and Geology Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), which provides guidance for reducing seismic-related hazards. In addition, the Project would adhere to County and State building codes to minimize seismic-related hazards. Thus, with adherence to regulatory requirements, Project construction and operational impacts related to the rupture

<sup>4</sup> State of California, Department of Conservation, California Geological Survey, Seismic Hazards Zones Map, Torrance Quadrangle, <http://gmw.consrv.ca.gov/shmp/download/quad/TORRANCE/maps/TORRANCE.PDF>, accessed July 26, 2013.

<sup>5</sup> County of Los Angeles, General Plan Safety Element, Plate 1, 1990.

of a known earthquake fault would be less than significant. No further analysis or mitigation measures are required.

ii) Strong seismic ground shaking?

**Less Than Significant Impact.** To minimize seismic impacts, the Project would comply with the Conservation Division of Mines and Geology Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), which provides guidance for reducing seismic-related hazards. In addition, the Project would adhere to County and State building codes to minimize seismic-related hazards. Thus, with adherence to regulatory requirements, Project construction and operational impacts related to strong seismic ground shaking would be less than significant. No further analysis or mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

**Less Than Significant Impact.** The Project Site is not located within a State of California designated Liquefaction Hazard Zone.<sup>6</sup> This determination is based on groundwater depth records, soil type, and distance to a fault capable of producing a substantial earthquake. In addition, the Project would comply with the County Building Code and with the California Geological Survey Special Publication 117. Therefore, the proposed Project would not be considered prone to liquefaction, and Project construction and operational impacts would be less than significant. No further analysis or mitigation measures are required.

iv) Landslides?

**No Impact.** The Project Site is generally flat and is not located in close proximity to any sloping hillside. In addition, the Project Site is not located within an Earthquake-Induced Landslide Area as designated by the California Geological Survey.<sup>7</sup> Thus, the Project Site is not susceptible to landslides. As such, no impacts with regard to landslides during Project construction and operations would occur. No further analysis or mitigation measures are required.

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

<sup>6</sup> State of California, Department of Conservation, California Geological Survey, Seismic Hazards Zones Map, Torrance Quadrangle, [http://gmw.consrv.ca.gov/shmp/download/quad/TORRANCE/maps/ozn\\_tor.pdf](http://gmw.consrv.ca.gov/shmp/download/quad/TORRANCE/maps/ozn_tor.pdf), accessed July 26, 2013.

<sup>7</sup> State of California, Department of Conservation, California Geological Survey, Seismic Hazards Zones Map, Torrance Quadrangle, <http://gmw.consrv.ca.gov/shmp/download/quad/TORRANCE/maps/TORRANCE.PDF>, accessed July 26, 2013.

**Less Than Significant Impact.** The Project Site is located in an area that has been subject to previous ground-disturbing activities. The Project would require a minimal amount of excavation as the Project would not include any subterranean development. As such, excavation would only occur at a depth to support the building foundations. These activities would expose soils for a limited time, allowing for possible erosion. Although Project development has the potential to result in soil erosion, this potential would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities. Specifically, all grading activities would require grading permits from the County's Department of Public Works, which would include requirements and standards designed to limit potential impacts associated with erosion to acceptable levels. Soil erosion during Project operations is not anticipated as the topography of the Project Site is relatively level, the Project Site would be entirely paved over and/or landscaped, and drainage facilities would be available both on- and off-site. With implementation of the applicable grading and building permit requirements, less than significant impacts during Project construction would occur related to erosion or loss of topsoil. Project operations would not involve activities that would have an adverse impact on erosion or the loss of topsoil. No further analysis or mitigation measures are required.

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?

**No Impact.** As discussed above in Checklist Question VI.a)iv), the Project Site is generally flat and is not in close proximity to sloping hillsides. In addition, the Project Site is not located within an Earthquake-Induced Landslide Area as designated by the California Geological Survey.<sup>8</sup>

Potential impacts with respect to liquefaction and landslide potential were determined to be Less Than Significant Impact and No Impact, respectively, based on the analysis presented in Checklist Questions VI.a)iii) and VI.a)iv) above. With respect to lateral spreading, subsidence, or collapse, all Project construction would comply with the County and State Building Codes which are designed to assure safe construction and include building foundation requirements appropriate to the conditions present at the Project Site. Therefore, no impacts associated with lateral spreading, subsidence, or collapse during Project construction and operations would occur. No further analysis or mitigation measures are required.

<sup>8</sup> State of California, Department of Conservation, California Geological Survey, Seismic Hazards Zones Map, Torrance Quadrangle, <http://gmw.consrv.ca.gov/shmp/download/quad/TORRANCE/maps/TORRANCE.PDF>, accessed July 26, 2013.

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?

**No Impact.** Construction of the proposed Project would be required to comply with the County and State Building Codes which include building foundation requirements appropriate to site-specific conditions. With compliance with existing Code requirements, no impacts with respect to expansive soils during Project construction or operations would occur. No further analysis or mitigation measures are required.

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

**No Impact.** Wastewater generated by the proposed Project would be conveyed by the existing sewage infrastructure located in the Project area. As such, the Project would not use an on-site wastewater treatment system. As no impact would occur during Project construction or operations, no mitigation measures are required. No further analysis of this issue is required.

**Cumulative Impact Analysis**

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Geotechnical impacts related to the development of the five identified related projects would involve potential issues related to site-specific soil conditions, erosion, and ground-shaking during earthquakes. These impacts would be specific to each related project development site and its users and would not be common or contribute to (or shared with, in an additive sense) the impacts on the Project Site. In addition, development of the related projects would be subject to the requirements and procedures that are designed to protect public safety as administered by the jurisdiction within which each related project is located. Therefore, via regulatory compliance cumulative impacts related to geology and soils would be less than significant. No additional mitigation measures and further analysis of this issue is not required.



In addition, as discussed in Checklist Questions VI.a)iv) and VI.c through VI.f) above, the proposed Project would not result in any impacts with regard to the issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to the geology and soils issues addressed by these questions. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative impacts with regard to geology and soils would be less than significant.

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less Than Significant Impact.** In September 2006, Governor Arnold Schwarzenegger signed the California Global Warming Solutions Act of 2006, also known as AB 32, into law. AB 32 commits the State to the following:

- 2000 GHG emission levels by 2010 (which represents an approximately 11 percent reduction from emissions projections if current GHG production rates are not altered, or so called “business as usual”);
- 1990 levels by 2020 ( 28.4 percent below “business as usual”); and
- 80 percent below 1990 levels by 2050.

To achieve these goals, AB 32 mandates that CARB establish a quantified emissions cap, institute a schedule to meet the cap, implement regulations to reduce Statewide GHG emissions from stationary sources, and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved. Senate Bill (SB) 1368, a companion bill to AB 32, requires the California Public Utilities Commission (CPUC) and the California Energy Commission (CEC) to establish GHG emission performance standards for the generation of electricity. These standards will also apply to power that is generated outside of California and imported into the State.

CARB approved a *Climate Change Scoping Plan* required by AB 32 in 2008.<sup>9</sup> The *Climate Change Scoping Plan* proposes a “comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.”<sup>10</sup> The

<sup>9</sup> *Climate Change Proposed Scoping Plan was approved by CARB on December 11, 2008.*

<sup>10</sup> *Climate Change Scoping Plan, CARB, December 2008, www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm.*

Climate Change Scoping Plan indicates that reducing GHG emissions to 1990 levels means reducing approximately 16 percent from “business-as-usual” emission levels.<sup>11</sup>

On January 16, 2007, the County of Los Angeles Board of Supervisors ordered the establishment of a Green Building Program to incorporate green building standards into all appropriate industrial, commercial, and residential development projects in an effort to improve the County’s energy efficiency, reduce its contribution of GHGs within California, and achieve compliance with AB 32. On November 18, 2008, the Los Angeles County Board of Supervisors adopted three ordinances that together make up the County’s Green Building Program: the Green Building ordinance (County Code, Chapter 22.52, Part 20), the Drought-Tolerant Landscaping ordinance (County Code, Chapter 22.52, Part 21), and the Low Impact Development Standards ordinance (County Code, Chapter 22.52, Part 22). The Green Building ordinance is intended to minimize the impact of development by requiring building practices that reduce the use of energy, water, and other natural resources, minimize solid waste, and promote a healthy environment. Non-residential development with a gross floor area of 25,000 square feet or more is required to comply with the County’s Green Building Standards and meet Leadership in Energy and Environmental Design (LEED™) Silver requirements, with compliance demonstrated via site plan review. The Drought-Tolerant Landscaping ordinance requires the use of drought-tolerant and native plants that require minimal use of water. Applicable to all projects regardless of size, this ordinance specifically requires that 75 percent of a project’s total landscaped area contain drought-tolerant plants and limits the amount of turf to 25 percent of total landscaping or 5,000 square feet. The LID ordinance focuses on water resources and specifies storm water handling and treatment requirements that protect streams, groundwater, surface water quality, and natural drainage characteristics.

The analysis of GHG emissions is different from the analysis of criteria pollutants. For criteria pollutants, significance thresholds have been established by the SCAQMD based on ambient air quality standards. For GHG emissions, however, no significance thresholds have been established by the State, SCAQMD or the County of Los Angeles. Thus, at this time, there is no established methodology for analyzing GHG emissions and determining the significance of those emissions in the context of this analysis.

The California Attorney General’s Office has taken an active role in addressing climate change in CEQA documents. The Attorney General’s Office has created and routinely updates a Fact Sheet listing project design features to reduce greenhouse gas emissions.<sup>12</sup> The Attorney General’s Office created the Fact Sheet primarily for the benefit of local agencies processing CEQA documents, noting that “local agencies will help to move the State away from

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<sup>11</sup> CARB. *Supplement to the AB 32 Scoping Plan FED, Table 1.2-2, Updated 2020 Business-as-usual Emissions Forecast*, [www.arb.ca.gov/cc/scopingplan/document/final\\_supplement\\_to\\_sp\\_fed.pdf](http://www.arb.ca.gov/cc/scopingplan/document/final_supplement_to_sp_fed.pdf), accessed January 5, 2012.

<sup>12</sup> *California Attorney General's Office Fact Sheet, The CEQA—Addressing Global Warming Impacts at the Local Agency Level*, [http://ag.ca.gov/globalwarming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf).

'business-as-usual' and toward a low-carbon future." The Fact Sheet explains that the listed "measures can be included as design features of a project," but emphasizes that they "should not be considered in isolation, but as part of a larger set of measures that, working together, will reduce greenhouse gas emissions and the effects of global warming."

In January 2008, the California Air Pollution Control Officers Association (CAPCOA) issued a guidance document that identified a number of potential approaches for evaluating the significance of GHG emissions in CEQA documents.<sup>13</sup> CAPCOA suggested that a lead agency evaluate the significance of a project's GHGs on a case-by-case basis when no applicable thresholds have been adopted. CAPCOA identified a number of potential methods to evaluate projects on a case-by-case basis, including: establishing a threshold below which project GHG emissions would not contribute to a significant impact; evaluating a project's consistency with adopted GHG regulations, plans and policies; and demonstrating a project reduces its GHG emissions by a specified percentage.

OPR's recommended Amendments to the CEQA Guidelines for GHGs were adopted by the Resources Agency on December 30, 2009. Analysis of GHG emissions in a CEQA document presents unique challenges to lead agencies. However, such analysis must be consistent with existing CEQA principles and, therefore, the Amendments comprise relatively modest changes to various portions of the existing CEQA Guidelines. The Amendments add no additional substantive requirements; rather, the Guidelines merely assist lead agencies in complying with CEQA's existing requirements. Furthermore, modifications address those issues where the analysis of GHG emissions may differ in some respects from the more traditional CEQA analyses. Other modifications clarify existing law that may apply both to an analysis of GHG emissions as well as more traditional CEQA analyses.

Section 15064.4 of the CEQA Guidelines was adopted to assist lead agencies in determining the significance of the impacts of GHGs. Consistent with the developing practice, this section urges lead agencies to quantify GHG emissions of projects where possible and includes language necessary to avoid an implication that a "life-cycle" analysis is required. In addition to quantification, this section recommends consideration of several other qualitative factors that may be used in the determination of significance (i.e., extent to which the project may increase or reduce GHG emissions compared to the existing environment; whether the project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs). The adopted Amendments do not establish a threshold of significance; instead lead agencies are called on to establish significance thresholds for their respective jurisdictions in which a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as CAPCOA, so long as any threshold chosen is supported by substantial evidence. (See Section 15064.7(c).) The CEQA Guidelines Amendments also clarify that the effects of GHG emissions are cumulative, and should be analyzed in the context of CEQA's requirements for cumulative impact analyses (See Section 15130(f)).

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<sup>13</sup> CAPCOA, "CEQA & Climate Change," January 2008, [www.capcoa.org/rokdownloads/CEQA/CAPCOA White Paper.pdf](http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf).

Lead agencies must either establish significance thresholds for their respective jurisdictions or determine significance on a case-by-case basis. The lead agency should use its “careful judgment” in making a determination of significance,<sup>14</sup> and should make a “good-faith” effort to “describe, calculate or estimate” the amount of GHGs that will result from a project.<sup>15</sup> The lead agency is given the discretion to select a reasonable model and methodology to quantify GHGs and to rely on a qualitative analysis or performance based standards for its determination.<sup>16</sup> A lead agency should also “consider” the following factors, among others, when assessing the significance of impacts from GHGs: (1) the extent to which the project may increase or reduce GHGs; (2) whether the GHG emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, local plan for the reduction or mitigation of GHG emissions.<sup>17</sup>

On December 5, 2008, the SCAQMD Governing Board adopted an interim GHG significance threshold for projects where the SCAQMD is lead agency (10,000 metric tons CO<sub>2e</sub>/yr for stationary sources operation). The SCAQMD has not adopted GHG significance thresholds for land use development projects similar to the proposed Project.

For the Project, no applicable significance threshold for GHG emissions has been adopted by the State, SCAQMD or the County of Los Angeles. Although State, regional, and local plans and policies have been adopted to help address climate change (see discussions above), no current law or regulation would regulate all aspects of the Project’s GHG emissions. Accordingly, the potential significance of the Project’s GHG emissions will be evaluated by carefully considering the Project’s forecasted GHG emissions.

## Construction

GHG emissions during Project construction were forecasted by assuming a conservative start date (i.e., assuming all construction occurs at the earliest feasible date) and calculated using CalEEMod. Details of the modeling assumptions and emission factors are provided in Appendix C of this Initial Study. The calculation of GHG emissions generated during Project construction activities reflect the number of haul/delivery truck trips, employee trips, and types and quantities of construction equipment that would be used to remove existing pavement and buildings; grade the Project Site; construct the proposed buildings, structures and related improvements; and plant new landscaping within the Project Site.

As presented in Table VII-1 on page 62, construction of the Project is forecasted to generate a total of 979 metric tons of CO<sub>2e</sub>. As recommended by the SCAQMD, the total GHG construction emissions were amortized over the 30-year lifetime of the Project (i.e., total

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<sup>14</sup> GHG CEQA Guidelines § 15064.4(a).

<sup>15</sup> *Ibid.*

<sup>16</sup> GHG CEQA Guidelines § 15064.4(a)(1)-(2).

<sup>17</sup> GHG CEQA Guidelines § 15064.4(b).

**Table VII-1  
Construction Related Emissions  
(Metric Tons of CO<sub>2</sub>e)**

<b>Year</b>	<b>Total</b>	<b>Amortized<sup>a</sup></b>
2014	203	7
2015	728	24
2016	48	2
<b>Total</b>	<b>979</b>	<b>33</b>
<p><sup>a</sup> As recommended by the SCAQMD, the total GHG construction emissions were amortized over the 30-year lifetime of the Project (i.e., total construction GHG emissions were divided by 30 to determine an annual construction emissions estimate that is added to the Project's operational emissions) in order to determine the Project's annual GHG emissions inventory. Source: Matrix Environmental, 2013.</p>		

construction GHG emissions were divided by 30 to determine an annual construction emissions estimate that can be added to the Project's operational emissions) in order to determine the Project's annual GHG emissions inventory. A complete listing of the construction equipment by on-site and off-site activities, duration, and emissions estimation model input assumptions used in this analysis is included within the emissions calculation worksheets that are provided in Appendix C of this Initial Study.

## Operation

Under the proposed Project, LA BioMed proposes to consolidate its existing operations by redeveloping the Project Site and would result in a net increase of 70,700 square feet of floor area within the Project Site. Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor-UCLA Medical Center Campus. Thus, under the proposed Project there would be no net increase in daily employee, research personnel, or visitors at the Project's facilities. In addition, all County Green Building requirements would be incorporated into the design of the Project's buildings and all Project buildings would be built to LEED Gold standards.

As the proposed Project would not result in additional vehicular trips, no new mobile source GHG emissions would occur with implementation of the proposed Project even though GHG emissions would actually reduce over time due to reductions in GHG emission factors as a result of compliance with future regulatory requirements. However, the increase in square footage of occupied buildings that would occur under the proposed Project could result in an increase of GHG emissions generated by area sources (e.g., landscape fuel combustion and architectural coatings) and energy sources (e.g., electricity and natural gas usage). As existing on-site activities would be maintained at current operating levels, no increase in GHG emissions would occur related to waste and water. Although the Project would be replacing older structures which were constructed under building codes that did not require the

incorporation of the types of energy efficiency requirements found in today's building codes (e.g., Title 24 requirements), the Project is conservatively forecasted to result in an increase in electricity and natural gas consumption. Operational emissions related to the increase in electricity and natural gas consumption due to the increase in building square footage were computed using the CalEEMod emissions model.

The results of the detailed emissions calculations are provided in Table VII-2 on page 64, and CalEEMod output files are presented in Appendix C of this Initial Study. As shown in Table VII-2, Project operations are forecasted to generate a total of 333 metric tons of CO<sub>2</sub>e. This level of increase in GHG emissions from the proposed Project is equivalent to the emissions of approximately eight dwelling units.<sup>18</sup> Given that the overall magnitude of the increase in GHG emissions above baseline conditions is limited, it is concluded that the proposed Project would result in a less than significant GHG impact. Moreover, no regulatory authorities have adopted significance thresholds for GHG emissions applicable to the Project. However, it should be noted that the increase in GHG emissions is well below the conservative SCAQMD interim GHG significance threshold for projects where the SCAQMD is lead agency (10,000 metric tons CO<sub>2</sub>e/yr), which is the lowest known adopted threshold. Specifically, the proposed Project would represent approximately three percent of the SCAQMD threshold. Also, the proposed Project would comply with County of Los Angeles Green Building Ordinances and be built to LEED Gold standards. Incorporating these measures into the proposed Project would substantially reduce GHG emissions for the Project's proposed new buildings as the majority of the proposed Project's GHG emissions are generated by energy consumption which would be reduced through the implementation of these measures. Based on the information provided above, Project climate change impacts with regard to GHG emissions would be less than significant.

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

**Less Than Significant Impact.** The Project is consistent with the approach outlined in the CARB's Climate Change Scoping Plan, particularly its emphasis on the identification of emission reduction opportunities that promote economic growth while achieving greater energy efficiency and accelerating the transition to a low-carbon economy. The location and design of the Project reflect and supports these core objectives. For example, the Project demonstrates this through the synergy between the Project Site and the adjacent Harbor-UCLA Medical Center Campus. For example, approximately 10 percent of Project employees are related to the hospital. In addition, as recommended by CARB's Climate Change Scoping Plan, the Project would use green building as a framework for achieving GHG emissions reductions.

<sup>18</sup> SCAQMD, *GHG CEQA Significance Thresholds Working Group, Individual Residential and Commercial Projects Database*, [www.aqmd.gov/ceqa/handbook/GHG/2009/nov19mtg/nov19.html](http://www.aqmd.gov/ceqa/handbook/GHG/2009/nov19mtg/nov19.html).

**Table VII-2  
Operational Greenhouse Gas Emissions  
CO<sub>2</sub>Eq (Metric Tons)**

<b>Emission Source</b>	<b>Existing</b>	<b>Future No Project</b>	<b>Future With Project</b>	<b>Project Increment</b>
Area	0	0	0	0
Energy <sup>b</sup>	2,990	2,990	3,290	300
Mobile <sup>c</sup>	2,235	2,117	2,117	0
Waste <sup>d</sup>	7	7	7	0
Water <sup>d</sup>	1	1	1	0
Construction	0	0	33	33
<b>Total</b>	<b>5,233</b>	<b>5,115</b>	<b>5,448</b>	<b>333</b>

<sup>a</sup> *Compiled using the CalEEMod emissions model. Modeling output files are provided in Appendix C.*

<sup>b</sup> *Default CalEEMod energy-electricity and natural gas usage rates were modified as follows: (1) due to the age of the existing buildings, electricity and natural gas usage rates for the unmodified buildings on the Project Site were conservatively calculated based on the consumption factors included in the 1993 SCAQMD CEQA Handbook (Tables A9-11-A and A9-12-A); and (2) natural gas usage rates for proposed new construction and renovated buildings would comply with the County of Los Angeles Green Building Ordinances (14 percent below current Title 24 requirements).*

<sup>c</sup> *The Project would result in no new Project-related trips. Therefore, mobile source emissions for the Future with Project scenario were assumed to be the same as the Future no Project scenario.*

<sup>d</sup> *All existing on-site activities would be maintained at current operating levels, and as such, waste and water emissions for the Future with Project scenario were assumed to be the same as the Future no Project scenario.*

*Source: Matrix Environmental, 2013.*

The Project also would comply with the County's Green Building Program. This Program emphasizes improving energy conservation, energy efficiency, increasing renewable energy generation, and changing transportation and land use patterns to reduce auto dependence. In addition, the Project would comply with the 2010 CALGreen Code, which contains requirements for construction site selection, storm water control during construction, construction solid waste reduction, indoor water use reduction, material selection, natural resource conservation, site irrigation conservation and more. Given the Project's consistency with State and County of Los Angeles GHG emission reduction objectives (e.g., the County's Green Building Ordinance, Drought Tolerant Landscaping Ordinance, and Low Impact Development Standards Ordinance), the Project's contribution to global climate change during Project construction and operations would be less than significant and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. As impacts are less than significant, no mitigation measures are required.



## Cumulative Impact Analysis

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Although the proposed Project and the related projects are expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The cumulative GHG emissions of the proposed Project and all of the related projects would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, not have a significant direct impact on climate change. The State has mandated a goal of reducing statewide emissions to 1990 levels by 2020, even though statewide population and commerce is predicted to continue to expand. In order to achieve this goal, the CARB is in the process of establishing and implementing regulations to reduce statewide GHG emissions. However, currently there are no applicable CARB, SCAQMD, or County of Los Angeles significance thresholds, specific reduction targets, and no approved policy or guidance to assist in determining significance at the project or cumulative level. Additionally, there is currently no generally accepted methodology to determine whether GHG emissions associated with a specific project represents new emissions or existing, displaced emissions. Notwithstanding, as discussed above, the overall magnitude of the increase in Project-related GHG emissions above baseline conditions is limited and is sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative impacts with regard to GHG emissions would be less than significant. No further analysis or mitigation measures are required.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

**Less Than Significant Impact.** Project construction activities would require the use of potentially hazardous materials, including vehicle fuels, oils, transmission fluids, paint, adhesives, surface coatings and other finishing materials, cleaning solvents, and pesticides for landscaping purposes. However, all potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers' specifications as well as applicable federal, state, and local health and safety regulations. Furthermore, use of these potentially hazardous materials would occur temporarily and only during the construction period. As such, impacts related to the transport, use, or disposal of hazardous materials would be less than significant during construction.

Operation of the Project would involve the use of limited quantities of potentially hazardous materials typical of those currently used in the existing on-site biomedical research facilities. These materials would include biohazardous and chemical materials and waste in addition to limited quantities of cleaning solvents for custodial maintenance of the buildings and pesticides for landscaping. All potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers' specification and applicable federal, state, and local health and safety regulations. As such, impacts related to the transport, use, or disposal of hazardous materials during Project operations would be less than significant. No mitigation measures or further analysis of this issue is required.

- 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?

**Less Than Significant Impact with Mitigation Incorporated.** As the proposed Project involves the construction of biomedical research uses, potentially hazardous materials that would likely be stored and used on the Project Site include biohazardous and chemical materials and waste as well as typical cleaning solvents, paints and lacquers, pesticides, which, when stored and used in accordance with manufacturers' recommendations would not pose a risk of upset or result in an accidental release of hazardous materials or waste into the environment during Project operations. As concluded in Checklist Question XIII.a) above, with

the proper handling and disposal of hazardous materials present during construction and operations, the Project is not anticipated to result in the accidental release of hazardous materials at the Project Site. No mitigation measures and further analysis of this issue is required.

Due to the age of the buildings to be demolished and renovated as part of the Project, it is likely that lead-based paint and asbestos containing materials are present at the Project Site. As a result, building demolition and renovation could result in the release of hazardous materials into the environment. However, compliance with the mitigation measures identified below would reduce impacts related to the presence and removal of hazardous wastes during Project operations to a less than significant level. No further analysis of this issue is required.

**Mitigation Measure VIII-1:** Prior to the issuance of any permit for the demolition or alteration of the existing on-site structures, a lead based paint survey shall be performed for those buildings to be demolished or renovated within the Project Site. Should lead based paint materials be identified, standard handling and disposal practices shall be implemented prior to the demolition and renovation of buildings pursuant to all applicable regulations. In addition, lead-based materials if they exist and are to remain within the renovated building (i.e., LA BioMed Research Building 2 Annex) shall be properly managed in place with the preparation and implementation of an Operations and Management Plan.

**Mitigation Measure VIII-2:** Prior to the issuance of any permit for the demolition or alteration of the existing on-site structures, an asbestos survey shall be performed for those buildings to be demolished or renovated within the Project Site. If asbestos containing materials are found to be present, they shall be abated in compliance with the South Coast Air Quality Management District’s Rule 1403 as well as all other State and Federal rules and regulations. In addition, asbestos containing materials if they exist and are to remain within the renovated building (i.e., LA BioMed Research Building 2 Annex) shall be properly managed in place with the preparation and implementation of an Operations and Management Plan.

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

**Less Than Significant Impact.** Sensitive land uses within 0.25 mile of the Project Site include the single-family residential units located south of West 220th Street, as well as the Harbor–UCLA Hospital. As discussed in Checklist Questions VIII.a) and VIII.b) above, all potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers’ specifications and applicable federal, state, and local health and safety regulations. As such, Project construction and operational impacts with regard to the release

of hazardous materials within 0.25 mile of a sensitive land use would be less than significant. No mitigation measures or further analysis of this issue is required.

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?

**No Impact.** Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency to develop and update annually the Cortese List, which is a “list” of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a “list,” many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Board, and the California Environmental Protection Agency. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions or extensive investigations are planned or have occurred. The database provides a listing of Federal Superfund sites, State Response sites, Voluntary Cleanup sites, and School Cleanup sites. Based on a review of the EnviroStor database, the Project site is not identified on any of the above lists.<sup>19</sup> In addition, the Project site is not on the State Water Board’s Geotracker Database, which provides a list of leaking underground storage tank sites that are included on the Cortese List.<sup>20</sup> Lastly, the site is not listed on CalEPA’s list of sites with active Cease and Desist Orders (CDO) or Cleanup and Abatement Orders (CAO) or list of contaminated solid waste disposal sites.<sup>21</sup> Based on the above, no impacts during Project construction or operations would occur with regard to the Project Site being listed as a hazardous materials site. No mitigation measures or further analysis of this issue is required.

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?

**No Impact.** The Project Site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The closest airport to the Project Site is the Torrance Municipal Airport–Zamperini Field, which is located approximately 3 miles southwest of the

<sup>19</sup> Department of Toxic Substances Control, Envirostor Database, [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/), accessed July 28, 2013.

<sup>20</sup> State Water Board Geotracker Database, [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov), accessed July 28, 2013.

<sup>21</sup> California Environmental Protection Agency, List of “Active” CDO and CAO from Water Board, [www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls](http://www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls), accessed July 28, 2013.

Project Site. The Long Beach Airport is located approximately 7 miles east of the Project Site. Therefore, the proposed Project would not result in a safety hazard associated with an airport during Project construction or operations. No mitigation measures or further analysis of this issue is required.

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?

**No Impact.** There are no private airstrips in the vicinity of the Project Site and the Site is not located within a designated airport hazard area. Therefore, the proposed Project would not result in airport-related safety hazards. No impact would occur during Project construction or operations, and no mitigation measures are required. No further analysis of this issue is required.

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

**Less Than Significant Impact.** According to the Safety Element of the Los Angeles County General Plan, the closest disaster route to the Project Site is Carson Street, located approximately 500 feet north of the Project Site.<sup>22</sup>

The majority of Project construction activities would occur within the Project Site itself. With the exception of the movement of construction vehicles, the Project would not affect area roadways. As the Project Site is not located along the designated evacuation route in the Project area, construction and operations within the Project Site would not have a significant impact on emergency evacuation.

In addition, as Project construction activities would not impede access to other nearby properties, construction-related impacts on emergency access would also be less than significant. As activities occurring at the Project Site would not increase under the proposed Project, there would be no increase in traffic resulting from implementation of the proposed Project. Furthermore, as concluded in Checklist Question XIV.a), the proposed Project would have no impact with regard to fire and police services, including emergency response and evacuation. Since the Project would not increase traffic levels along the County’s designated disaster routes, or impact the implementation of the County’s emergency response or evacuation plan, the Project would have a less than significant impact with respect to these issues during Project construction or operations. No mitigation measures or further analysis of this issue is required.

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<sup>22</sup> Los Angeles County General Plan, Safety Element, Plate 8, 1990.

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?

**No Impact.** The Project Site is located in an urbanized area of the County of Los Angeles, and no wildlands or wildfire hazard areas are located on-site or within the surrounding area. In addition, the Project Site is not located within a Very High Fire Hazard Severity Zone (Zone 4). Therefore, no impacts related to wildland fires during Project construction or operations would occur. No mitigation measures or further analysis of this issue is required.

### Cumulative Impact Analysis

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor-UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Generally given the nature of the projects identified on the related projects list, it is unlikely that these projects would cumulatively generate substantial increases in hazardous materials in the Project area. The preponderance of projects are typical urban residential, mixed use, and retail projects which generally do not involve a substantial use of hazardous products. Related Project No. 4, a warehouse facility, could involve the storage of some limited hazardous materials although any such storage would be required to comply with local, state and federal laws regulating hazardous materials.

Development of the proposed Project in combination with the related projects would not have the potential to substantially increase the risks associated with the use and potential accidental release of hazardous materials in the Project area. Compliance with all applicable local, State, and Federal laws regarding hazardous materials would reduce these impacts to a less than significant level. Further, based on the analyses presented above, Project impacts with regard to hazardous and hazardous materials are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative impacts with regard to hazardous and hazardous materials would be less than significant. No mitigation measures or further analysis of this issue is required.

In addition, as discussed in Checklist Questions VIII.d) through VIII.g) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to the hazardous and hazardous materials issues addressed by these questions. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative hazards and hazardous materials impacts would be less than significant.

**IX. HYDROLOGY AND WATER QUALITY**

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

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

**Less Than Significant Impact.** During Project construction, stormwater runoff from precipitation events could cause exposed soils to be subject to erosion and to convey sediments into municipal storm drain systems. Soil sediment, trash, and debris as well as dissolved pollutants such as metals like copper and zinc, along with nutrients, fertilizers, bacteria and suspended solids could also impact downstream water quality during construction if not controlled through the treatment of stormwater runoff. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Thus, Project-related construction activities would have the potential to result in adverse effects on water quality. However, as Project construction would disturb more than one acre of soil, the areas to be developed with new buildings would be required to obtain coverage under the NPDES General Construction Permit (Order No. 99-08-DWQ) pursuant to NPDES requirements. In accordance with the requirements of the permit, a Stormwater Pollution Prevention Plan (SWPPP) would be developed and implemented during Project construction. The SWPPP would outline best management practices (BMP) and other erosion control measures to minimize the discharge of pollutants in stormwater runoff.

Regarding other incidental pollutants that could result from construction activities, in addition to the BMPs implemented during Project construction, routine safety precautions for the handling and storing of construction materials would also help to effectively mitigate the potential pollution of stormwater by these materials. The application of these “good housekeeping” procedures would also be extended to non-hazardous stormwater pollutants such as sawdust and other solid waste. Any construction leaks, drips, and spills would be cleaned up immediately to prevent contaminated soil on paved surfaces that could be washed into storm drains. Furthermore, all construction waste would be disposed of properly, including the use of appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes would be taken to an appropriate landfill. Toxic wastes, should they be generated, would be discarded at a licensed regulated disposal site to help ensure that pollutants are not exposed to soils.

Therefore, with compliance with NPDES and County requirements, as well as implementing good housekeeping practices, potential impacts associated with water quality standards and waste discharge requirements during Project construction would be less than significant.



Regarding the quantity of stormwater runoff, the Project would result in a decrease in the amount of impervious surfaces on the Project Site. As a result, the proposed Project would result in a decrease in the amount of stormwater flows from the Project Site.

During operation of the Project, stormwater runoff from precipitation events could potentially carry urban pollutants into municipal storm drains. Specifically, dissolved pollutants such as metals like copper and zinc, along with nutrients, fertilizers, bacteria and suspended solids could affect downstream water quality if not controlled through treatment of stormwater runoff. However, in accordance with NPDES requirements, the areas to be developed with new buildings would be required to have Standard Urban Stormwater Mitigation Plan (SUSMP) requirements in place during the operational life of the Project to reduce the discharge of polluted runoff from the Project Site. The SUSMP requirements along with Project compliance with the requirements of Sections 12.80 (Stormwater and Pollution Runoff Control) and 12.84 (Low Impact Development (LID)) of the County Code would reduce potential operational impacts associated with water quality to less than significant levels. No mitigation measures or further analysis of this issue is required.

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

**Less Than Significant Impact.** Given that Project excavation depths would be minimal, it is not anticipated that the Project would interfere with groundwater during construction activities. The Project Site is fully developed within an urbanized area that is surrounded by residential uses to the south, and medical and research uses to the north, east, and west. Although development of the Project would result in new buildings located within the existing Project Site, implementation of the Project would decrease the amount of impervious area on-site and, as a result, would decrease stormwater runoff from the site. As such, the Project would not interfere with groundwater recharge, and groundwater supplies would not be noticeably depleted nor increased under the Project. Thus, Project impacts associated with groundwater during Project construction and operations would be less than significant. No mitigation measures or further analysis of this issue is required.

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?

**Less Than Significant Impact.** During Project construction, a temporary alteration of the existing on-site drainage pattern may occur. However, these changes would not result in substantial erosion or siltation due to stringent controls imposed via County grading and

building regulations including requiring a SWPPP. As such, any temporary alteration of the existing drainage pattern would not result in substantial erosion or siltation on- or off-site and a less than significant impact with regard to this issue would occur.

The Project Site is fully developed within an urbanized area and is not crossed by any water courses or rivers. The Project Site under existing conditions is largely covered with impervious surfaces. As Project development would result in a reduction in impervious surface area, future levels of urban runoff from the Project Site would be less than existing conditions. In addition, improvements implemented under the proposed Project would not materially alter existing drainage patterns or flow levels. As a result, Project development would not result in substantial erosion or siltation on- or off-site and a less than significant impact would result with regard to these issues during Project construction and operations. No mitigation measures or further analysis of this issue is required.

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?

**No Impact.** The Project Site is located in an urbanized area and served by existing County storm drain infrastructure. No deficiencies with regard to the existing storm drain system in the Project area are known to exist. The Project Site, under current conditions, is almost entirely covered with impervious surfaces. As the Project would result in a reduction in impervious surfaces, future levels of urban runoff from the Project Site would be less than existing conditions. Furthermore, the Project Site is not located adjacent to any stream or river, and Project runoff would continue to drain into existing County storm drain infrastructure. Therefore, the proposed Project would not have the potential to result in flooding due to altered drainage patterns, and no impact during Project construction and operations would occur. No mitigation measures or further analysis of this issue is required.

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?

**Less Than Significant Impact.** As discussed in Checklist Question IX.d) above, the Project Site is fully developed in an urbanized area and the amount of runoff generated at the Project Site would be less than existing conditions. In addition, as concluded in Checklist Question IX.a) above, with compliance with regulatory requirements, impacts associated with surface water quality would be less than significant. Therefore, the Project would not create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts during Project construction and operations would be less than significant and no mitigation measures or further analysis of this issue is required.

f) Otherwise substantially degrade water quality?

**Less Than Significant Impact.** As described in Checklist Questions IX.a) and IX.f) above, the Project would not substantially degrade surface water or groundwater quality during Project construction and operations. Therefore, impacts related to water quality would be less than significant. No mitigation measures or further analysis is required.

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?

**No Impact.** The proposed Project would not involve the construction of residential units. Therefore, the Project would not place housing within a 100-year flood hazard area. There would be no impact during Project construction and operations, and no mitigation measures or further analysis is required.

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

**No Impact.** The Project Site is not located within a 100-year flood plain as mapped by the Federal Emergency Management Agency (FEMA).<sup>23</sup> Rather, the FEMA flood insurance rate maps indicate that the site is in Flood Zone X, indicating minimal flooding in the 500-year storm. As such, Project construction and operations would not alter or place structures that would impede or redirect flood flows. No impacts would occur, and no mitigation measures or further analysis is required.

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

**No Impact.** As stated above, the Project Site is not located within a FEMA 100-year flood plain. In addition, the County of Los Angeles Safety Element of the General Plan does not map the Project area as a potential flood area or potential inundation area.<sup>24</sup> Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, and no impacts during Project construction and operations would occur. No mitigation measures or further analysis is required.

j) Inundation by seiche, tsunami, or mudflow?

<sup>23</sup> Federal Emergency Management Agency, Map Service Center, <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>, accessed July 28, 2013.

<sup>24</sup> Los Angeles County General Plan, Safety Element, Plate 6, 1990.

**No Impact.** The Project Site is located approximately 5 miles east of the Pacific Ocean. In addition, the Project Site is not in the vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche. Further, the Project Site is not positioned downslope from an area of potential mudflow and is not mapped as a tsunami hazard area by the County of Los Angeles.<sup>25</sup> Therefore, no seiche, tsunami, or mudflow events are anticipated. No impacts would occur and no mitigation measures or further analysis is required.

### **Cumulative Impact Analysis**

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Development of the five identified related projects could affect the amount, rate, velocity, and quality of the runoff on and/or adjacent to each individual development site. Given the size of the related projects such effects would be localized and whether the effects would be positive or adverse would depend on a number of factors including construction methods, potential changes in pervious/impervious surfaces and on-site drainage patterns as well as the BMPs that would be incorporated into each of the related projects. Through regulatory compliance potential impacts with regard to hydrology and water quality impacts attributable to each related project are anticipated to be reduced to a less than significant level. Further, based on the analyses presented above, Project impacts with regard to hydrology and water quality are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative impacts with regard to hydrology and water quality would be less than significant. No mitigation measures or further analysis of this issue is required.

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<sup>25</sup> Los Angeles County General Plan, Safety Element, Plate 6, 1990.

**X. LAND USE AND PLANNING**

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Physically divide an established community?

**No Impact.** The Project Site is currently developed with biomedical research facilities and is located adjacent to the Harbor–UCLA Medical Center Campus. The proposed Project would result in the continued use of the Project Site for biomedical research purposes and no changes to off-site conditions would occur under the proposed Project. In addition, the new buildings to be constructed as part of the Project would be similar in scale, massing, and height to the newer existing buildings that would remain on the Project Site as well as the newer buildings located on the Harbor–UCLA Medical Center Campus. Furthermore, the Project would be consistent in terms of use and general character with the surrounding medical and research uses. Thus, the Project would not physically divide an established community. No impacts would occur during Project construction and operations, and no mitigation measures or further analysis is required.

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

**No Impact.** The Project Site is currently designated as P (Public and Semi-Public Facility) by the Los Angeles County General Plan which permits the use of medical and research facilities. The Project would continue the existing on-site use and would not change the Applicant’s current occupancy or operational levels. Therefore, the Project would not be inconsistent with any County plans. No impacts would occur during Project construction and operations, and no mitigation measures or further analysis is required.

**Less Than Significant Impact.** The Project Site currently has a zoning designation of C-3 (Unlimited Commercial). According to Section 22.28.180 of the Los Angeles County Code, “offices (business or professional),” “laboratories (research and testing),” and “medical laboratories” are permitted uses in the C-3 zone. The proposed Project would be a continuation of the existing on-site uses that are currently allowed under the C-3 zone and would be developed in conformance with the development standards that apply to the C-3 zone.

Construction of the LA BioMed “Biological Resources Center” would displace existing surface parking currently available on the southern side of the existing St. Johns Cardiovascular Research Center. While there would be a loss of on-site parking, adequate parking facilities are available within walking distance of the Project Site. Thus, the proposed Project would not have an adverse parking impact.

Impacts relative to consistency with the Los Angeles County Code would be less than significant. No mitigation measure or further analysis is required.

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

**No Impact.** The Project Site is relatively flat and is not subject to the County’s Hillside Management criteria. The Project Site is not located in or near a Significant Ecological Area, and thus, would not be subject to the conformance criteria established for these areas or other applicable land use criteria. No impacts during Project construction and operations would occur, and no mitigation measures or further analysis is required.

**Cumulative Impact Analysis**

**No Impact.** As discussed in Checklist Questions X.a) through X.c) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to land use and planning.

**XI. MINERAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

**No Impact.** The Project Site is located in an urbanized area which has been previously developed. The Project Site is not located within a mineral producing area as classified by the California Geological Survey (CGS).<sup>26</sup> No mineral extraction operations currently occur or have occurred on the Project Site since initial on-site construction in the 1940's. Thus, the potential for on-site mineral resources to occur is low. For these reasons, the Project would not result in the loss of the availability of a known mineral resource. Accordingly, no impacts would occur during Project construction and operations, and no mitigation measure or further analysis of this issue is required.

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?

**No Impact.** As discussed above in Checklist Question XI.a), the Project Site is not located in a mineral producing area as classified by the CGS. Therefore, the Project would not result in the loss of a locally-important mineral resource recovery site. No impacts would occur during Project construction and operations, and no mitigation measures or further analysis is required.

**Cumulative Impact Analysis**

**No Impact.** As discussed in Checklist Questions XI.a) and XI.b) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to mineral resources.

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<sup>26</sup> State of California Department of Conservation, Division of Mines and Geology, California Geological Survey, Map of Major Producing Areas, <http://minerals.usgs.gov/minerals/pubs/state/980601mp.pdf>, accessed July 29, 2013.

**XII. NOISE**

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Less Than Significant Impact With Mitigation Incorporated.** The following analysis evaluates the potential noise impacts at noise-sensitive land uses resulting from construction and operation of the proposed Project.

A. Applicable Noise Regulations

**1. County Noise Ordinance**

The County of Los Angeles Noise Ordinance (Section 12.08.010, *et seq.*, of the Los Angeles County Code) identifies exterior noise standards for any source of sound at any location within the unincorporated areas of the County, and specific noise restrictions, exemptions, and variances for exterior noise sources. Several of the ordinance requirements are applicable to aspects of the Project and are discussed below.

The County Noise Ordinance provides maximum exterior noise level standards for four general noise zones and establishes maximum exterior noise levels for each zone. These noise zones are:

1. Noise-Sensitive Areas—Noise-sensitive zones are designated by the County Health Officer.
2. Residential Properties—This category includes all types of residential developments and properties subject to residential zoning.
3. Commercial Properties—This category includes all types of commercial developments and also includes properties subject to commercial zoning classifications.
4. Industrial Properties—This category includes all properties developed with manufacturing uses and industrial zoning.

For each of these zones, the County Noise Ordinance states that exterior operational noise levels caused by project-related on-site fixed sources (i.e., point noise sources) shall not



exceed the levels identified in Table XII-1 on page 82, or the ambient noise level, whichever is greater, when the ambient noise level is determined without the noise source operating.<sup>27</sup> These standards are based on the duration of the noise. Thus, the louder the noise, the shorter the duration that such noise can last. To define these specific durations of noise, the noise metrics used include  $L_{50}$ ,  $L_{25}$ ,  $L_{8.3}$ ,  $L_{1.7}$ , and  $L_{max}$ . These metrics are based upon a 1 hour timeframe which correspond to exceedances occurring 50, 25, 8.3, and 1.7 percent of the time, and the maximum sound level during that time period.

The County Noise Ordinance also identifies specific restrictions regarding construction noise. Pursuant to the County Noise Ordinance, the operation of equipment used in construction, drilling, repair, alteration or demolition work is prohibited between the hours of 7:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 A.M. or after 6:00 P.M. on Saturday, and anytime on Sundays or legal holidays if such noise would create a noise disturbance across a residential or commercial property line.<sup>28</sup> The County Noise Ordinance further states the contractor must conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed those listed in Table XII-2 on page 83. All mobile and stationary internal-combustion-powered equipment and machinery are also required to be equipped with suitable exhaust and air-intake silencers in proper working order.

## 2. Los Angeles County General Plan

The Los Angeles County General Plan Noise Element was established as a planning tool to develop strategies and action programs that address the multitude of noise sources and issues throughout the County. The County of Los Angeles General Plan Noise Element primarily addresses transportation noise sources such as traffic, railroad, and aircraft noise. The guidelines used by the County are based on the community noise compatibility guidelines established by the State of California Department of Health Services, and are provided in Table XII-3 on page 84. Specific regulations that implement these guidelines are set forth in the Los Angeles County Code as discussed below.

With respect to these standards, changes in noise levels of less than 3 dBA are generally not discernible to most people, while changes greater than 5 dBA are readily noticeable and would be considered a significant increase. Therefore, the significance threshold for mobile source noise is based on human perceptibility to changes in noise levels (increases), with consideration of existing ambient noise conditions and the County's land use noise compatibility guidelines.

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<sup>27</sup> *Ambient noise level is the existing background noise level at the time of measurement or prediction.*

<sup>28</sup> *County of Los Angeles Ordinance No. 11743, codified in Los Angeles County Code Section 12.08.440. Noise disturbance is defined in Los Angeles County Code Section 12.08.230 as "an alleged intrusive noise which violates an applicable noise standard as set forth in this chapter." Intrusive noise is defined in the same Code section as an "alleged offensive noise which intrudes over and above the existing ambient noise at the receptor property."*

**Table XII-1  
County of Los Angeles Exterior Noise Standards**

<b>Noise Zone</b>	<b>Designated Noise Zone Land Use (Receptor Property)</b>	<b>Time Interval</b>	<b>Exterior Noise Level<sup>a</sup> dBA</b>
I	Noise-Sensitive Area <sup>b</sup>	Anytime	45
II	Residential Properties	10:00 P.M. to 7:00 A.M. 7:00 A.M. to 10:00 P.M.	45 50
III	Commercial Properties	10:00 P.M. to 7:00 A.M. 7:00 A.M. to 10:00 P.M.	55 60
IV	Industrial Properties	Anytime	70

<sup>a</sup> This Table is used by the County to develop noise standards based on the duration of the noise source. These standards are described below.

**Standard No. 1** shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level; or, if the ambient  $L_{50}$  exceeds the forgoing level, then the ambient  $L_{50}$  becomes the exterior noise level for Standard No. 1.

**Standard No. 2** shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from Standard 1 plus 5 dBA; or, if the ambient  $L_{25}$  exceeds the forgoing level, then the ambient  $L_{25}$  becomes the exterior noise level for Standard No. 2.

**Standard No. 3** shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the applicable noise level from Standard 1 plus 10 dBA; or, if the ambient  $L_{B_{8,3}}$  exceeds the forgoing level, then the ambient  $L_{8,3}$  becomes the exterior noise level for Standard No. 3.

**Standard No. 4** shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from Standard 1 plus 15 dBA, or, if the ambient  $L_{1,7}$  exceeds the forgoing level, then the ambient  $L_{1,7}$  becomes the exterior noise level for Standard No. 4.

**Standard No. 5** shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 4 shall be the applicable noise level from Standard 1 plus 20 dBA; or, if the ambient  $L_0$  exceeds the forgoing level, then the ambient  $L_0$  becomes the exterior noise level for Standard No. 4.

<sup>b</sup> Not defined in the County Noise ordinance. To be designated by the County Health Officer.

Source: County of Los Angeles Ordinance No. 11743, §12.08.390

## B. Existing Noise Environment

The Project Site is located within an urban area that is developed with medical, commercial, and residential uses. Single-family residential uses are located to the south of the Project Site across West 220th Street, further to the west across Normandie Avenue, and further to the east across Vermont Avenue. Multi-family residential uses are located north of Carson Street, east of Vermont Avenue, south of West 220th Street, and west of Normandie Avenue. Automobile traffic on local roadways is the primary source of existing noise within the Project area.

**Table XII-2  
County of Los Angeles Construction Noise Limits**

	Noise Limits, dBA (L <sub>eq</sub> )		
	Single-Family Residential	Multi-Family Residential	Commercial <sup>a</sup>
<b>Residential Structures</b>			
Mobile Equipment: Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment			
Daily, except Sundays and legal holidays, 7:00 A.M. to 8:00 P.M.	75	80	85
Daily, 8:00 P.M. to 7:00 A.M. and all day Sunday and legal holidays	60	64	70
Stationary Equipment: Maximum noise levels for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment			
Daily, except Sundays and legal holidays, 7:00 A.M. to 8:00 P.M.	60	65	70
Daily, 8:00 P.M. to 7:00 A.M. and all day Sunday and legal holidays	50	55	60
	<b>All Structures</b>		
<b>Business Structures</b>			
Mobile Equipment: Maximum noise levels for nonscheduled, intermittent, short-term operation of mobile equipment			
Daily, including Sundays and legal holidays, all hours		85	
<sup>a</sup> Refers to residential structures within a commercial area. This standard does not apply to commercial structures. Source: County of Los Angeles Ordinance No. 11743, §12.08.390			

### C. Short-Term Construction Noise

Construction of the Project is anticipated to start as early as during the fourth quarter of 2014, and be completed about 18 months later, or during the first or second quarter of 2016. Construction activities would include demolition of the existing LA BioMed Buildings "J3", "E5", and "E6." Earth disturbance and grading would be minimized since there would be no subterranean construction other than that related to new building foundations.

**Table XII-3  
Land Use Compatibility for Community Noise Exposure**

Land Use	Community Exposure Level, CNEL (dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential: Low-Density Single-Family, Duplex, Mobile Homes	50 to 60	55 to 70	70 to 75	Above 75
Residential: Multi-Family	50 to 65	60 to 70	70 to 75	Above 75
Transient Lodging: Motels, Hotels	50 to 65	60 to 70	70 to 80	Above 80
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 to 70	60 to 70	70 to 80	Above 80
Auditoriums, Concert Halls, Amphitheaters	—	50 to 70	—	Above 65
Sports Arena, Outdoor Spectator Sports	—	50 to 75	—	Above 70
Playgrounds, Neighborhood Parks	50 to 70	—	67 to 75	Above 72
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 to 75	—	70 to 80	Above 80
Office Buildings, Business Commercial and Professional	50 to 70	67 to 77	Above 75	—
Industrial, Manufacturing, Utilities, Agriculture	50 to 75	70 to 80	Above 75	—

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.  
Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.  
Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.  
Clearly Unacceptable: New construction or development should generally not be undertaken.  
 Source: Office of Planning and Research, *State of California General Plan Guidelines*, October 2003.

Noise from construction activities would be generated by vehicles and equipment during various stages of construction including demolition, site grading and excavation, and building foundation and construction. The noise levels created by construction equipment would vary depending on factors such as the type of equipment, the specific model, operating characteristics, and the condition of the equipment.

The Project's construction noise model is based on construction equipment noise levels as published in the Federal Highway Administration (FHWA) Road Construction Noise Model.<sup>29</sup> Construction noise associated with the Project was analyzed using a typical construction equipment inventory consistent with the type of construction planned for the Project.

Based on a review of the proposed construction equipment mix, proximity to noise sensitive land uses, and intervening building noise attenuation, worst-case construction noise impacts would occur during construction where existing LA BioMed Building "J3" is located. All other construction activities would be at a sufficient distance from the noise sensitive land uses and screened from construction activities from intervening buildings on the Project site such that potential construction impacts would be less than significant. Therefore, additional analysis was conducted to determine whether construction activities located on the site of existing LA BioMed Building "J3" could result in a short-term construction noise impact at the residential uses located along West 220th Street as well as along Normandie Avenue.

The hourly average ( $L_{eq}$ ) noise levels associated with each construction stage were calculated for the nearest noise-sensitive receptors surrounding the Project site. These average noise levels are based on the quantity, type, and usage factors for each type of equipment that would be used during each construction stage and are typically attributable to multiple pieces of equipment operating simultaneously. The construction noise level at each of the receptor locations was calculated based on the standard point source noise-distance attenuation factor of 6.0 dBA for each doubling of distance.

Table XII-4 on page 86 provides the estimated construction noise levels at nearby noise sensitive receptors and a comparison with the noise impact criteria. It should be noted that the noise levels predicted in Table XII-4 assume no shielding noise reduction even though many of the noise sensitive receptors along West 220th Street and Normandie Avenue would receive noise reduction from intervening buildings. Construction activity with the most noise generation would occur during site grading, when heavy construction equipment (i.e., an excavator, loader, backhoe, and haul trucks) would likely be used. The estimated noise levels represent a worst case scenario since construction activities are analyzed as if they were occurring along the perimeter of the Project site, while, in actuality, construction would occur in a limited area and at a further distance from surrounding properties during the majority of the construction period. As indicated in Table XII-4, noise sensitive land uses along West 220th Street in close proximity to the Project Site would be exposed to construction-related noise levels that would exceed the significance threshold. As such, noise mitigation measures would be required to reduce the construction related noise levels to a less than significant level.

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<sup>29</sup> FHWA, *Roadway Construction Noise Model User's Guide*, 2005.

**Table XII-4  
Construction Noise Impacts—New Construction**

Location	Nearest Distance to Project Construction Site (feet)	Estimated Construction Noise Levels by Project Construction Phase, $L_{eq}$ (dBA)			Significance Threshold <sup>b</sup> (dBA)
		Demolition	Site Grading/Excavation	Building Construction	
West 220th Street	250	67.4	69.8	69.5	60
Normandie Avenue	85	56.8	59.2	58.9	60

<sup>a</sup> Includes a barrier insertion loss of 8 dBA to account for the existing wall along the northern perimeter of the Project Site.

<sup>b</sup> Ambient plus 5 dBA.

Source: Matrix Environmental, 2013.

#### D. Long-Term Operational Noise

The existing noise environment in the Project vicinity is dominated by traffic noise from adjacent roadways, as well as nearby commercial and residential activities. Long-term operation of the Project would have a minimal effect on the noise environment in proximity to the Project site as existing operational levels (biomedical research, training, and education activities) would not be increased under the proposed Project. Therefore, noise levels associated with these types of Project operations would not exceed the thresholds of significance and impacts would be less than significant. As such, no mitigation measures are required.

##### 1. Fixed Mechanical Equipment

The operation of mechanical equipment such as air conditioners, fans, and related equipment may generate audible noise levels. However, the Project's mechanical equipment would be located towards the center of the Project Site on the building's rooftop or in the interior of the building, shielded from nearby land uses to attenuate noise and avoid conflicts with adjacent uses. In addition, all mechanical equipment would be designed with appropriate noise control devices, such as sound screen/parapet walls, to comply with the noise limitation requirements set forth in the County's Noise Ordinance. Therefore, the operation of mechanical equipment would not exceed the Project thresholds of significance and impacts would be less than significant. As such, no mitigation measures are required.

##### 2. Off-Site Traffic Noise

Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, there would not be a net increase in daily employee or research personnel working within the LA BioMed facilities at this location. There

would also not be an increase in the number of daily visitors. As the proposed Project would not result in additional vehicular trips, off-site traffic noise impacts associated with the proposed Project would be less than significant, and no mitigation measures are required.

E. Mitigation Measures

The following mitigation measures are recommended to minimize construction-related noise impacts to ensure that construction noise impacts would be less than significant:

**Mitigation Measure XII-1:** Exterior noise-generating construction activities shall be limited to Monday through Friday from 7:00 A.M. to 7:00 P.M., and from 8:00 A.M. to 6:00 P.M. on Saturdays. No construction activities shall occur on Sundays or any legal holidays.

**Mitigation Measure XII-2:** Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.

**Mitigation Measure XII-3:** A 12-foot-high temporary sound barrier shall be maintained between the residential uses along West 220th Street and proposed construction activities located on the site of existing LA BioMed Building "J3." The barrier shall extend from the southwest corner of the construction area to the east until the line of sight is broken between the on-site structures on the Project Site and the residential uses along West 220th Street. Once construction on the site of existing LA BioMed Building "J3" is completed, the sound barrier can be removed.

Implementation of the above measures would reduce construction noise impacts approximately 10 dBA. As such, potential impacts associated with construction of the Project would be less than significant.

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

**Less than Significant Impact.** The Los Angeles County Noise ordinance section 12.08.350 provides a presumed perception threshold of 0.01 inch per second RMS (root mean square); however, this applies to ground-borne vibrations from long-term operational activities, such as surface traffic and not to short-term activities such as construction. Therefore, the 0.01 inch per second RMS vibration criteria is used in connection with the Project's operation-related vibration impacts.

According to the Federal Transit Administration (FTA), ground vibrations from construction activities very rarely reach the level capable of damaging structures.<sup>30</sup> The construction activities that typically generate the most severe vibrations are blasting and impact pile driving. As the Project would be constructed using standard construction techniques, no blasting or impact pile driving would be used. Heavy construction equipment (e.g., loader and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source, but not enough to cause a significant impact. In addition, post-construction on-site activities would be limited to typical biomedical research, training, and education activities that would not generate excessive groundborne noise or vibration. As such, less than significant ground-borne vibration and noise levels associated with Project construction and operations would occur, and no mitigation measures would be required.

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

**Less Than Significant Impact.** The existing noise environment in the Project area is dominated by traffic noise from nearby roadways, as well as nearby commercial and residential activities. Long-term operation of the Project would not have a significant effect on the existing noise environment in proximity to the Project Site. Noise sources that would have potential noise impacts include off-site vehicular traffic and outdoor mounted mechanical equipment (i.e., air conditioners). As discussed in Checklist Question X.a), vehicular travel on local roadways attributable to the Project would not increase beyond existing levels and therefore would have a less than significant impact on community noise levels. Noise levels associated with on-site operations (e.g., mechanical equipment) are also considered less than significant, as discussed in Checklist Question X.a). As such, the Project would result in a less than significant permanent increase in ambient noise levels in the Project vicinity, and no mitigation measures would be required.

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

**Less than Significant Impact With Mitigation Incorporated.** Project construction activities would generate noise on a temporary basis and would increase the existing ambient noise in the immediate vicinity of the Project site. Construction-period noise impacts are discussed in Checklist Question X.a). As described therein, noise generated by on-site construction activities would temporarily increase the existing ambient noise in close vicinity of the Project Site, but would have a less than significant impact on surrounding sensitive uses with implementation of Mitigation Measures XII-1 through XII-3 discussed in Checklist Question

<sup>30</sup> U.S. Department of Transportation, Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, 1995.



X.a) above. Please refer to Checklist Question X.a) for a list of the proposed mitigation measures. Project operations would not involve activities that would have a substantial periodic increase in noise levels.

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

**No Impact.** As discussed in Checklist Question XIII.e), the Project Site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Therefore, proposed Project construction and operations would not expose people to excessive noise levels related to airport operations. No mitigation measures or further analysis of this issue is required.

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?

**No Impact.** The Project site is not located within the vicinity of a private airstrip. Therefore, Project construction and operations would not expose people to excessive noise levels associated with such operation, and no mitigation measures are required.

**Cumulative Impact Analysis**

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

The development of the five related projects would not likely result in construction and operational noise that has the potential to create noise impacts. The related projects are located sufficiently distant from the Project Site and dispersed such that cumulative construction noise and stationary source operational noise impacts would not occur. In addition, as the proposed Project would not result in a change in motor vehicle travel attributable to on-site operations, no cumulative mobile source operational noise impacts would occur. Further, based on the analyses provided above, the overall magnitude of the Project’s noise impacts is sufficiently limited to not be considered cumulatively considerable.

Therefore, the Project's cumulative noise impacts would be less than significant. No further analysis or mitigation measures are required.

In addition, as discussed in Checklist Questions XII.e) and XII.f) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to the noise issues addressed by these questions. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative noise impacts would be less than significant.

**XIII. POPULATION AND HOUSING**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant Impact.** The construction of the proposed Project would create temporary construction-related jobs. However, the work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, Project-related construction workers would not be anticipated to relocate their household’s place of residence as a consequence of working on the proposed Project and, therefore, no new permanent residents would be generated during construction of the proposed Project.

The Project does not propose the development of residential units. Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, Project operations would remain consistent with existing conditions and the Project would not increase employment. Thus, the Project would not induce population growth in the Project area.

Furthermore, the Project is located in an area already served by existing infrastructure (i.e., roadways, utility lines, etc.). While the Project would require connections to the existing infrastructure systems (e.g., water, wastewater, etc.), no new infrastructure capacity would be created that could indirectly induce substantial population growth. Therefore, the Project’s impacts regarding population growth would be less than significant. No mitigation measures or further analysis of this issue is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The Project Site is currently occupied by biomedical research facilities and surface parking lots. No housing currently exists on the Project Site. Therefore, no residential displacement would be associated with the proposed Project, and no impact would occur during Project construction and operations. No mitigation measure or further analysis of this issue is required.

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

**No Impact.** Based on the existing on-site uses (see above), no people currently reside on the Project Site. Therefore, no people would be displaced by the construction or operations of the proposed Project, and no impact would occur. No mitigation measures or further analysis of this issue is required.

### Cumulative Impact Analysis

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Development of the five identified related projects would not have the potential to substantially increase population directly through the construction of new housing units and indirectly through increased employment opportunities. In addition, based on the analysis provided above, the overall magnitude of the Project's population and housing impacts are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative population and housing impacts would be less than significant. No mitigation measures or further analysis of this issue is required.

In addition, as discussed in Checklist Questions XIII.b) and XIII.c) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to the population and housing issues addressed by these questions. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative population and housing impacts would be less than significant.

**XIV. PUBLIC SERVICES**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction fo which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

**No Impact.** Fire protection services are currently provided to the Project Site by the Los Angeles County Fire Department. Construction activities which would occur under the proposed Project typically do not result in situations that require fire protection services. Notwithstanding, there is the potential for accidental on-site fires from sources such as the operation of mechanical equipment and the use of flammable construction materials. As a preemptive response to this potential, construction contractors and the work crews would implement best management practices to minimize these hazards during the construction of the proposed Project.

To address potential effects on emergency response times, access to the Project Site and area roadways would be maintained throughout the Project’s construction period. In addition, it is anticipated that all Project construction would occur on the Project Site (i.e., no construction within public streets). In the unlikely event that Project construction activities do require public street lane closures, emergency access would remain unimpeded through the use of flagmen and other controls. Therefore, construction-related impacts associated with fire protection services would be less than significant.

The proposed Project would replace old buildings developed prior to current County Fire Codes with modern facilities that would be fully compliant with current County Fire Codes. Therefore, the Project’s new and renovated buildings would pose less of a fire risk than the existing on-site buildings. In addition, the Project Site is not located in a Very High Fire Hazard Severity Zone and would not be located in an area subject to wildfire hazards. Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, the proposed Project would continue existing operations and no increase in employment or visitors would occur. Thus, no population increase would result with implementation of the proposed Project. As a result, impacts to fire protection services would

not occur since the Project would not increase the demand for fire protection services above existing levels. No mitigation measures or further analysis of this issue is required.

Police protection?

**No Impact.** Sheriff services are currently provided to the Project Site by the Los Angeles County Sheriff Department. On-site security issues which may arise during Project construction would be addressed with the implementation of the following security features: (1) fencing all construction areas prior to the start of construction; (2) providing security lighting at construction areas; and (3) providing on-site security personnel at construction sites. The implementation of these features would reduce the increase in demand for County Sheriff’s Department services to a less than significant level.

To address potential effects on emergency response times, access to the Project Site and area roadways would be maintained throughout the Project’s construction period. In addition, it is anticipated that all Project construction would occur on the Project Site (i.e., no construction within public streets). In the unlikely event that Project construction activities do require lane closures, emergency access would remain unimpeded through the use of flagmen and other controls. Therefore, construction-related impacts associated with sheriff services would be less than significant.

Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, the proposed Project would continue existing operations and no increase in employment or visitors would occur. Therefore, impacts to sheriff services would not occur since the Project would not increase the demand for sheriff services above existing levels. No mitigation measures or further analysis of this issue is required.

Schools?

**No Impact.** School services for the area which includes the Project Site are provided by the Los Angeles Unified School District. Project construction is not anticipated to result in adverse impacts to LAUSD school facilities due to the temporary nature of construction-related activities and that no public schools are located in proximity to the Project Site.

Direct impacts to schools occur when new residential development is proposed, whereas indirect impacts result from increases in employment. As the Project does not include residential development or an increase in employment, no impacts to schools would occur. No mitigation measures or further analysis of this issue is required.

Parks?

**No Impact.** Park facilities and services for the area are under the jurisdiction of the County of Los Angeles Department of Parks and Recreation and the City of Los Angeles Department of

Recreation and Parks. No parks are located in the Project area. Thus, Project construction would not impact park or recreation facilities located in the Project area.

Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, the proposed Project would continue existing operations, and there would not be an increase in employment or visitors. Therefore, the Project would not result in increased park usage, and there would be no impact. No mitigation measures or further analysis of this issue is required.

Other public facilities?

**No Impact.** During construction and operation of the Project, other governmental services, including roads, would continue to be utilized. Construction-related vehicles, as well as Project occupants and visitors, would use the existing road network without the need for new roadways to serve the Project Site. Construction vehicle travel would be limited and temporary in duration and thus would result in less than significant impacts to the existing roadway network. As discussed in Checklist Question XVI, Transportation/Traffic, Project operations would not result in an increase in the number of vehicle trips on local roadways and thus would not change the level of upkeep for these facilities. In addition, implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, the proposed Project would continue existing operations and there would not be an increase in employment or visitors. Therefore, the Project would not result in increased library usage and there would be no impact. Therefore, the Project would have no impact on other governmental services. Further analysis of other governmental services is not necessary.

### Cumulative Impact Analysis

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Development of the five identified related projects would result in the further development of the already urbanized Project area, and as a result would cause a relatively minor increase in the demand for public services. These projects are located in areas under the jurisdiction of either the County of Los Angeles or the City of Los Angeles.

The City of Los Angeles provides all public services for projects located in its jurisdiction, except for school services, which are provided by the LAUSD.

As the proposed Project is located in unincorporated Los Angeles County, potential cumulative public service impacts would only occur in combination with those related projects that are served by County public service providers and the LAUSD, since the LAUSD provides school services to the portions of unincorporated Los Angeles County, as well as the portion of the City of Los Angeles located within the Project area. In accordance with the provisions of Government Code Section 65995, the payment of school construction fees constitutes full and complete mitigation of a project's impacts on school facilities. As all of the related projects would pay these fees, a less than significant impact with respect to school services would occur.

Related projects located in the County of Los Angeles would, in a relatively minor way, increase the cumulative demand for fire protection, police protection, parks, and recreation facilities, as well as other public facilities for the County departments that provide these public services. The related projects collectively represent a small proportion of the existing service population and thus are not anticipated to result in significant impacts to the identified public services. In addition, each related project would be reviewed during its entitlement process with regard to incorporating provisions that would reduce potential impacts to public service providers, particularly with regard to fire and sheriff protection services. Further, based on the analyses provided above, the overall magnitude of the Project's impacts with regard to public services is sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative public service impacts would be less than significant. No mitigation measures or further analysis of this issue is required.

In conclusion, based on the analyses presented above, the Project's cumulative impacts with regard to public services would be less than significant.



**XV. RECREATION**

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

**No Impact.** Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, the proposed Project would continue existing operations and there would not be an increase in employment or visitors. Therefore, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities during Project construction and operations, and there would be no impact. No mitigation measures or further analysis of this issue is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** Implementation of the proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, the proposed Project would continue existing operations and there would not be an increase in employment or visitors. As the Project would not increase the demand for these facilities, the Project would not require the construction or expansion of existing park facilities. In addition, the Project does not include neighborhood and regional parks or other recreational facilities during Project construction and operations, and there would be no impact. No mitigation measures or further analysis of this issue is required.

**Cumulative Impact Analysis**

**Less Than Significant Impact.** As discussed in Checklist Questions XV.a) and XV.b) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to recreation.

**XVI. TRANSPORTATION/TRAFFIC**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant Impact.** Typical construction activity usually consists of workers arriving and departing the Project Site outside the A.M. and P.M. peak traffic hours, thereby avoiding generating trips during the morning and afternoon peak periods. Any impact on the transportation system from construction activities would be temporary in nature and would cause an intermittent reduction in street and intersection operating capacity near the Project Site. Impacts on traffic conditions associated with construction of projects are typically considered temporary, short-term adverse impacts, but not significant.

The proposed Project would consolidate existing operations on the Project Site with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, there would not be an increase in employment and visitors under the proposed Project. As a result, the Project would not generate any new traffic or transit trips. In addition, all Project activities would occur within the Project Site and would not result in a change in the locations of the Project Site’s access points to the public street network. As a result, Project development would not impact existing pedestrian and bicycle paths. Therefore, the Project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

The construction and operation of the Project would not result in significant traffic impacts. No mitigation measures or further analysis of this issue is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No Impact.** The guidelines for preparing CMP analyses require an analysis of potential impacts to the CMP network only during a project's operational phase (i.e., no analyses during a project's construction is required).

The proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, there would not be an increase in employment and visitors under the proposed Project. Thus, Project development would not generate any traffic trips. As Project traffic trips would be generated, the Project would not impact any CMP arterial or freeway monitoring stations. Since the Project would not impact any CMP arterial or freeway monitoring stations, the Project would not conflict with the standards established by the CMP. As no CMP impact would occur, no mitigation measures or further analysis of this issue is required.

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?

**Less Than Significant Impact.** The closest airport to the Project Site is the Torrance Municipal Airport–Zamperini Field, which is located approximately 3 miles southwest of the Project Site. The Long Beach Airport is located approximately 7 miles east of the Project Site. The heights of the new and renovated structures would be similar to the heights of the existing newer on-site structures as well as the newer structures within the adjacent Harbor–UCLA Medical Center Campus. In addition, nighttime lighting for the Project would be limited to security lighting, lighting for wayfinding, and landscape accent lighting. Thus, the Project would not include features with the potential to affect airport operations. As such, no impacts with regard to safety risks associated with a change in air traffic patterns during Project construction and operations would occur. No mitigation measures or further analysis of this issue is required.

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

**No Impact.** The Project does not propose to alter the existing off-site roadway network. Modifications to the on-site circulation system are proposed to serve the new, renovated and existing buildings that would remain under the proposed Project. However, the Project would not include any dangerous design features, including sharp curves or dangerous intersections. Furthermore, the Project does not propose any incompatible uses. Since the Project would not include any hazardous design features or incompatible uses, no impacts during Project construction and operations would occur. No mitigation measures or further analysis of this issue is required.

e) Result in inadequate emergency access?

**No Impact.** Vehicular access to the Project Site would continue to be provided from the existing driveways located on West 220th Street. No changes to these existing driveways would occur as part of the construction or operation of the Project, although within the Project Site the on-site circulation would be modified to serve the new, renovated and existing buildings that would remain under the proposed Project. The existing access points to the Project Site along West 220th Street are adequate to allow emergency vehicles to enter and exit the Project Site. As the Project does not propose any changes to these access points, adequate emergency access would be available to the Project Site with the implementation of the proposed Project. In addition, Project construction activities would not impede access to other nearby uses. Therefore, Project construction would have no impact on emergency access. No mitigation measures or further analysis of this issue is required.

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?

**No Impact.** The proposed Project would consolidate existing operations on the Project Site, with those occurring within the nearby LA BioMed buildings located within the Harbor–UCLA Medical Center Campus. As a result, there would not be an increase in employment and visitors under the proposed Project. Thus, implementation of the Project would not result in increased ridership on the local public transit system. The Project would not displace, interfere with, or impact any existing bus or rail stops, and would not impede any bicycle or pedestrian facilities in the Project area during Project construction and operations. As a result, the Project would not conflict with existing policies, programs, or plans that support alternative transportation and there would be no impact. No mitigation measures or further analysis of this issue is required.

### Cumulative Impact Analysis

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur well beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Development of the five identified related projects are dispersed over a fairly large area (7.1 square miles). The related projects are located in between 0.5 mile to 1.3 miles from the Project Site and may or may not be developed within the same construction timeframe as the

Project. Thus, cumulative impacts with respect to increased traffic congestion from additional construction traffic and/or construction activities are highly unlikely. Further, any cumulative impacts, should they occur, would be limited in location to major roadways which have the capacity to handle high traffic volumes and would be intermittent and temporary in duration. Therefore, cumulative construction transportation impacts would be less than significant. No further analysis or mitigation measures are required.

The Project would not contribute to cumulative operational transportation impacts as the Project would not increase the number of vehicle trips associated with the Project Site during Project operations. In addition, it is anticipated that Related Project Nos. 2 and 6 would be analyzed through the development review process for each related project, and the impacts of each of the related projects would be individually mitigated. Further, based on the analyses provided above, the overall magnitude of the Project's impacts with regard to transportation and traffic are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative transportation and traffic impacts would be less than significant. No mitigation measures or further analysis of this issue is required.

In addition, as discussed in Checklist Questions XVI.b) through XVI.f) above, the proposed Project would not result in any impacts with regard to these issues. Therefore, the proposed Project would not contribute to a cumulative impact with regard to the transportation/traffic issues addressed by these questions. No further analysis or mitigation measures are required.

In conclusion, based on the analyses presented above, the Project's cumulative transportation/traffic hazards and hazardous materials impacts would be less than significant.

**XVII. UTILITIES/SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

**No Impact.** The Project would include new on-site wastewater connections to serve the new/renovated buildings, but no changes to the off-site infrastructure system are required. Impacts associated with constructing these new connections would occur within the Project Site, and in compliance with County requirements. As such, any impacts that do occur would be limited in scope and duration. In addition, Project construction would also occur in compliance with all requirements regarding the locating of underground utility lines before the start of construction. If underground utility lines are found within the Project’s construction areas, Project construction activities would be conducted in a manner that would avoid any potential impacts that could potentially occur to these utility lines. Thus, impacts to wastewater facilities during Project construction would be less than significant. No further analysis or mitigation measures are required.

The proposed Project would continue existing operations and would not increase occupancy or activity levels. Further, any increase in wastewater flows that may result from the Project’s additional square footage would be offset by the Applicant vacating their existing facilities within the Harbor–UCLA Medical Center that are located outside the Project Site without re-occupying these facilities with other LA BioMed uses. Therefore, implementation of the proposed Project would not result in an increase in wastewater flows. This conclusion is also conservative, as the new buildings that would be constructed as part of the Project would be in compliance with current building codes which are more stringent (i.e., reduced wastewater generation)\_than the building codes in effect at the time that the structures that the Project demolishes or vacates were originally constructed. As such, the Project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. As no impacts would occur, no mitigation measures or further analysis of this issue is required.

- 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?

**No Impact.** No water or wastewater system deficiencies currently occur at the Project Site. New on-site water and wastewater connections and lines would be constructed to serve the new construction but as the Project would not increase water and wastewater flows above

existing levels, the Project would not require the construction of new treatment facilities or the expansion of existing facilities. Impacts associated with constructing these new connections would occur within the Project Site, and in compliance with County requirements. As such, any impacts that do occur would be limited in scope and duration. In addition, Project construction would also occur in compliance with all requirements regarding the locating of underground utility lines before the start of construction. If underground utility lines are found within the Project's construction areas, Project construction activities would be conducted in a manner that would avoid any potential impacts that could potentially occur to these utility lines. Thus, impacts to wastewater facilities during Project construction would be less than significant. No further analysis or mitigation measures are required.

As discussed in Checklist Question XVII.a), the proposed Project would continue existing operations and would not increase occupancy or activity levels. Further, any increase in impacts to water or wastewater facilities that may result from the Project's additional square footage would be offset by the Applicant vacating their existing facilities within the Harbor-UCLA Medical Center that are located outside the Project Site without re-occupying these facilities with other LA BioMed uses. Therefore, implementation of the proposed Project would not result in an increase in water or wastewater flows. This conclusion that Project impacts to water or wastewater facilities would not increase under the Project is conservative, since the new buildings that would be constructed as part of the Project would be in compliance with current building codes which are more stringent (i.e., reduced water demand and wastewater generation) than the building codes in effect at the time that the structures that the Project demolishes or vacates were originally constructed. There would be no impact and no mitigation measures or further analysis of this issue is required.

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

**No Impact.** The proposed Project would result in a small reduction in the amount of pervious surfaces currently on the Project Site. As such, there would be a minor reduction in on-site drainage quantities. As there are no existing deficiencies in the storm drain facilities located in the Project area, no construction of new facilities or modifications to existing facilities are required. As no impacts during Project construction would occur, no further analysis or mitigation measures are required.

During Project operations, on-site drainage flows would be reduced compared to existing conditions due to the increase in on-site pervious surfaces.

Since the existing storm drain system is adequate to serve the Project Site, no impacts to the existing storm drain facilities in the Project area would occur during Project operations. No mitigation measures or further analysis of this issue is required.

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

**No Impact.** During Project construction, water or soil additives would be used during on-site grading operations for dust-suppression purposes. If water is used for this purpose, water usage would occur for only a limited period of time (i.e., only during Project grading), and the amount of water usage would be limited to that required to achieve compliance with SCAQMD Rule 403. Adequate facilities for the provision of water currently exist at the Project Site, and an adequate supply of water for construction purposes would also be available. Therefore, potential construction-related impacts with regard to water supplies would be less than significant. No further analysis or mitigation measures are required.

The proposed Project would continue existing operations and would not increase occupancy and activity levels. Therefore, implementation of the proposed Project would not result in an increase in water consumption. Since the Project Site is currently served with adequate water supplies and the Project would not result in a change in water consumption, sufficient reliable water supplies are available to serve the Project. No impact would occur and no mitigation measures or further analysis of this issue is required.

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

**Less Than Significant Impact.** Wastewater generated during Project construction would be limited to that generated by the Project's construction workers. This wastewater would be processed through portable facilities that would not be connected to the wastewater treatment system. Thus, no impact to the wastewater treatment system would occur during Project construction, and no further analysis or mitigation measures are required.

As discussed in Checklist Question XVII.a), the proposed Project would continue existing operations and would not increase occupancy or activity levels. Therefore, implementation of the proposed Project would not result in an increase in wastewater flows. No wastewater system deficiencies currently occur at the Project Site. As the Project would not increase wastewater flows above existing levels, the Project would not require the construction of new treatment facilities or the expansion of existing facilities. There would be no impact and no mitigation measures or further analysis of this issue is required.

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



**No Impact.** Medical and non-medical solid waste is currently generated at the Project Site. Medical solid waste is handled by private contractors, whereas non-medical solid waste is handled by the County of Los Angeles.

A variety of scraps and wastes would be generated during demolition, grading/site preparation, and other construction activities. Construction debris would primarily be classified as inert waste. Inert landfills serving the County include the Azusa Land Reclamation facility which, as of 2012, had an average daily intake of 286 tons and a total remaining permitted inert waste capacity of approximately 64.13 million tons, which is anticipated to be exhausted in approximately 718 years.

Project construction would comply with the requirements of Section 22.52.2130 of the Los Angeles County Code, which requires that a minimum of 65 percent of non-hazardous construction and demolition debris by weight be recycled and/or salvaged for reuse. The remaining construction-related solid waste would represent a very small portion of the daily permitted intake at the Peck Road Gravel Pit and would not approach the maximum daily remaining capacity at the facility. As the proposed Project would not create a need for additional solid waste disposal facilities to adequately handle Project-generated inert waste, the proposed Project would result in a less than significant impact with respect to construction waste. No further analysis or mitigation measures are required.

The proposed Project would continue existing operations and would not increase occupancy and activity levels. Therefore, implementation of the proposed Project would not result in an increased amount of solid waste generated at the Project Site. The Los Angeles County Department of Public Works has prepared the Countywide Siting Element as part of the Countywide Integrated Waste Management Plan. This plan identifies the means by which 15 years of disposal capacity will be made available to safely handle the solid waste generated in the Los Angeles region which cannot be reduced, recycled, or composted. This plan is updated on an ongoing basis, and each update identifies the means by which disposal capacity will be available for the following 15-year period. Through this process, sufficient landfill capacity will be available to accommodate the solid waste generated by the proposed Project. Thus, no impact with regard to landfill capacity during Project operations would occur. No mitigation measures or further analysis of this issue is required.

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

**No Impact.** The proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste during both Project construction and operations. Thus, no impacts would occur. No mitigation measures or further analysis of this issue is required.

**Cumulative Impact Analysis**

**Less Than Significant Impact.** The five related projects, all of which are located within a 1.5-mile radius of the Project Site (see Table 1 on page 12), are considered in the cumulative

analysis presented below. As concluded in Section 11 of this Initial Study, List of Related Projects/Basis for Cumulative Analysis, starting on page 10, the Harbor–UCLA Campus Master Plan project is not included in this cumulative analysis as the timing of its implementation is expected to occur beyond the expected time frame for implementation of the LA BioMed Project. Moreover, large segments of the master plan are replacement facilities for the existing hospital. However, to the extent the timing of either project (i.e., Campus Master Plan or the LA BioMed Project) changes, the County would review the environmental documents for these projects to determine if any further review under CEQA is required prior to the implementation of either project.

Development of the five identified related projects have the potential to have a relatively minor impact on utilities and service systems. Generally, given the size of the projects, any impacts to the utility and service systems analyzed above will likely be relatively small and it is anticipated that these impacts would be reduced to the extent feasible via the development review process for each related project. Further, based on the analyses provided above, the overall magnitude of the Project's impacts with regard to utilities and service systems are sufficiently limited to not be considered cumulatively considerable. Therefore, the Project's cumulative impacts with regard to utilities and service systems would be less than significant. No mitigation measures or further analysis of this issue is required.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less Than Significant Impact.** The analyses presented in Sections I through XVIII of this Initial Study all conclude that no significant unmitigated impacts to the environment would occur (see Appendix A of this Initial Study for the mitigation measures identified in this Initial Study). Based on these findings, the Project is not expected to degrade the quality of the environment. In its existing state, the Project Site is developed with existing biomedical research facilities and surface parking lots, and, as such, the areas where Project improvements are proposed do not support sensitive species, and the Project would not result in a reduction of the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant of animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. In addition, as concluded in Section V of this Initial Study, implementation of the Project would not result in an adverse impact to a historic resource or a historic district. In conclusion, Project development would result in less than significant impacts with regard to the issues included in this Checklist Question. No mitigation measures beyond those identified in Sections I through XVIII of this Initial Study or further analysis of this issue is required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less Than Significant Impact.** Table 1 on page 12 identifies five projects located within a 1.5-mile radius of the Project Site that have the potential to contribute to a cumulative impact. The analysis of cumulative impacts has been incorporated into each of the environmental issue areas analyzed in this Initial Study. Based on these analyses, the Project would either have no cumulative impact for those issues for which the Project does not generate any impacts, or cumulative impacts that are not cumulatively considerable, given the Project’s limited impacts,

with regard to all of the other issues analyzed in this Initial Study. As a result, the Project's cumulative impacts would be less than significant. No mitigation measures or further analysis of this issue is required.

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

**No Impact.** Sections I, III, VI through IX, XII, and XIV through XVII of this Initial Study analyze those environmental issues that affect human beings either directly or indirectly. Based on the analyses provided in these sections of this Initial Study, implementation of the proposed Project would have either no impact or a less than significant impact with regard to direct or indirect substantial adverse effects on human beings. No mitigation measures or further analysis of this issue is required.

Appendix A

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Initial Study Mitigation Measures



## APPENDIX A INITIAL STUDY MITIGATION MEASURES

The following is a listing of the mitigation measures identified in this Initial Study.

### Air Quality Mitigation Measures

**Mitigation Measure III-1:** All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403 requirements.

**Mitigation Measure III-2:** The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

**Mitigation Measure III-3:** All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust.

**Mitigation Measure III-4:** All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

**Mitigation Measure III-5:** All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

**Mitigation Measure III-6:** Equipment operators shall maintain and operate construction equipment equal to or greater than 50 horsepower so as to minimize exhaust emissions.

**Mitigation Measure III-7:** Trucks and vehicles in loading and unloading queues will shall have their engines turned off after five (5) minutes when not in use, to reduce vehicle emissions.

### Biological Resources Mitigation Measure

**Mitigation Measure IV-1:** In accordance with the Migratory Bird Treaty Act, any necessary removal of trees shall be limited/restricted to between September 1 and February 14 to avoid the nesting season. If activities were to occur during the nesting season (i.e., September 1 to February 14), all suitable habitat would be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests were detected, the area shall be flagged, along with a minimum 50-foot buffer (buffer may range between 50 and 300 feet as determined by the monitoring biologist), and shall be avoided until the nesting cycle has completed or the monitoring biologist determines that the nest has failed.

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## **APPENDIX A (Continued)**

### **INITIAL STUDY MITIGATION MEASURES**

#### **Cultural Resources—Archaeological Resources Mitigation Measures**

**Mitigation Measure V-1:** If any archaeological materials are encountered during the course of the Project development, work in the area shall cease and deposits shall be treated in accordance with Federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. As part of this effort, the services of an archaeologist meeting the Secretary of the Interior Professional Qualification Standards for Archaeology shall be secured by contacting the California Historical Resources Information System South Central Coastal Information Center (CHRIS-SCCIC) at Cal State University Fullerton, or a member of the Register of Professional Archaeologists (RPA) to assess the resources and evaluate the impact. In addition, if it is determined that an archaeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented.

**Mitigation Measure V-2:** If any archaeological materials are encountered during the course of the Project development, a report on the archaeological findings shall be prepared by the qualified archaeologist. A copy of the report shall be submitted to the CHRIS-SCCIC.

**Mitigation Measure V-3:** If any archaeological materials are encountered during the course of the Project development, recovered archaeological materials shall be curated at an appropriate accredited curation facility. If the materials are prehistoric in nature, affiliated Native American groups (identified by the Native American Heritage Commission) may be consulted regarding selection of the curation facility.

#### **Cultural Resources—Paleontological Resources Mitigation Measure**

**Mitigation Measure V-4:** If any paleontological materials are encountered during the course of Project development, work in the area shall be halted. The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources. In addition, a report on the paleontological findings shall be prepared by the qualified paleontologist and a copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.

## APPENDIX A (Continued) INITIAL STUDY MITIGATION MEASURES

### Hazards and Hazardous Materials Mitigation Measures

**Mitigation Measure VIII-1:** Prior to the issuance of any permit for the demolition or alteration of the existing on-site structures, a lead based paint survey shall be performed for those buildings to be demolished or renovated within the Project Site. Should lead based paint materials be identified, standard handling and disposal practices shall be implemented prior to the demolition and renovation of buildings pursuant to all applicable regulations. In addition, lead-based materials if they exist and are to remain within the renovated building (i.e., LA BioMed Research Building 2 Annex) shall be properly managed in place with the preparation and implementation of an Operations and Management Plan.

**Mitigation Measure VIII-2:** Prior to the issuance of any permit for the demolition or alteration of the existing on-site structures, an asbestos survey shall be performed for those buildings to be demolished or renovated within the Project Site. If asbestos containing materials are found to be present, they shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations. In addition, asbestos containing materials if they exist and are to remain within the renovated building (i.e., LA BioMed Research Building 2 Annex) shall be properly managed in place with the preparation and implementation of an Operations and Management Plan.

### Noise Mitigation Measures

**Mitigation Measure XII-1:** Exterior noise-generating construction activities shall be limited to Monday through Friday from 7:00 A.M. to 7:00 P.M., and from 8:00 A.M. to 6:00 P.M. on Saturdays. No construction activities shall occur on Sundays or any legal holidays.

**Mitigation Measure XII-2:** Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.

**Mitigation Measure XII-3:** A 12-foot-high temporary sound barrier shall be maintained between the residential uses along West 220th Street and proposed construction activities located on the site of existing LA BioMed Building 3. The barrier shall extend from the southwest corner of the construction area to the east until the line of sight is broken between the on-site structures on the Project Site and the residential uses along West 220th Street. Once construction on the site of existing LA BioMed Building 3 is completed, the sound barrier can be removed.



Appendix B

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Historic Resource Report



LOS ANGELES BIOMEDICAL RESEARCH INSTITUTE  
1000 W. CARSON STREET  
Torrance, California

Historic Resource Report



Prepared by:

CONSULTING



July 2013



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## EXECUTIVE SUMMARY

This report presents the results of a historic resource evaluation of the property located at 1000 W. Carson Street in the City of Torrance. The assessor's parcel number for the property is 734-001-901. The property was developed as a military station hospital by the U.S. Army in 1943 and became Los Angeles County Harbor General Hospital in 1947. It is now called Harbor-UCLA Medical Center. The Los Angeles Biomedical Research Institute is also located on the campus.

The property is not currently designated a landmark at the national or state levels, nor has it been identified or evaluated as significant in any previous historic resource surveys. GPA Consulting (GPA) was retained to complete this evaluation as part of the environmental review of a proposed project on the property in compliance with the California Environmental Quality Act (CEQA).

The property was evaluated in this report using the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria. The primary contexts used in the evaluation were World War II military history and the history of public health in the Los Angeles area. After careful research and evaluation, GPA concludes that the property is not eligible for listing in the National or California Registers. While it is significant in the context of World War II military history in the Los Angeles area, it is lacking in integrity. GPA also concludes that none of the buildings on the property are individually eligible at the federal or state levels. Therefore, the property is not a historic resource subject to CEQA. As the project will have no impact on historic resources, no further study is required. While it is not required, the preservation and rehabilitation of Building N6 is recommended. It is the most intact building remaining on the property.

## **1. INTRODUCTION**

### **1.1 Purpose and Qualifications**

The purpose of this report is to determine and set forth whether or not a proposed project will impact historic resources. The project site is located on a single parcel of land at 1000 W. Carson Street in the City of Torrance. The assessor's parcel number for the 77-acre property is 734-001-901. The subject property was developed as a military station hospital by the U.S. Army in 1943 and became Los Angeles County Harbor General Hospital in 1947. The property is now called Harbor-UCLA Medical Center, and is still owned by the County of Los Angeles. A modern hospital facility occupies the eastern end of the property, while the Los Angeles Biomedical Research Institute (LA BioMed) operates in a series of World War II era barracks, recently constructed buildings, and modular buildings in the center portion of the property.

Harbor-UCLA Medical Center is in the process of preparing a master plan for the Medical Center portion of the property. LA BioMed is in the process of securing a master lease from the County for an 11-acre portion of the property to be devoted exclusively to LA BioMed. LA BioMed plans for the construction of two new research buildings, which require the removal of some of the existing World War II era buildings, and likely the removal of many of the remaining buildings in the 11-acre lease premises. As many of the existing buildings are over 50 years of age, LA BioMed commissioned this Historic Resource Report to determine if they are historic resources subject to CEQA.

Teresa Grimes, Principal Architectural Historian with GPA, was responsible for the preparation of this report. She fulfills the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Amanda Yoder, Architectural Historian at GPA assisted with the preparation of the report. Their résumés are available upon request.

### **1.2 Methodology**

In conducting the analysis of potential historic resources and project impacts, the following tasks were performed:

1. Conducted a preliminary field inspection of the project site and surrounding area to determine the study area for the report and to identify potential historic resources. The study area was identified as the entire 77-acre parcel, because it is a single parcel with a common history and use. The study area was not larger because the proposed project would have no potential to impact known or unknown historic resources in the vicinity of the property. Potential historic resources were considered buildings or structures 50 years of age or older. While the modern hospital facility on the eastern end of the property owned and operated by the Harbor-UCLA Medical Center was originally constructed in 1963, making it 50 years of age, it was not identified or evaluated as a potential historic resource because the proposed project would have no potential to impact it.
2. Conducted an intensive field inspection of the buildings identified as potential historic resources to establish their general condition and physical integrity. Digital photographs were taken of each potential historic resource within the study area during this field inspection.

3. Researched the property to determine whether or not it is currently listed as a landmark at the national, state, or local levels and whether or not it has been previously identified or evaluated as a historic resource. This involved a records search at the South Central Coastal Information Center at California State University, Fullerton. It revealed no previously recorded built-environment or archaeological resources within the study area. However, the property is included in the California Historical Resources Inventory System (CHRIS) with an evaluation code of 6J. This evaluation appears to be incorrectly applied as it means California Historical Landmarks or Points of Historical Interest found ineligible for designation by the State Historical Resources Commission. As the property is not and has never been designated at Landmark or Point of Interest, this evaluation is nonsensical. Further investigation by GPA determined that the State Office of Historic Preservation provided a cursory evaluation of the property for the Department of State Architect in 1995 in response to a request for funding by the County of Los Angeles.
4. Obtained building permit records from the Los Angeles County Department of Public Works website and reviewed the available documents. There were no original permits for the buildings constructed by the U.S. Army. However, there are aerial photographs from 1943 and 1952 that document the presence of the buildings during that period and the original layout of the campus. Building permit records were used to help document the dates the buildings were altered. For a full list of permitted alterations, please see the permit tables in Appendix II.
5. Researched the property and surrounding area at local libraries and archives to establish the general history and the contexts in which it should be evaluated. This included a review of the relevant databases, newspapers, books, and articles.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state and local historic preservation designations, and assessment processes and programs.

## **2. REGULATORY ENVIRONMENT**

Generally, a lead agency must consider a property a historic resource under CEQA if it is eligible for listing in the California Register of Historical Resources. The California Register is modeled after the National Register of Historic Places. Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>1</sup> The national and state designation programs are described below.

### **2.1 NATIONAL REGISTER OF HISTORIC PLACES**

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup>

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<sup>1</sup> Public Resources Code Section 5024.1 and 14 CCR Section 4850.

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.



## Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology.<sup>3</sup> A property of potential significance must meet one or more of four established criteria:<sup>4</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

## Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity."<sup>5</sup> Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>6</sup> Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials, and they are defined by *National Register Bulletin #15* as follows:<sup>7</sup>

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

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<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>4</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>5</sup> *National Register Bulletin #15*, p. 44.

<sup>6</sup> *National Register Bulletin #15*, pp. 44-45.

<sup>7</sup> *National Register Bulletin #15*, pp. 44-45.



- Association is the direct link between an important historic event or person and a historic property.

### Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>8</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

### Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”<sup>9</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>10</sup> A district’s significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>11</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>12</sup>

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<sup>8</sup> *National Register Bulletin #15*, p. 7.

<sup>9</sup> *Ibid*, p. 5.

<sup>10</sup> Title 36 Code of Federal Regulations Part 60.3(d).

<sup>11</sup> *National Register Bulletin #21*, p. 12.



## 2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically, as well as those that must be nominated through an application and public hearing process.<sup>13</sup> The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>14</sup>

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<sup>9</sup> *National Register Bulletin #16*, p. 16.

<sup>13</sup> Public Resources Code Section 5024.1.

<sup>14</sup> Public Resources Code Section 4852.



The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>15</sup>

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office (OHP) procedures and requirements.
3. The resource is evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on a DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

#### OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

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<sup>15</sup> Public Resources Code Section 5024.1.

### 3. ENVIRONMENTAL SETTING

#### 3.1 Historic Contexts

##### U.S. Military History in Los Angeles Leading up to World War II

Los Angeles was captured by American forces from Mexican militia in the summer of 1846, and became part of the United States in 1850 when California joined the union. In order to consolidate their conquest the U.S. military constructed Forts Hill and Moore, as well as a naval base in San Pedro. Fort Hill was positioned atop a hill overlooking El Pueblo. Six weeks later Fort Moore was constructed on the very same hill near the present-day intersection of North Hill Street and Cesar Chavez Avenue. The military has maintained a presence in San Pedro ever since, while all that remains of Fort Moore is a memorial.

During the Civil War, California provided 17,000 volunteers despite the fact that a significant portion of the state's population emigrated from southern states.<sup>16</sup> Many of these men served in battalions in the east, but others served in Arizona. Because of the large amount of Confederate sympathizers in Southern California, the federal government maintained a strong military presence in the state. Through the Civil War several camps were established to house the Union Army. Among them were Camp Latham, Camp La Cienega, and Camp Drum.<sup>17</sup>

In the early 20<sup>th</sup> century, Los Angeles established its official port at San Pedro. This port would quickly become the largest port on the West Coast.<sup>18</sup> The military quickly realized that such an important port should not be vulnerable to attack and constructed Fort MacArthur. Large gun batteries were added to the fort during World War I and removed after World War II. During the Cold War the fort became part of the Nike surface-to-air missile defense system. In the late 1970s part of the fort was declared surplus property. It was purchased by the City of Los Angeles and converted into Angel's Gate Park. The remainder of the fort became an air force base, which is what it remains today.<sup>19</sup>

##### U.S. Military History in the Los Angeles Area During World War II

World War II was a very different war for Los Angeles residents. Unlike previous wars, Los Angeles was under the threat of real attack. The American Civil War and World War I had both been fought far away from the city, but Los Angeles' position on the Pacific Coast meant that many Angelinos would experience much more drastic effects of war. An example of this was the Battle of Los Angeles. The battle was actually a false alarm caused by the sighting of unidentified aircraft. The defense forces of Southern California took the threat seriously and sounded air raid sirens, ordered blackouts, and began shooting flak into the skies.<sup>20</sup> Despite no enemy aircraft being confirmed, the event still showcased the Army's level of preparedness for a real attack.

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<sup>16</sup> California State Military Museum, "California and the Civil War," accessed June 24, 2013, <http://www.militarymuseum.org/HistoryCW.html>

<sup>17</sup> ASM Affiliates, *SurveyLA Historic Context Statement, Context: Institutional Development: Government and Private, Theme: Military Institutions and Activities*, 2012.

<sup>18</sup> Ibid.

<sup>19</sup> Fort MacArthur Museum, "The History of Fort MacArthur," accessed June 27, 2013, <http://www.ftmac.org/Fmhist.htm>

<sup>20</sup> Ibid.

At the outset of the war, Los Angeles became a major center for aircraft and ship production and repair. Before the war San Pedro shipyards employed approximately 20,000 workers. During the war that number more than quadrupled. The city also became a hub for the construction of aircraft for the war effort. Los Angeles' shipyards and factories incentivized the Army to increase the city's defenses.

Early in the war the Navy did not have enough ships to patrol the entire West Coast. Thus, they commandeered all manner of ships in order to patrol the coast until enough warships could be manufactured. This included all yachts in California as well as a large number of tuna fishing boats.<sup>21</sup>

Airbases were constructed next to the Los Angeles International Airport and in Santa Ana, and air units were placed in other airports such as the 146<sup>th</sup> tactical airlift wing at the Van Nuys Airport.<sup>22</sup> In the desert, anti-aircraft gunners were trained to defend the skies around Los Angeles region at Camp Haan. At another desert camp soldiers practiced tank warfare.<sup>23</sup>

After the attack on Pearl Harbor, the organization and movement of troops to the Pacific Theater became one of the primary objectives of the U.S. Army. The Port of Embarkation in San Francisco, established in 1898 during the Spanish-American War, became the nerve center for the transportation of men and materials across the Pacific Ocean. However, it was quickly overwhelmed by such a large mission, so the Army established new ports of embarkation in Los Angeles, Seattle, and Portland.

The Los Angeles Port of Embarkation included docks and warehouses in Los Angeles Harbor, a hospital in Torrance, Camp Anza in Riverside, and ammunition storage in Rialto. Peak employment was over 15,000 personnel.<sup>24</sup> The Port of Embarkation served as the first and last point of entry for military troops; men would receive their final training at the staging areas or be hospitalized upon their return.<sup>25</sup>

The Army constructed the Los Angeles Port of Embarkation Station Hospital in 1943 in Torrance. The hospital provided health services to the families of servicemen in the area, as well as wounded servicemen returning from the Pacific Theater. The site consisted of 77 one-story wood-framed barracks buildings organized into neat rows. In 1946, the site was declared Army surplus and purchased by the County of Los Angeles for \$48,271.<sup>26</sup> The hospital was converted into the Los Angeles County Harbor General Hospital to serve the civilians in the South Bay. In 1951, the hospital became affiliated with the UCLA School of Medicine.

Both civilians and military personnel used other hospitals during the war. In Van Nuys the Army built Birmingham General Hospital named after Brigadier General Henry Patrick Birmingham. The buildings followed the same plan as the station hospital in Torrance: dozens of wood-framed barracks situated in rows. The hospital had 1,777 beds,

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<sup>21</sup> Roger W. Lotchin, *Bad City in the Good War* (Indiana: Indiana University Press), p. 8.

<sup>22</sup> *Ibid.*, p. 9.

<sup>23</sup> *Ibid.*

<sup>24</sup> No Author, "Port of Embarkation Posts 'Closed' Signs," *Los Angeles Times*, March 30, 1946, accessed June 10, 2013 via ProQuest.

<sup>25</sup> No Author, "Army's Gigantic Transport Corps Two Years Old," *Los Angeles Times*, July 31, 1944, accessed June 10, 2013 via ProQuest.

<sup>26</sup> California State Military Museum, "Historic California Posts, Stations and Airfields Los Angeles Port of Embarkation Station Hospital," accessed June 26, 2013, <http://www.militarymuseum.org/LAPEStnHosp.html>.

approximately half of which were reserved for returning soldiers. The hospital's location near Hollywood meant that movie and radio stars frequented the hospital. The site was even the filming location for Fred Zimmerman's "The Men." In 1953, the majority of the hospital was torn down and replaced by the Birmingham Junior High School (now the Birmingham Community Charter High School). The rest of the site was retained by the Army and used as a missile defense battalion during the Cold War. These barracks survive and are now used by the Daniel Pearl Magnet High School.

One of the more unusual military hospitals developed by the Army was the Pasadena Area Station Hospital, also referred to as the McCormack General Hospital. The hospital was originally the Vista del Arroyo Hotel and Bungalows. In the 1880s, a small inn occupied the site overlooking the Arroyo Seco. Hotel tycoon, Daniel M. Linnard purchased the inn in 1919 and demolished it to make way for the existing buildings, which were constructed during the 1920s and 1930s.<sup>27</sup> In 1943, the Army acquired the property and began using it as a hospital, as well as offices. It primarily served as a convalescent hospital for Army officers. It continued to function as a hospital until 1949. The building was once again put to federal use as the U.S. Court of Appeals and Federal Building in 1985.

Another important military hospital was part of the Long Beach Naval Base at Terminal Island. The base had been established in 1917, but when the war began the base expanded beyond Terminal Island and the Terminal Island Dry Dock Facility was constructed. Because of the limited size of the island, the dry dock was never the permanent home for any of the Navy's ships, instead the dry dock was mainly used for ship repair. In addition to the dry dock the Navy built barracks, large cranes, a boiler shop, a plate shop, massive above-ground and underground fuel storage facilities, a net depot, an ammunition depot, a large hospital, a prison, a degaussing range, a radio station, and an airfield.<sup>28</sup> After the war the facility played a large part in the demilitarization process by decommissioning several warships. The hospital was located on East Carson Street and continued to function until 1994 when it officially closed. It was eventually demolished and replaced with a shopping center.

#### History of Public Health in the Los Angeles Area<sup>29</sup>

In the 1960s, the Los Angeles City Health Department merged into the Los Angeles County Health Department. In 1972, the Los Angeles County departments of hospitals, public health, and mental health, along with the veterinarians' office, were merged into the Department of Health Services (DHS) to provide integrated health services.

DHS currently operates four hospitals: Los Angeles County-USC Medical Center, Olive View-UCLA Medical Center, Martin Luther King Jr. Community Hospital, and Harbor-UCLA Medical Center. In addition the Rancho Los Amigos National Rehabilitation Center provides physical therapy services to individuals around the county. The oldest of these is Los Angeles County-USC Medical Center, originally called Los Angeles County General Hospital.

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<sup>27</sup> California State Military Museum, "Historic California Posts McCormack General Hospital (Pasadena Area Station Hospital)," accessed June 26, 2013, <http://www.militarymuseum.org/McCormackGenHosp.html>.

<sup>28</sup> California State Military Museum, "Naval Station Long Beach", accessed July 1, 2013, <http://www.militarymuseum.org/NOBLongBeach.html>.

<sup>29</sup> This context was largely derived from the article by Michael R Cousineau and Robert E. Tranquada, "Crisis & Commitment: 150 Years of Service by Los Angeles County Public Hospitals," in *American Journal of Public Health* (April 2007) accessed June 26, 2013, <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1829364/>.



Los Angeles County's health care system began in 1856, when six Daughters of Charity of St. Vincent DePaul traveled to Los Angeles from Emmitsburg, Maryland, to open a hospital. Their eight-bed facility later became St. Vincent's Hospital, from which the County purchased medical services for indigent patients at a cost of \$1.22 a day. It was not long before the cost of caring for the indigent became an issue in Los Angeles, and in 1878, the County opened its own 100-bed Los Angeles County Hospital and Poor Farm as a way of lowering costs to the County. This facility in Downey evolved into the Rancho Los Amigos National Rehabilitation Center.

The Los Angeles County health care system was built under changing and sometimes conflicting social policies governing both public health and welfare for the poor. Although public health laws contributed to the evolution of the DHS, the Los Angeles County health care system emerged largely from the county's responsibility to provide for the health and welfare of its indigent population. The Pauper Act of 1855, adopted shortly after California achieved statehood, evolved to become Section 17000 of the state Welfare and Institutions Code. Passed in 1935, Section 17000 delegated the health and welfare responsibilities of the indigent to the counties. Counties appropriated a portion of their tax base to health care, and by 1966, 66 public hospitals were distributed across all but nine of the 58 counties in California.

Until 1915, public health activities and administration were centered primarily in the City of Los Angeles, which had operated a health department since 1879. The city's first health officer, Walter Lindley, used his office to attract health seekers, individuals who might be lured to Southern California by its warm climate and lifestyle. Families from the East Coast and Midwest came to Southern California, and the population surged. The growing economy also attracted immigrants from Asia and Mexico, who came to Los Angeles searching for employment opportunities.

New communities of immigrants formed outside the city limits of Los Angeles. High rates of infant mortality and infectious disease were reported in the media and discussed by both City and County officials. Residents' fears of communicable disease grew as the number of immigrant families in the area grew, introducing a new dimension to the struggle to expand the Los Angeles County health care system.

In 1915, the Los Angeles County Public Health Department, which had jurisdiction over smaller cities and unincorporated regions, appointed John Larabee Pomeroy, who, as the County's first health officer, confronted high infectious-disease rates among immigrant families. Pomeroy developed a series of 12 free health clinics strategically placed throughout the county that would provide a new front against communicable diseases and alleviate some of the patient care demands at General Hospital.

However, throughout the early years of the Great Depression, private physicians in the county opposed these clinics, fearing they would draw paying patients away from their offices. Under this pressure they were closed by the County's Board of Supervisors. Poor and immigrant families in Los Angeles County had little access to private health care, however, and with the growing concern that immigrants would spread infectious diseases to others, physicians eventually dropped their opposition, facilitating the expansion of public health clinics in the 1940s and 1950s.

The growing rates of infectious diseases contributed to Los Angeles County's decision to build a new facility on the General Hospital campus in the 1920s. Infectious diseases even influenced the design of the new facility, with its vertical stacks of wards separated by



stairwells and elevators to reduce the flow of patients, visitors, and staff, and the spread of infectious agents.

Fear of communicable diseases did not ease the concerns of taxpayers, who were wary of the cost of building the new hospital. An initial bond measure failed and a second narrowly passed in 1923, authorizing a \$5 million bond, later augmented by a 10-cent property tax surcharge, to acquire the land and construct the hospital. Actress Mary Pickford dedicated the hospital's eight-ton cornerstone on December 7, 1930, and the 1,680-bed Los Angeles County General Hospital opened in December 1933. Its size was one million square feet, and its cost was \$12 million.

As infectious diseases subsided, many of the Los Angeles County General Hospital campus facilities and ancillary hospitals built to treat infectious disease were converted to provide general acute care or even specialty care. Several miles south of Los Angeles County General Hospital, Rancho Los Amigos was started in 1890 as a poor farm and became an internationally recognized rehabilitation institute, but only after the poliomyelitis epidemic pressed it into service as a respiratory center.

Changes in types of health problems facing Los Angeles were not the only factors affecting change in public hospitals. Facilities were added or expanded in response to changing demographic and social forces and events. In 1942, the capacity of the General Hospital was expanded to nearly 3,800 beds to accommodate injured military personnel returning from World War II. At the end of the war, the County acquired two military hospitals: the Los Angeles Port of Embarkation Station Hospital in Torrance (now Harbor-UCLA Medical Center) and a hospital in Long Beach, which was later closed. A 265-bed psychiatric hospital was built next to the General Hospital in 1955, in part as a response to the closures of state psychiatric hospitals. New educational institutions became part of the Los Angeles County Hospital, including the College of Medical Evangelists, which later moved to Loma Linda University, and the California College of Medicine, which moved to become the University of California, Irvine School of Medicine.

Postwar population growth in Los Angeles County and suburbanization had a profound impact on Los Angeles and its health care system. Up to this time, the General Hospital served not only the poor but also some of the middle-income working class who lived in central and east Los Angeles. These communities were thriving, with industries, jobs, and neighborhoods with single-family dwellings. During the postwar population surge of the 1950s, industries, jobs, and money followed the mostly White families to the growing suburban communities. The previously prospering central and east Los Angeles communities became home to a growing number of low-income families who were predominantly Black and Latino.

As employment-related, private health insurance expanded and private hospitals were built to serve growing middle-class suburban communities, health care for the poor became the prominent domain of the Los Angeles County General Hospital. By the 1960s, the hospital had become a medical complex that included the General Hospital, the Pediatric Pavilion, the Psychiatric Hospital, and the Women's and Children's Hospital. It was renamed the Los Angeles County-USC Medical Center.

The social and economic neglect of south-central Los Angeles, capped by police racism, culminated in urban unrest and the Watts riots of 1965, a seminal point in the history of Los Angeles. An independent commission's report on the causes of the Watts

riots identified the lack of health care in south-central Los Angeles and led to the building of the Martin Luther King Jr. Medical Center and the Charles R. Drew Postgraduate Medical School (later to become the Charles R. Drew University of Medicine and Science). Both opened in 1972.

### 3.2 History and Description of the Study Area

The property located at 1000 W. Carson Street is a medical campus spanning 77 acres. It is bounded by Carson Street on the north, 220<sup>th</sup> Street to the south, and Vermont and Normandie Avenues to the east and west, respectively. The property is completely flat. There are a number of surface parking lots, roads, and sidewalks scattered throughout the site, though most of the buildings are surrounded by patches of lawn. There are a number of mature trees and shrubs, although a regular planting pattern is not evident.

The property was originally a military station hospital, constructed as part of the Los Angeles Port of Embarkation.<sup>30</sup> The hospital was completed in 1943 and equipped with 600 beds and medical, surgical, and dental facilities in 77 barracks. The original plan also included a theater, sports fields, recreation rooms, and two mess halls.<sup>31</sup> Research did not indicate if these planned recreational facilities were ever constructed.

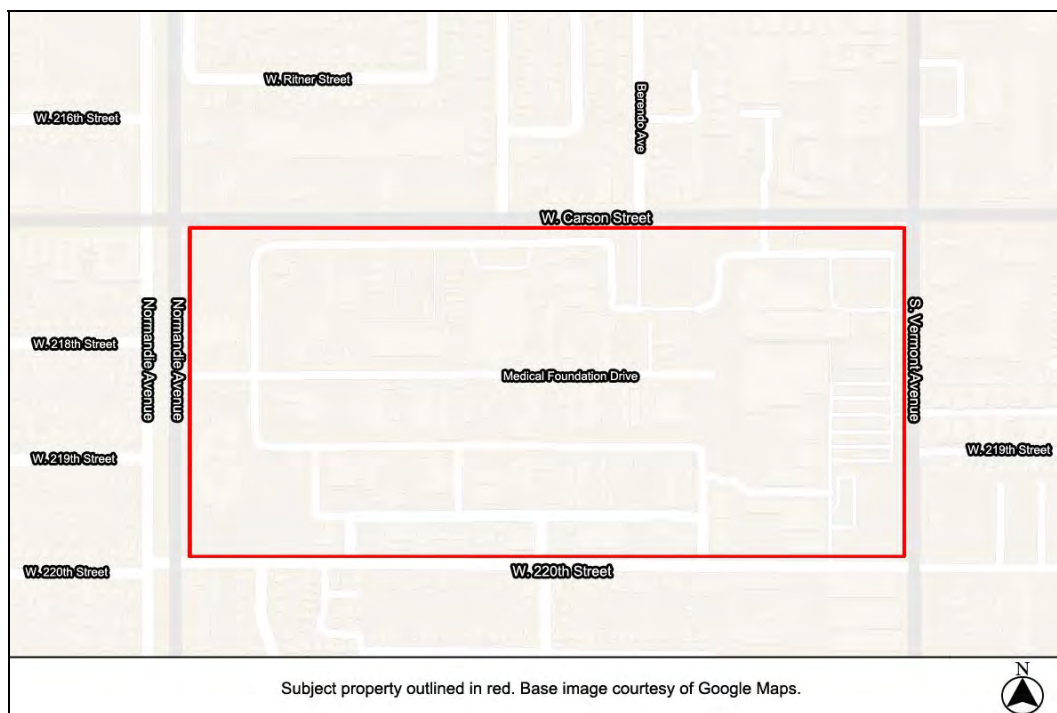


Figure 1: Location Map. Source: Google Maps.

The site consisted primarily of one-story rectangular buildings with gabled roofs and wood clapboard siding. The barracks had multi-light double-hung windows and partially-glazed paneled doors. The majority of the long, thin buildings were oriented facing north-south with covered walkways that connected the buildings running east to west. At the

<sup>30</sup> No Author, "Army's Gigantic Transport Corps Two Years Old," *Los Angeles Times*, July 31, 1944, accessed June 10, 2013, via ProQuest.

<sup>31</sup> No Author, "Army 600 Bed Hospital Ready," *Los Angeles Times*, August 27, 1943, accessed June 4, 2013, via ProQuest.



west end of the site, there was a grouping of small cottages: single-story, square buildings with gabled roofs that were likely used for staff housing.



Figure 2: Photograph of the site in 1943. Source: [www.labiomed.org](http://www.labiomed.org).

After the war ended, the last patient to receive treatment at the hospital was discharged in February of 1946.<sup>32</sup> The site was officially closed by the military the following month.<sup>33</sup> At that time Los Angeles County made plans to purchase it to relieve overcrowding at Los Angeles County General Hospital near Downtown Los Angeles. The County purchased the property in June for \$48,271 and renamed it Harbor General Hospital.<sup>34</sup>

Harbor General Hospital opened in July of 1946, equipped with 60 beds and 70 employees.<sup>35</sup> Prior to the opening of Harbor General, the South Bay area was sparsely populated and did not require a hospital. Depending on the seriousness of their condition, patients would either be treated at a clinic in nearby San Pedro or at Los Angeles County General Hospital near Downtown Los Angeles.<sup>36</sup> When factories began to spring up in the area to produce materials for the war, those looking for work quickly settled in the area.<sup>37</sup> Tracts of single-family residences were constructed to answer the need for housing. Harbor General operated out of the military barracks, seemingly at a fraction of the original military station hospital's capacity. Harbor General left the site relatively unchanged aside from the addition of just three buildings, as seen on a 1952 aerial photograph of the site. Only one (Building N24, the Outpatient Clinic) of these three early postwar buildings remains.

<sup>32</sup> Harbor-UCLA Medical Center. "Celebrating 50 Years of Caring: The Beginning." Accessed June 19, 2013. <http://www.humc.edu/calendar/cabegin.html>.

<sup>33</sup> No Author, "County Eyes U.S. Hospital in Torrance," *Los Angeles Times*, February 18, 1946, accessed June 10, 2013, via ProQuest.

<sup>34</sup> Harbor-UCLA Medical Center. "Celebrating 50 Years of Caring: The Beginning." Accessed June 19, 2013. <http://www.humc.edu/calendar/cabegin.html>

<sup>35</sup> Harbor-UCLA Medical Center, "Celebrating 50 Years of Caring: The 1940s-1950s," accessed June 19, 2013, <http://www.humc.edu/calendar/ca4050.html>.

<sup>36</sup> Harbor-UCLA Medical Center. "Celebrating 50 Years of Caring: The Beginning." Accessed June 19, 2013. <http://www.humc.edu/calendar/cabegin.html>

<sup>37</sup> Harbor-UCLA Pediatrics. "History of Harbor-UCLA Medical Center," accessed June 26, 2013. <http://harborped.org/aboutus/ourhistory>.

The hospital's first patient arrived in August of 1946 after a plane crash in a nearby field. Later that year, tuberculosis patients were transferred to Harbor General from Los Angeles County General Hospital and were treated in isolation wards. In 1948, Harbor General would also serve as a rehabilitation facility for patients suffering from the polio epidemic.<sup>38</sup>

Harbor General's affiliation with UCLA began in 1951. The Veteran's Administration ruled that hospitals would receive compensation for providing training, encouraging hospitals to introduce residency programs. Soon after, in 1948, the County Board of Supervisors allowed an informal affiliation between UCLA's School of Medicine and Harbor General. UCLA's medical school was founded in 1945, but did not have access to facilities in which to practice. In 1951, UCLA admitted its first medical students and Harbor General served as the medical school's southern campus.<sup>39</sup>

In 1956, a bond measure provided funds for the construction of a new hospital facility. The project consisted of an eight-story hospital and an adjacent two-story wing for outpatient services. The two facilities were designed as a joint effort between architects Welton Becket, Adrian Wilson, Paul R. Williams, and Francis J. Heusel.<sup>40</sup> The hospital was constructed on the east end of the site, which was vacant land with the exception of four barracks at the south end. These barracks were removed for the construction of the new hospital.

The new Harbor General Hospital was completed, and began accepting patients in 1963. No longer necessary for the hospital, the barracks were vacated and slated for demolition. Despite the fact that the barracks were only meant to last seven years,<sup>41</sup> Sherman Mellinkoff, then Dean of the UCLA School of Medicine, saw their potential for additional research space and convinced the County to retain the buildings.<sup>42</sup>

Medical research began at Harbor General in the early 1950s with the formation of the Research Committee under Dr. Walter P. Martin and the Attending Staff Association (ASA).<sup>43</sup> In 1963, the ASA hired a full-time research administrator, Frank J. DeSantis, who sought out grants and contracts for research. In 1973, the Attending Staff Association became the Professional Staff Association, and by 1981, what was then called the Harbor-UCLA Research and Education Institute was established as a separate, non-profit entity. Today the barracks are occupied by the Los Angeles Biomedical Research Institute, commonly known as LA BioMed, which traces its roots back to the ASA.<sup>44</sup>

Based on aerial photographs (please refer to Figures 4-7 below), the site remained much the same from 1943 to 1980. Today, only 42 of the World War II era buildings remain, concentrated in the center of the site. Many of the original buildings have been demolished and replaced with more modern facilities, constructed primarily at the south

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<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

<sup>40</sup> No Author, "Furtherance of County Hospital's Set: New Structures Represent Cost of \$14,100,000," *Los Angeles Times*, December 28, 1958, accessed June 4, 2013, via ProQuest.

<sup>41</sup> Harbor-UCLA Medical Center, "Celebrating 50 Years of Caring: The 1960s-1970s," accessed June 19, 2013, <http://www.humc.edu/calendar/ca6070.html>.

<sup>42</sup> LA BioMed, "Our Historical Timeline: Vacated Barracks Become Research Space," accessed June 21, 2013, <http://www.labiomed.org/history/>.

<sup>43</sup> Harbor-UCLA Medical Center, "Celebrating 50 Years of Caring: Research and Education Institute," accessed June 19, 2013, <http://www.humc.edu/calendar/carei.html>.

<sup>44</sup> Ibid.

and western portions of the site. The new construction does not follow a unified campus plan and seems to have been constructed randomly, and likely on an as-needed basis.

Some remaining buildings are freestanding, such as Building N14, while others in the B, C, D, E, and F blocks are connected by the original covered walkways. However, some buildings connected to these walkways have been demolished, leaving crude scars such as exposed framing or gable remnants. Thus, the once regular pattern of barracks now has missing pieces, and new buildings have filled some of the gaps.



*Figure 3: Building N6, north elevation, view looking southwest. Source: GPA.*

The most intact building that remains is Building N6, at the north end of the site. Although it is in generally poor condition, it provides the most insight into how the original buildings appeared in 1943. Building N6 is a rectangular building with a gabled roof and flush eaves. The original roof material is not known and has been replaced with a composition shingle. There are louvered attic vents at the gable ends. At the center of the gable ridge is a wood cupola; the cupola has a gabled roof and is clad in horizontal clapboard with louvered vents on its north- and south-facing sides. The exterior of the building is clad in wide, horizontal clapboards with simple wood corner boards and trim. The building has no foundation and is elevated above ground level by concrete piers. A plywood skirt now encloses the open space beneath the building. The original entrances, based on evidence from Buildings N14 and N6, were partially glazed wood panel doors with sidelights, accessed by wood steps. The windows on Building N6 are eight-over-eight double-hung wood windows surrounded by simple wood trim. Portions of original buildings were identified by the GPA project team based on these characteristics. For descriptions of the other buildings on the site, please see the state historic resource inventory forms (DPR 523 forms) located in Appendix I. For a list of buildings on the site over 50 years of age, please see Table I on the following pages.

**TABLE I – BUILDINGS OVER 50 YEARS OF AGE**

BUILDING NAME	DEPARTMENT	BUILD DATE
B	Walkway connecting B buildings	1943
B1	LA BioMed – Medicine/Pathology	1943
B2	LA BioMed - Surgery	1943
B3 Annex	Medical Records	1943
B4	LA BioMed – Pediatrics/Psychiatry	1943
C1	LA BioMed - Medicine	1943
C2	LA BioMed – Medicine/Obstetrics	1943
C3	LA BioMed - Surgery	1943
D	Walkway connecting D buildings	1943
D1	LA BioMed	1943
D3	LA BioMed – Obstetrics and Gynecology/Medicine	1943
D5	Outpatient Psychiatry	1943
D6	Outpatient Psychiatry	1943
E	Walkway connecting E buildings	1943
E2	LA BioMed - Medicine	1943
E3	LA BioMed – Pituitary Hormone Center	1943
E4	LA BioMed – Pediatrics	1943
E5	LA BioMed – Medicine/Clinical Trials	1943
E6	LA BioMed – Anesthesiology/Medicine/Pathology/Surgery	1943
F	Walkway connecting F buildings	1943
F1	LA BioMed	1943
F2	LA BioMed	1943
F3	Facilities Management	1943
F4	Facilities Management/Hospital Plan. & Arch.	1943
F5	Storage	1943
F6	Storage	1943
F7	Surgery	1943
F8	Resource Center/Sleep Rooms	1943
F9	Storage	1943
H1	LA County Transportation	1943
N	Walkway connecting N buildings	1943
N6	Medical Records	1943
N14	LA BioMed – Administration	1943
N17	Patient Resource Center/Snack Bar	1943
N22	Clinical Social Work/Outpatient Pharmacy	1943
N24	Outpatient Clinics	1950
N28	Women’s Health Care Clinic	1943/50
N34	DHS – Child Health Disability & Prevention	1943

BUILDING NAME	DEPARTMENT	BUILD DATE
T1	Facilities Management	1943
Cottage #14	Public Health	1943
Cottage #16	Nursing – Home Health Care	1943
Cottage #18	Medical Records	1943
Paint Shop	Facilities Management	1943

Common alterations to the buildings include: incompatible additions; the replacement of the original cladding with T1-11 siding or stucco in part or entirely; the removal of the corner boards; the replacement of the foundation skirts with plywood; the replacement of original doors and windows and in some cases, removal of door and window openings entirely; the addition and then removal of wall mounted air conditioning units; the addition of newer heating and air conditioning equipment and ducts which are exposed on the exteriors; and the addition of handicapped access ramps. For a full list of permitted alterations, please see the permit tables in Appendix II.



Figure 4: The site as it appeared in 1952. Source: [Historicaerials.com](http://Historicaerials.com)





Figure 5: The site as it appeared in 1980. Source: [Historicaerials.com](http://Historicaerials.com)



Figure 6: The site as it appears today. Source: [Google Maps](http://Google Maps).



Figure 7: Original buildings that remain, in whole or in part, are shaded green. Source: *Historicaerials.com*.

#### 4. EVALUATION OF ELIGIBILITY

The medical campus at 1000 W. Carson Street was evaluated for listing in the National and California Registers. The contexts and themes considered in these evaluations included military history during World War II and the history of public health in the Los Angeles area.

##### 4.1 National Register

Large properties with multiple buildings and structures from the same period of time and multiple buildings or structures with a common history and use are typically evaluated to determine if such buildings constitute a historic district. As such, the medical campus was evaluated to determine if it constitutes a historic district. Historic districts usually meet the last portion of Criterion C, “a distinguishable entity whose components may lack individual distinction.” However, they must also be significant within a historic context. As such, historic districts may also be historically significant under Criterion A, B, or D, or architecturally significant under other portions of Criterion C.

##### Criterion A

In order to qualify under Criterion A, a property must be associated with events or trends that have made a significant contribution to the broad patterns of our history. The first context considered under this criterion is World War II military history in the Los Angeles area. World War II had a major impact on the Los Angeles area. The military dramatically increased its presence in the area with the construction of new military facilities, expansion of existing military facilities, and adaptation of existing civilian facilities for military use. These facilities included forts, camps, airfields, shipping yards, submarine bases, and hospitals. Thousands of people relocated to the Los Angeles area during the period for jobs in the defense industry.

In order to create staging areas for soldiers being deployed to the Pacific Theater, the construction of military camps in California accelerated. Two troop embarkation points were designated, a main one in San Francisco and a sub-port in Los Angeles. By 1944, Los Angeles was elevated to a full port. The Los Angeles Port of Embarkation expanded

the historic military presence in the Los Angeles Harbor, especially in Wilmington. It is unknown if there are any properties remaining from the period in Wilmington. Because of the lack of available land in the Los Angeles area, the Army constructed Camp Anza on a ranch in Riverside County near the March Air Base. Camp Anza became the main processing center for soldiers waiting to be deployed. Camp Anza is largely gone. There are a few individual buildings remaining, some of which were converted to single-family residences. The station hospital in Torrance was a key component of the Los Angeles Port of Embarkation, because it provided critical medical care to servicemen returning from the Pacific Theater.

The subject property is significant under Criterion A in the context of World War II military history in the Los Angeles area. The property has a direct and significant association with the military build up in the Los Angeles area, because it was expressly constructed to serve military medical needs during World War II and was one of only a few such facilities in the area. The property played an important role in the Port of Embarkation through which over 600,000 military personnel traveled to the Pacific Theater. The period of significance for the property in this context is 1943 to 1946, the duration it was used by the U.S. military.

The second context considered under this criterion is the history of public health in the Los Angeles area, specifically Los Angeles County. The history of public health in Los Angeles County reaches back to the 19<sup>th</sup> century. By the postwar era it had become a large network of hospitals and clinics serving millions of individuals. The main purpose of the system was and still is to ensure the general health of the citizens, prevent the spread of infectious diseases, and provide critical care to low-income individuals in Los Angeles County. The County of Los Angeles purchased the subject property in 1946 to increase access to medical care in the southern portion of the county. However, the newly founded Los Angeles County Harbor General Hospital remained relatively small, using only a small portion of the military station hospital buildings. As the population in the South Bay continued to grow during the 1950s, the County began to plan for a new hospital facility, which was completed on the eastern portion of the campus in 1963. Therefore, with regard to the evaluation of the original station hospital as a historic resource, the period of significance for this context would be 1946 to 1962.

The property is associated with the history of public health in Los Angeles County. However, as *National Register Bulletin # 15* points out: "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."<sup>45</sup> The property is not significant under National Register Criterion A because it does not have a specific and important association with this context. It was not constructed specifically as a public health facility, but rather an existing facility that was taken over after World War II. It was created to assist in the decentralization of public health services in the county during the postwar period. Therefore, it is not any more or less important than any other facility in the network created after World War II. Furthermore, there is no evidence that there were any advances made in public health on the property during the period of significance. The programs, for which the hospital is well known, specifically the programs in women's health care and emergency medicine, were not established until 1969.

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<sup>45</sup> *National Register Bulletin #15*, p. 12.



### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. As a hospital (whether it was operated by the U.S. Army or the County of Los Angeles) thousands of individuals have worked at and even more have received medical care on the campus. There is no doubt that among these employees were some particularly accomplished doctors, nurses, and healthcare professionals. However, their collective achievements would be better understood within the contexts of World War II military history and the history of public health in the Los Angeles area under Criterion A. Additionally, research did not reveal any particular individuals, significant or otherwise, who were directly associated with the property. Therefore, the property does not appear to be significant under Criterion B.

### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The property, in its original form, was a typical example of an Army hospital constructed for the mobilization of military personnel during World War II. During World War II, the Army constructed temporary hospitals in the United States, as permanent hospitals on military bases did not have the capacity to care for the massive increase in personnel. These temporary hospitals were much like cantonments (temporary garrisons and training camps) in that they included a complement of buildings that were quickly constructed.

At the beginning of the 20<sup>th</sup> century the Army developed standards for mobilization camps. The standards remained unchanged through World War I. As late as 1930, the *Handbook for Quartermasters* contained construction documents for single-story unpainted wood-framed buildings with gabled roofs and wood-sash windows. These documents evolved into the Series 700 barracks that accounted for the majority of Army buildings erected between 1940 and 1941. The World War II buildings were painted, doors were moved from side elevations to gable ends, and ventilators were added to gable ends in buildings with ceilings. Interiors remained unpainted and uninsulated in most cases. Concrete piers and footings replaced treated timber posts, which helped to prolong the life of World War II era temporary buildings. Concrete slabs were poured for showers and latrines, which remained separate buildings. The Series 800 barracks were introduced in 1941 and further modified by the Army Corps of Engineers in 1942. The design of barracks could be adjusted for a variety of uses, such as mess halls; however, detailed plans were also developed for specialized buildings such as field houses for recreational activities. Security against armed attack was not a consideration in the layout of cantonments or hospitals. Therefore, buildings were generally organized into evenly spaced rows.<sup>46</sup>

The property is not significant in the context of military architecture or planning. Not enough of the original layout remains, but more importantly the original layout was not unique in any way. The barracks and other buildings were mostly situated in rows that

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<sup>46</sup> John S. Garner. *World War II Temporary Military Buildings: A Brief History of Cantonments and Training Stations in the United States* (Champaign, IL: U.S. Army Construction Engineering Research Laboratories), pp. 35-39.

resulted in a mundane and repetitive plan with no central feature. The buildings are not collectively or individually significant for their architecture as they merely followed the standards that were dictated by the Army and used throughout the country. Therefore, the property does not represent a significant distinguishable entity whose components may lack individual distinction, and the buildings do not represent the work of a master architect, embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Therefore, the property and its buildings do not appear to be significant under Criterion C.

#### Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources; however, there is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, state, or nation.

#### Assessment of Integrity

To be eligible for listing in the National Register, a property must not only be shown to be significant under the National Register criteria, but it must also have integrity. Integrity is the ability of a property to convey its significance. While some factors of integrity are more important than others depending on the property, a majority of the seven should be retained.

To be eligible for listing in the National Register, historic districts must retain integrity as a whole. For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished.<sup>47</sup> In other words, the integrity of each building within a potential historic district is also evaluated to determine if it is contributing or non-contributing. Only those buildings that were present during the period of significance and retain their integrity are counted as contributing. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.<sup>48</sup> According to National Register Bulletin #15:

*When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.*

Regardless of the significance of the potential historic district in the context of the military history of Los Angeles during World War II, it does not retain integrity as a whole because there are not enough buildings remaining from the period of significance (1943-46). Furthermore, most of the remaining buildings are so altered that they do not retain sufficient integrity to contribute to the potential historic district.

There are roughly 100 buildings on the property, not including sheds and some small temporary buildings. There are 42 buildings on the property remaining from the period of significance. All of them have been altered to some extent. In some cases, the alterations are limited to the replacement of doors and the addition of handicapped

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<sup>47</sup> *National Register Bulletin #15*, p. 46.

<sup>48</sup> *Ibid.*



access ramps. But in most cases the buildings have been engulfed by additions such that their original form, material, and design are no longer evident. Table II below identifies potential contributing and non-contributing buildings to provide an idea of how much change has taken place since the end of the period of significance and to illustrate the lack of historic integrity.

**TABLE II – WOULD-BE CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS**

BUILDING NAME	CONTRIBUTING NON - CONTRIBUTING	REASON
B Walkway	Contributing	Doors replaced and some windows removed but retains historic cladding, windows, and plan.
B2	Contributing	Cladding replaced but only in the gable ends. Otherwise, retains most of the historic features including windows and clapboards.
B3 Annex	Contributing	Retains almost all historic features including windows and clapboards, aside from a small patch of T1-11 on a side elevation.
C1	Contributing	Retains most of the historic features including windows, clapboards, and cupolas, despite side additions.
D Walkway	Contributing	Retains most of the historic clapboards and windows, some wings removed and doors replaced.
D3	Contributing	Retains almost all of the historic features including clapboards and windows. The side elevation addition is distinct from the original construction.
D5	Contributing	Retains almost all of the historic features including clapboards and windows. The side elevation addition is very distinct from the original construction.
D6	Contributing	Retains almost all of the historic features including clapboards and windows. The side elevation addition is very distinct from the original construction.
E Walkway	Contributing	Retains almost all of the historic features including clapboards and windows. The doors have been replaced, although the original door openings remain.
F8	Contributing	This building, while different from the others, does not appear to have undergone any major alterations. It retains historic metal cladding, metal casements, and paneled entry door.
N Walkway	Contributing	Does not appear to have undergone any major alterations.
N28	Contributing	N28 consists of two historic buildings attached in the center by new construction. The historic portions retain the historic clapboards and windows.
N34	Contributing	All cladding replaced, but retains doors and windows and original plan.
N6	Contributing	Retains almost all of the historic features including clapboards and windows. The doors have been replaced, although one original door opening remains.
B1	Non-contributing	Heavily altered, notably the south elevation. The south

BUILDING NAME	CONTRIBUTING NON - CONTRIBUTING	REASON
		elevation has been stuccoed and the doors and windows have been replaced. The side elevations, while more intact, are almost entirely covered by machinery and equipment.
B4	Non-contributing	Heavily altered, notably the south elevation. The south elevation has been stuccoed and the doors and windows have been replaced. Most windows on the side elevations have been replaced with metal sliders.
C2	Non-contributing	Heavily altered, notably the south elevation. The south elevation has been stuccoed, a new porch entrance has been constructed and the doors and windows have been replaced. All but three window openings on the side elevations have been boarded up.
C3	Non-contributing	Heavily altered, notably the south elevation. The south elevation has been stuccoed, a new porch entrance has been constructed and the doors and windows have been replaced. Some window openings on the side elevations have been boarded up.
Cottage 14	Non-contributing	All cladding and all windows replaced.
Cottage 16	Non-contributing	All cladding and all windows replaced.
Cottage 18	Non-contributing	All cladding and all windows replaced.
D1	Non-contributing	Heavily altered, notably the south elevation. The south elevation has been stuccoed and the doors and windows have been replaced. D1 has a number of additions, and many window openings have been boarded up.
E2	Non-contributing	Heavily altered, notably the south elevation. The south elevation has been stuccoed, a new porch entrance has been constructed, large portions of cladding have been replaced and many windows have been replaced.
E3	Non-contributing	South and west elevations are not at all visible due to additions. On the east elevation, the doors have been replaced and the windows have been boarded up, taken up by A/C units, or obscured by security bars.
E4	Non-contributing	Heavily altered, notably the south elevation. The south elevation has been stuccoed, a new porch entrance has been constructed and the doors and windows have been replaced. A large portion of cladding has been replaced with stucco and many windows have been replaced with vinyl.
E5	Non-contributing	All cladding and all windows replaced. A new porch entrance has been constructed on the south elevation.
E6	Non-contributing	Completely surrounded by additions.
F Walkway	Non-contributing	Cladding replaced with stucco.
F1	Non-contributing	All cladding and doors replaced, all window openings in filled, south end truncated and loading dock

BUILDING NAME	CONTRIBUTING NON - CONTRIBUTING	REASON
		installed.
F2	Non-contributing	Very little is visible as F2 is enclosed by a fence; based on what is visible, the original cladding and doors have been replaced.
F3	Non-contributing	All cladding and all windows replaced.
F4	Non-contributing	Large portions of original cladding and windows have been replaced and door openings have been removed.
F5	Non-contributing	All cladding and all doors replaced.
F6	Non-contributing	All cladding and all doors replaced, some windows replaced.
F7	Non-contributing	All cladding replaced, many windows and doors replaced.
F9	Non-contributing	Surrounded by additions, the only visible portion has been stuccoed and the windows have been replaced.
H1	Non-contributing	All cladding, doors and windows have been replaced.
N14	Non-contributing	Retains a good portion of original material including windows and clapboards; however, there are numerous additions.
N17	Non-contributing	All cladding replaced, some windows replaced, some doors replaced.
N22	Non-contributing	All cladding replaced, some windows replaced, some doors replaced.
Paint Shop	Non-contributing	All cladding and doors replaced, some windows replaced.
T1	Non-contributing	All cladding and doors replaced, original window openings and vehicular entrances replaced.

As illustrated in Table II and Figure 8 on the following page, of the 42 buildings remaining from the period of significance, only 14 retain sufficient integrity to be considered contributing to the potential historic district. These buildings are generally scattered throughout the property, and they have been joined by new buildings that were constructed on the campus beginning in the early 1980s. Indeed, so many buildings have been added to the campus that it no longer conveys its sense as an historic environment. (Select photographs of the buildings on the property are located in Section 7: Additional Figures).





Figure 8: Would-be contributing buildings are shaded yellow. Source: Google Maps.

A detailed analysis of the integrity of the potential historic district is set forth below:

*Location – The place where the historic property was constructed or the place where the historic event occurred.*

While many of the buildings from the period of significance have been altered or demolished, they have not been moved to or from another location. Therefore, the integrity of location has been retained.

*Setting – The physical environment of the historic property.*

The setting of the potential historic district has been greatly diminished by the demolition of the World War II era buildings and the addition of new buildings. Nearly half of the World War II era buildings have been demolished and 87 new buildings have been added to the campus in the last 50 years. Most of the new buildings are incompatible with the World War II era buildings in scale, massing, design, and materials, and their location and orientation do not follow the original plan for the campus. Moreover, the new buildings do not seem to follow a new plan for the campus. Rather, they appear to have been constructed wherever space was available at the time, and each appears to have been designed by a different architect. Therefore, the integrity of setting has been lost.

*Materials – The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

The primary material used within the potential historic district is wood, because there were restrictions on the use of metal and other materials during World War II. Metal and petroleum-based building materials were diverted from domestic use to the war effort for the manufacturing of ammunition, as well as military equipment and vehicles. Wood, therefore, was used in the fabrication of the clapboard siding, windows, and doors. On many of the individual buildings, these elements have been removed and replaced or covered by incompatible additions. For example, the original wood cladding has been replaced with T-11 siding or stucco in part or entirely; wood windows have been

removed and replaced, most often with aluminum windows; and wood doors have been replaced with metal doors. Furthermore, the original materials that remain are in fair to poor condition due to moisture penetration. The buildings and their component parts have gone unpainted for so long that bare wood is exposed. As such, the integrity of the materials has been compromised.

*Design – The combination of elements that create the form, plan, space, structure, and style of a property.*

The design of the potential historic district does not reflect the original use of the property as military station hospital. According to the research, the property included 77 barracks, as well as a theater, sports fields, recreation rooms, and two mess halls. There are 43 buildings remaining from the period of significance.<sup>49</sup> Although they are primarily concentrated in the central portion of the property, they lack cohesion as a grouping. The very distinctive pattern of long rectangular barracks connected by walkways has been lost by the seemingly random demolition of barracks. The pattern of development has been further disrupted by the addition of numerous buildings constructed on the property beginning in the early 1980s. The design of these new buildings is inconsistent with the design of the original buildings. While the original buildings were all one story in height with gabled roofs, multi-light wood windows, and clapboard exteriors, the new buildings have multiple stories with flat roofs, fixed and banded aluminum windows, and mostly stucco exteriors. Moreover, many of the 43 World War II era buildings remaining are lacking in integrity of design, because they have been enveloped by additions that post-date the period of significance for the potential historic district. Therefore, the design integrity of the campus as a whole has been lost.

*Workmanship – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

The potential historic district does not include a high-degree of craftsmanship. The World War II era buildings were constructed very quickly and were only meant to last for seven years. As previously stated, nearly half of the World War II era buildings have been demolished and those that remain have been extensively altered. Therefore, the integrity of workmanship has been lost because there is so little remaining of it from the period of significance.

*Feeling – A property's expression of the aesthetic or historic sense of a particular period of time.*

In the case of the potential historic district, the concept of feeling would be its reflection of a World War II era military station hospital. While the property is still used as a medical campus, it no longer reflects the period of time when it was constructed and used as a military station hospital. The demolition and alteration of original buildings and the construction of new buildings has negatively affected the feeling of the property. Therefore, the integrity of feeling in the potential historic district is poor.

*Association – The direct link between an important event or person and a historic property.*

---

<sup>49</sup> Please note that the east-west walkways connecting the north-south barracks are being counted as individual buildings.

The property does not retain its integrity of association because it is not sufficiently intact to convey its relationship to World War II military history. It does not retain its quality of association as a military station hospital because of the demolition and alteration of original buildings and the construction of new buildings.

#### Summary of Eligibility

The subject property is not eligible for listing in the National Register. Although it is significant under Criterion A in the context of the military history of Los Angeles during World War II, it does not retain sufficient integrity to convey its significance. While some of the individual buildings retain their integrity from the period of significance, they do not effectively convey the history or significance of the military station hospital on their own. One building on the site was not any more important than another. Therefore none of the buildings on the property are individually eligible for listing in the National Register.

## **4.2 California Register**

Because the California Register criteria mirror those of the National Register, the property at 1000 W. Carson Street is ineligible for listing in the California Register for the same reasons outlined under the National Register evaluation.

## **5. CONCLUSIONS AND RECOMMENDATIONS**

The property at 1000 W. Carson Street is not currently designated a landmark at the national, state, or local levels, nor has it been identified or evaluated as significant in any previous historic resource surveys. The property was evaluated in this report as part of the CEQA compliance process. The property as a whole was evaluated as a potential historic district, but it does not appear to be eligible for listing in the National Register or California Register. While it is significant in the context of World War II military history in the Los Angeles area, it is lacking in integrity. None of the buildings on the property are individually significant because one building alone cannot convey the significance of the former military hospital. The recommended evaluation code for the property is 6Z ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historic resource subject to CEQA. As the project will have no impact on historic resources, no further study is required.

While it is not required, the preservation and rehabilitation of Building N6 is recommended. It is the most intact building remaining on the property. The building could be preserved in place or moved to another location on the campus. If moved, its orientation should be strictly east-west or north-south. The building could continue to function as a part of the medical campus or it could be used for an educational exhibit on the history of the property.

## **6. SOURCES**

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## 7. ADDITIONAL FIGURES



Figure 9: Imaging Center, view looking northeast. Source: GPA



Figure 10: Chronic Diseases Clinical Research Center. Source: GPA.





Figure 11: Hanley-Hardison Research Center, north and east elevations, view looking southwest. Source: GPA.



Figure 12: Example of temporary trailers. Source: GPA



Figure 13: Hospital, north and west elevations, view looking southeast. Source: GPA



## APPENDIX I: DPR 523 FORMS

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) B Walkway - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address B Walkway - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: East/west  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard  
Primary Elevation: North

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): 6-over-6 double-hung  
Window Material(s): Wood

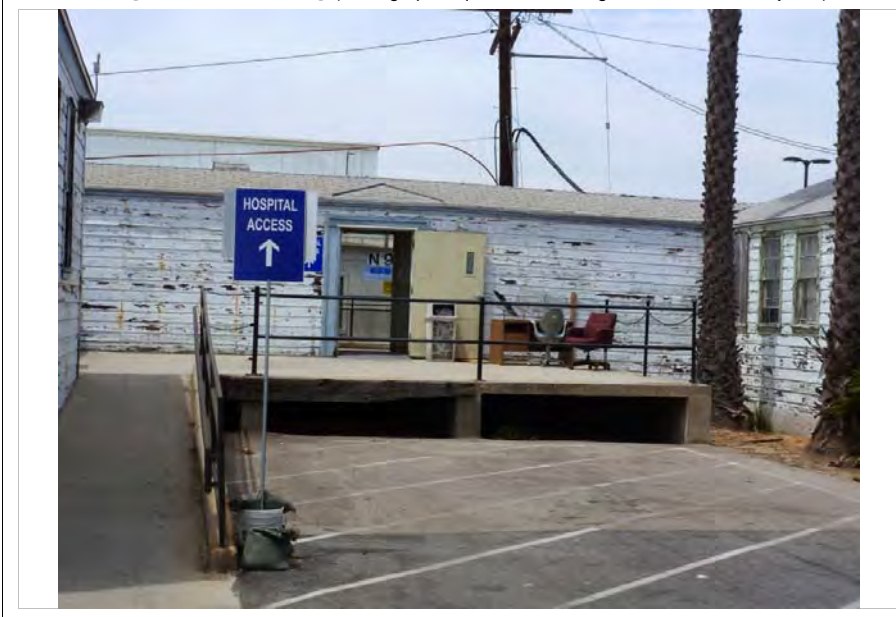
Alterations: Removal of Building B3 leaving behind a scar, original doors replaced.

Notes: Long, narrow building that houses an interior hallway connecting "B" buildings, windows, multiple exterior doors accessed by stairs or ramps, interior doors that lead directly into each remaining building.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South elevation, view looking north. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

**\*P10. Survey Type:** (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



\*Resource Name or #: (Assigned by Recorder) B Walkway - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

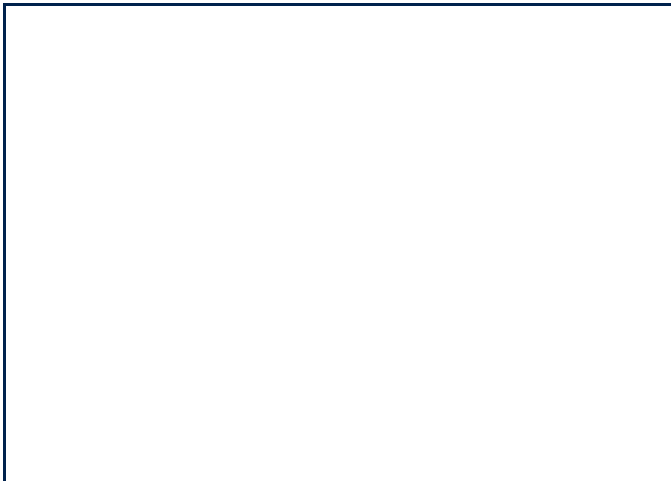
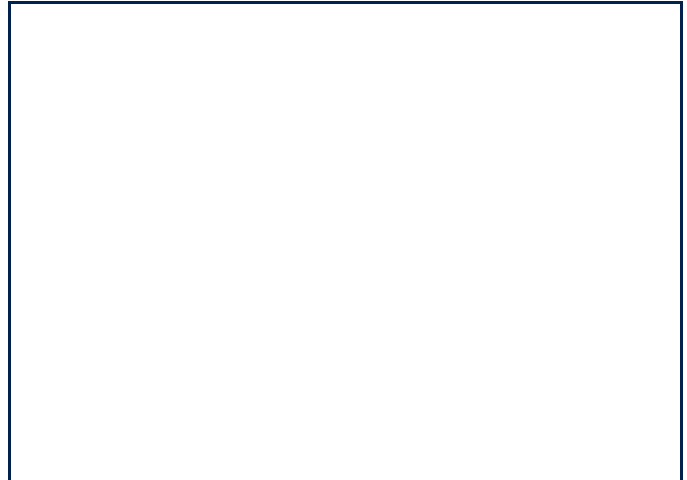
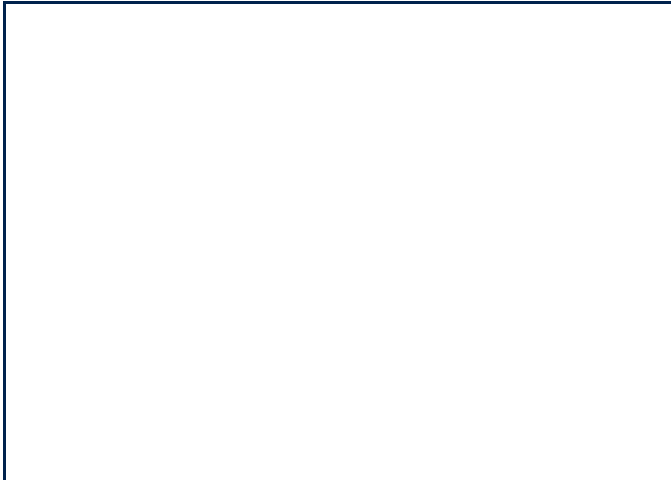
Update



South elevation, building scar. 6/11/13.



North elevation, view looking southwest. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building B1 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building B1 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Irregular	Roof Form: Gabled	Door Type(s): Slab
Orientation: North/south	Roof Features: Cupolas, gable-end attic vents	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): 8-over-8 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Clapboard, stucco	
	Primary Elevation: None	

Alterations: South elevation cladding replaced, HVAC ducts at east elevation, concrete ADA-accessible ramps with metal handrails at south elevation, plywood skirt around perimeter of building, original doors replaced.

Notes: Entrances on projecting bays, canopies over some entrances, wood steps to entrances on projecting bays, much of the building is surrounded by machinery/equipment.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
East elevation, view looking northwest. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building B1 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



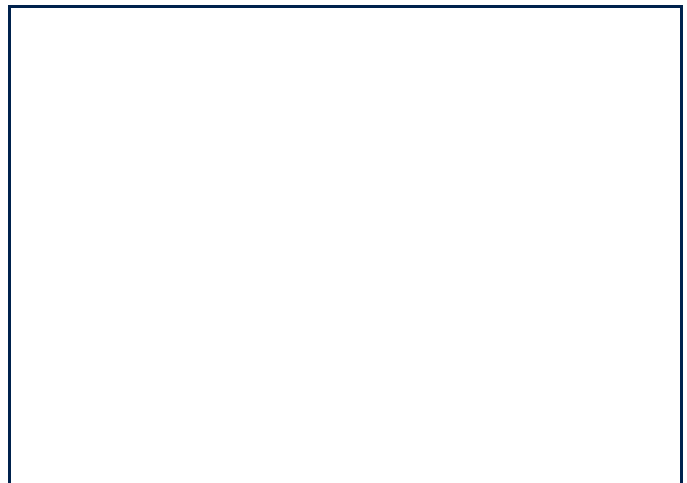
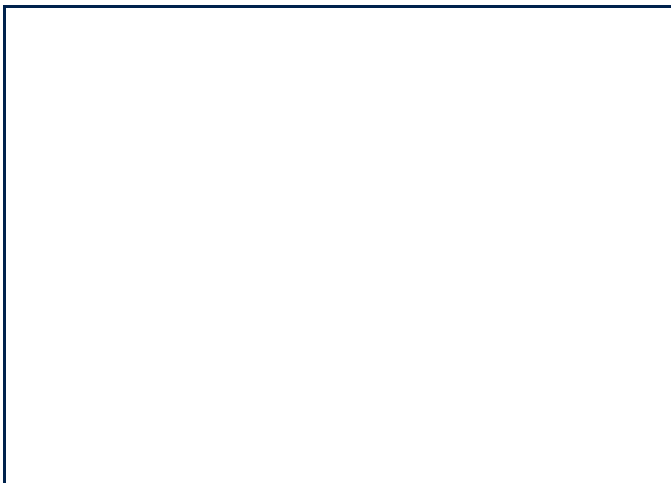
South elevation, view looking north. 6/11/13.



West elevation, south end, view looking northeast. 6/11/13.



West elevation, view looking northeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Building B2 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building B2 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: L-shaped	Roof Form: Gabled	Door Type(s): Slab, partially glazed slab
Orientation: North/south	Roof Features: Gable-end attic vents	Door Material(s): Wood
Stories: 1	Eaves: Shallow, open with exposed rafter tails	Window Type(s): 6-over-6 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard, T1-11	
	Primary Elevation: South	

Alterations: Additions, south elevation door opening altered, ADA-accessible concrete ramp with metal handrail, plywood skirt around perimeter of building, original doors replaced, some original cladding replaced with T1-11.

Notes: Wood steps to south elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)  
South and east elevations, view looking northwest.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building B2 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

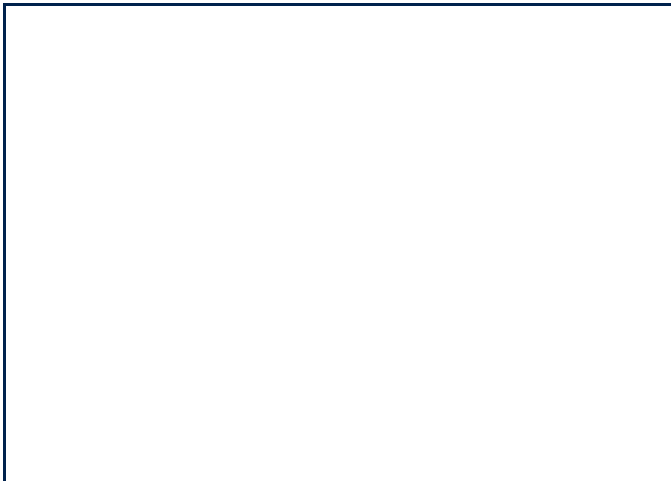
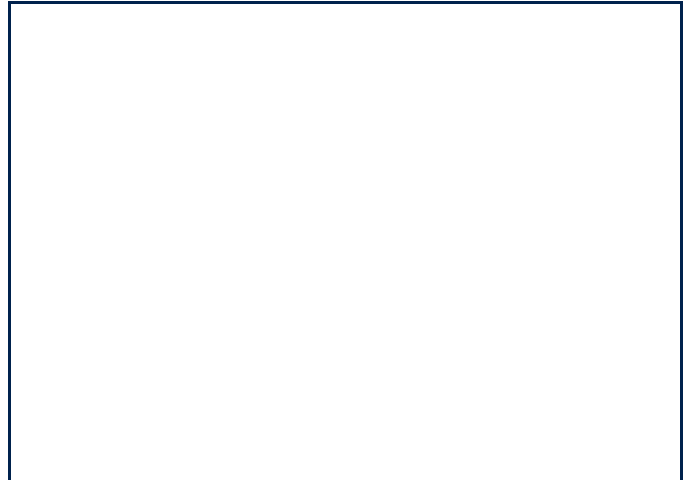
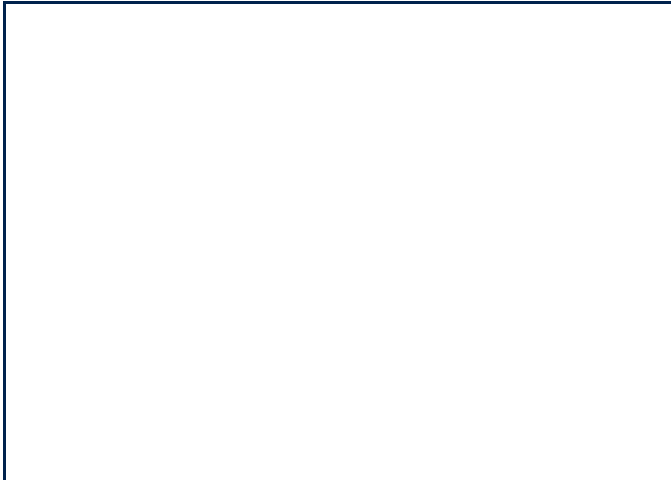
Update



East elevation, view looking northwest. 6/11/13.



South elevation, view looking north. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building B3 Annex - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building B3 Annex - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard, T1-11  
Primary Elevation: None

Door Type(s): Slab  
Door Material(s): Wood  
Window Type(s): 2-over-2 double-hung  
Window Material(s): Wood

Alterations: Some original cladding replaced with T1-11, concrete ADA-accessible ramp with metal handrails on east elevation, original door replaced.

Notes: B3 Annex was an annex to Building B3 which has since been demolished. Canopy over south elevation entrance, wood steps to south elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South and east elevations, view looking northwest.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

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Amanda Yoder  
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231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building B3 Annex - 1000 W. Carson Street

**Recorded By** Amanda Yoder

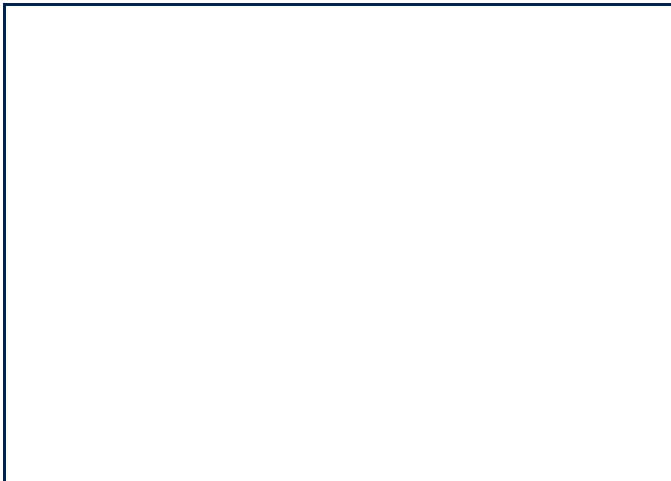
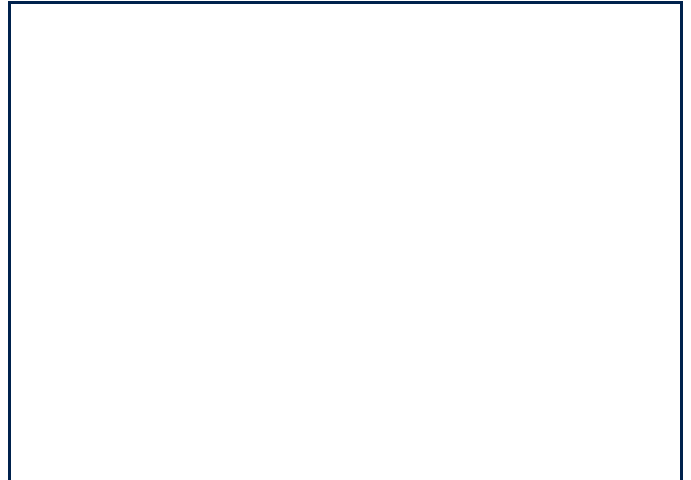
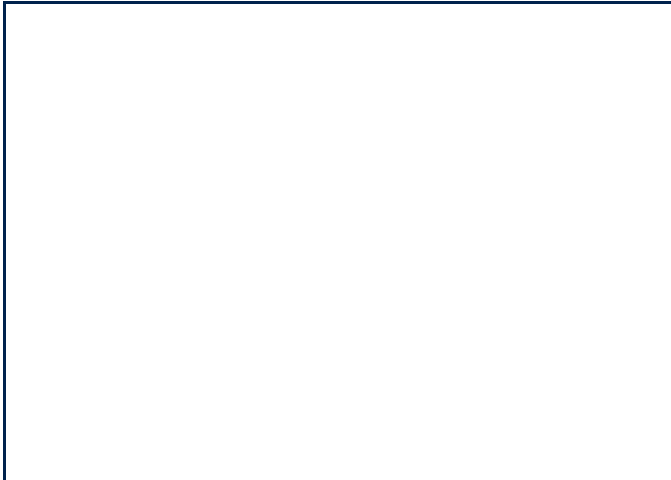
**Date:** 6/18/2013

Continuation

Update



West elevation, view looking northeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building B4 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building B4 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush, open  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard, stucco  
Primary Elevation: South

Door Type(s): Slab  
Door Material(s): Wood  
Window Type(s): 6-over-6 double-hung, slider  
Window Material(s): Wood, aluminum

Alterations: Addition to west elevation, some original windows replaced, HVAC ducts added to west elevation, door opening removed, entrance porch partially demolished, some original cladding replaced with stucco, concrete ADA-accessible ramp at south elevation, plywood skirt around perimeter of building, north elevation door opening altered, original doors replaced.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South elevation, view looking north. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building B4 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

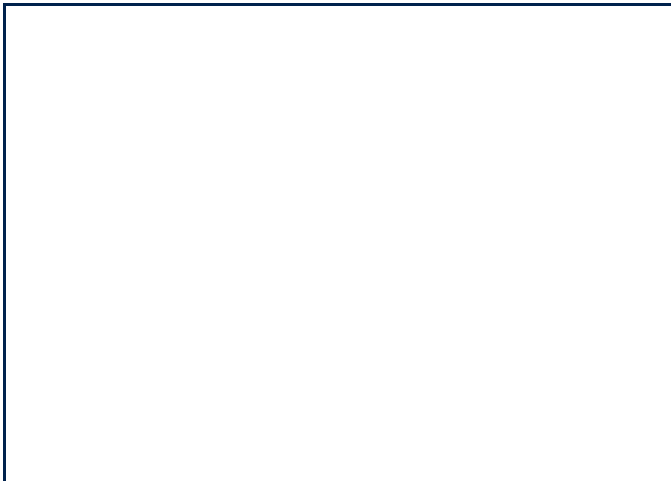
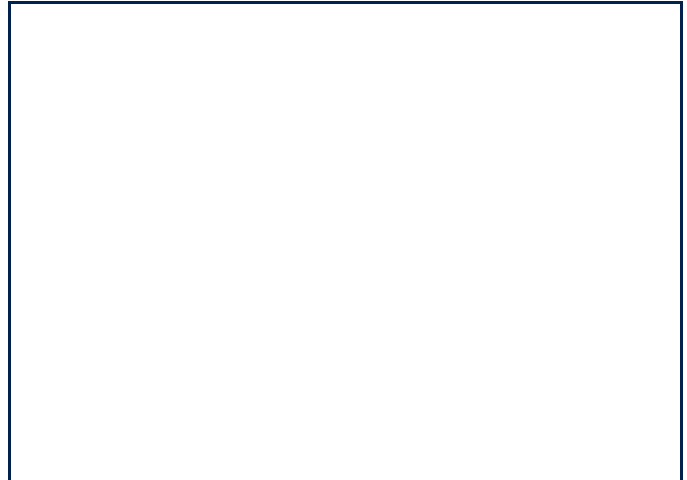
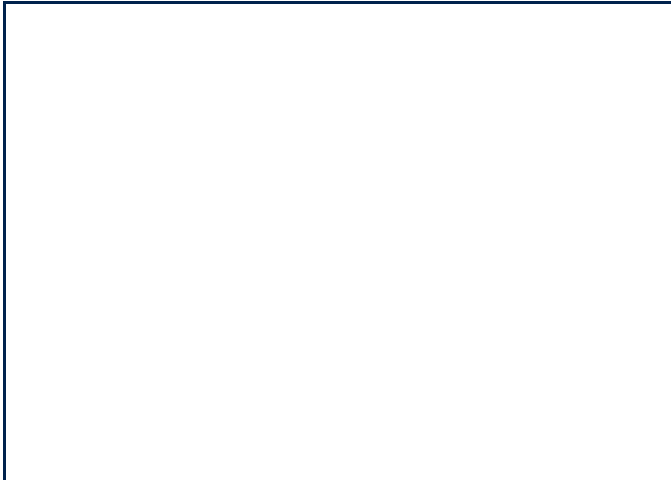
Update



Entrance through B Walkway, view looking south. 6/11/13.



West elevation, view looking northeast. 6/11/13.





**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building C1 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building C1 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab
Orientation: North/south	Roof Features: Cupolas	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): Multilight awning or hopper, 6-over-6 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: South	

Alterations: Additions to south and west elevations, HVAC ducts added to west elevation, free-standing water heater shed at west elevation, some window openings boarded up, plywood skirt around perimeter of building, visible doors replaced.

Notes: Wood steps to south elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South elevation, view looking north. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building C1 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

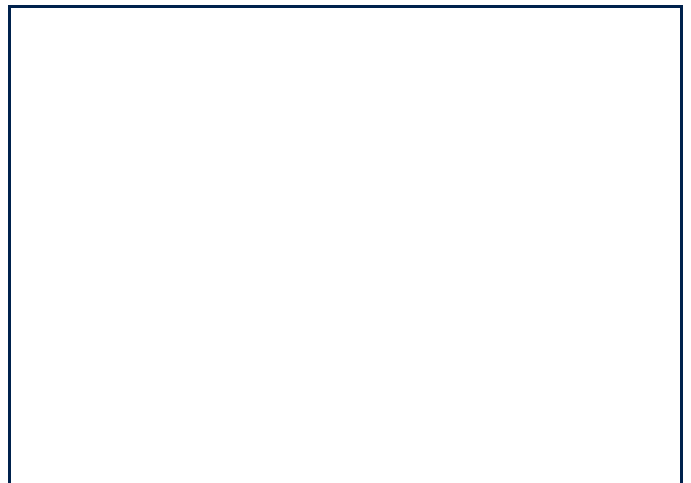
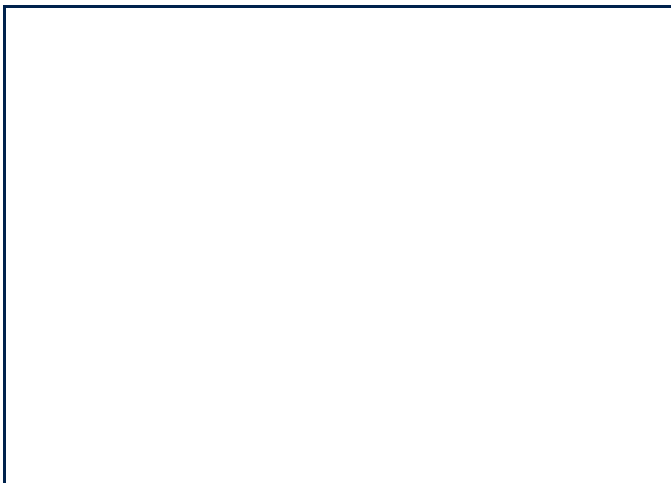
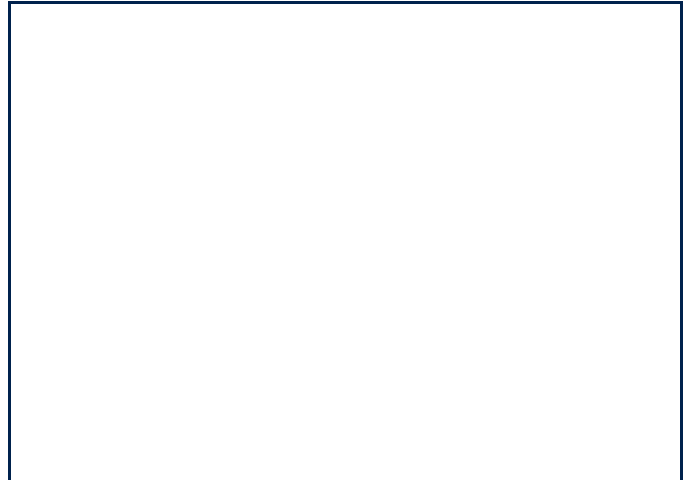
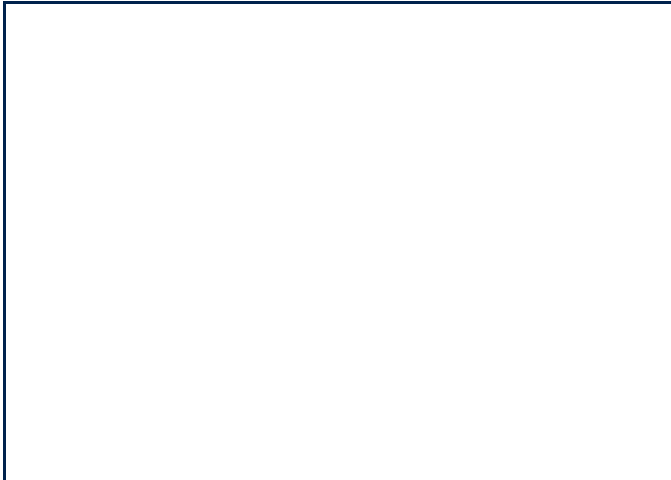
Update



West elevation, view looking east. 6/11/13.



South elevation, door. 6/11/13.



**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building C2 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M \_\_\_\_\_

c. Address Building C2 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab
Orientation: North/south	Roof Features: None	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): 6-over-6 double-hung, single-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood, vinyl
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: South	

Alterations: Some window openings boarded up, some windows replaced in original openings, concrete ADA-accessible ramp at south elevation entrance, south elevation cladding replaced, addition of gabled projection over south elevation entrance, HVAC ducts added to west elevation, some cladding patched, plywood skirt around perimeter of building, original doors replaced.

Notes: Wood steps at east and west elevation entrances, entrance porch at north end of west elevation supported and enclosed by wood posts.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**  
(View, date, accession #)  
South and east elevations, view looking northwest.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building C2 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



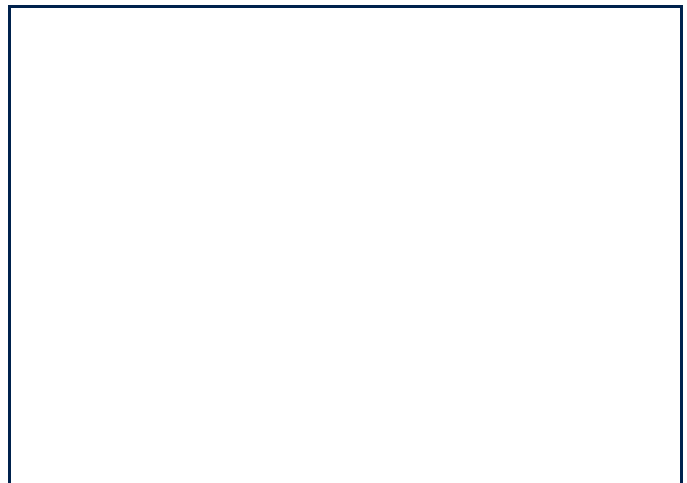
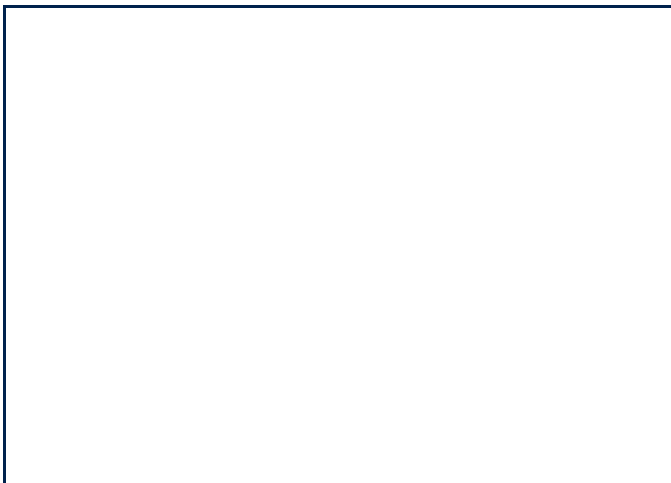
South and west elevations, view looking northeast. 6/11/13.



West elevation, view looking northeast. 6/11/13.



East elevation, view looking northwest. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building C3 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building C3 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood

Foundation: Elevated on concrete piers

Roof Form: Gabled

Roof Features: None

Eaves: Flush

Roof Material: Composition shingle

Exterior Materials: Wood clapboard, T1-11

Primary Elevation: South

Door Type(s): Partially-glazed slab

Door Material(s): Metal

Window Type(s): 6-over-6 double-hung, multi-light hopper, single-hung, slider

Window Material(s): Wood, vinyl, aluminum

Alterations: Some windows boarded up, some windows replaced in original openings, HVAC ducts added to west elevation, some original cladding replaced with T1-11 or stucco, concrete ADA-accessible ramp with metal handrails at south elevation entrance, addition of gabled projection over south elevation entrance, security bars added to some windows, plywood skirt around perimeter of building, original doors replaced.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)

South and east elevations, view looking northwest.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County

500 W. Temple Street #754

Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building C3 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



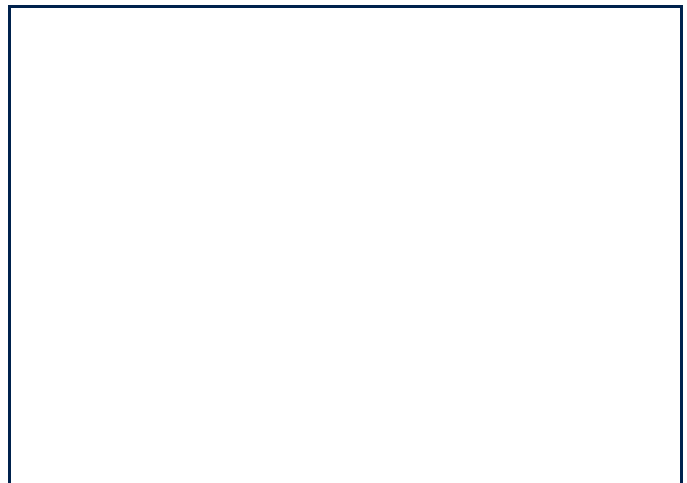
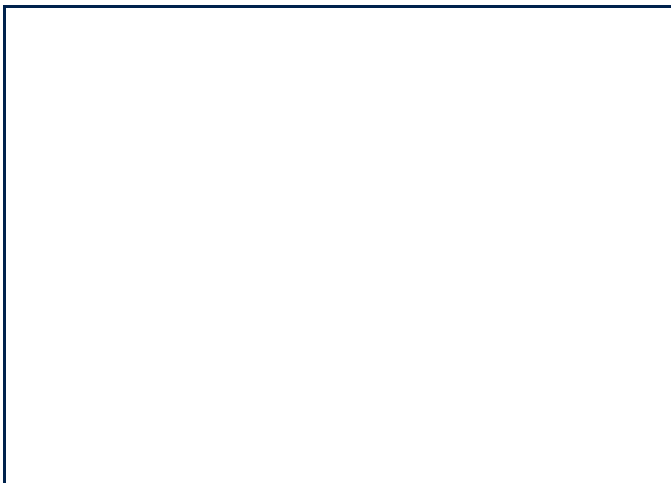
South and west elevations, view looking northeast. 6/11/13.



West elevation, view looking northeast. 6/11/13.



East elevation, view looking southwest. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building D1 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building D1 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Cross-gabled  
Roof Features: Gable-end attic vents, cupolas  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard  
Primary Elevation: None

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): 12-over-12 and 9-over-9  
double-hung  
Window Material(s): Wood

Alterations: Additions to south and west elevations, the majority of windows boarded up, vent openings sealed, concrete ADA-accessible ramps with metal handrails on south elevation, original doors replaced.

Notes: Canopy over east elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
East elevation, view looking west. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building D1 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



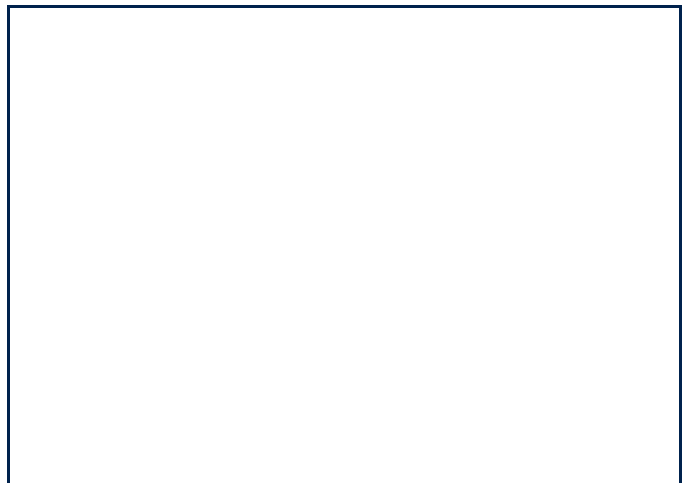
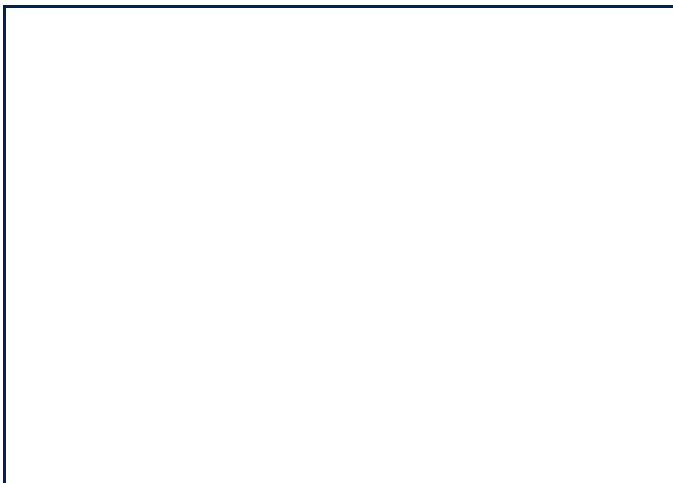
East elevation, view looking north. 6/11/13.



South elevation, view looking north. 6/11/13.



West elevation, view looking east. 6/11/13.





**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building D3 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building D3 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab, partially-glazed paneled door
Orientation: North/south	Roof Features: None	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): 6-over-6 double-hung, slider
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood, aluminum
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: South	

Alterations: Additions to south and west elevations, some windows replaced, HVAC ducts added to west elevation, some original doors replaced.

Notes: Wood ADA-accessible ramp on south elevation, wood porch steps on south and west elevation entrances. Large entry porch on west elevation, supported and enclosed by thin wood posts.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South and west elevations, view looking northeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both  
c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building D3 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

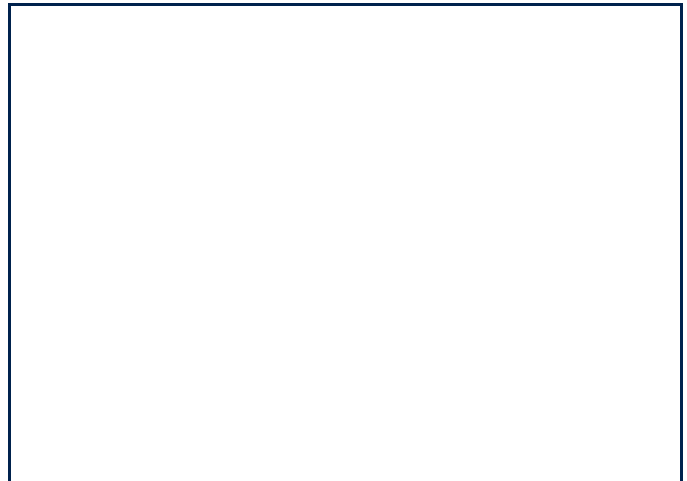
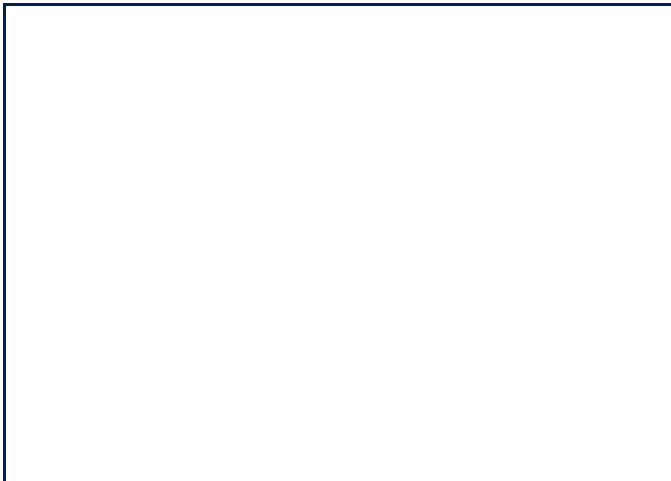
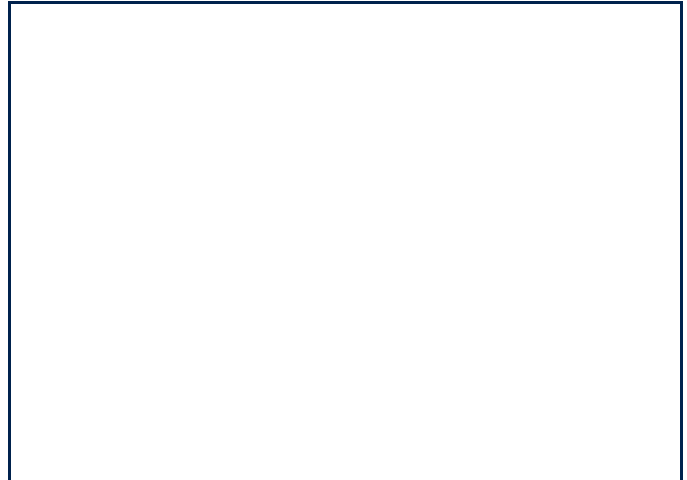
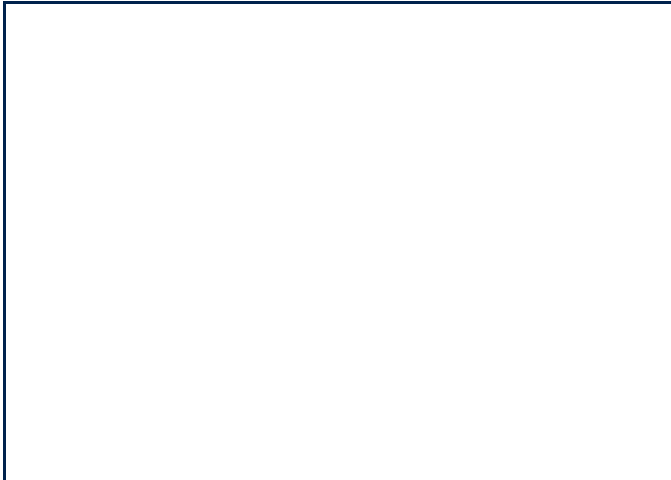
Update



West elevation, view looking east. 6/11/13.



Original windows, south elevation. 6/11/13.



**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building D5 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building D5 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab door with sidelights
Orientation: North/south	Roof Features: None	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): 6-over-6 double-hung
Construction: Wood	Roof Material: Composition	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: South	

Alterations: Additions on south and west elevations, HVAC ducts added to west elevation, A/C units added to windows, concrete porch steps with metal handrails at south elevation entrance, plywood skirt around perimeter of original building, original door replaced within original opening.

Notes: Entry porch at west elevation supported and enclosed by wood posts, canopy over south elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
West elevation, view looking northeast. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both  
c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

\*Resource Name or #: (Assigned by Recorder) Building D5 - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

Update



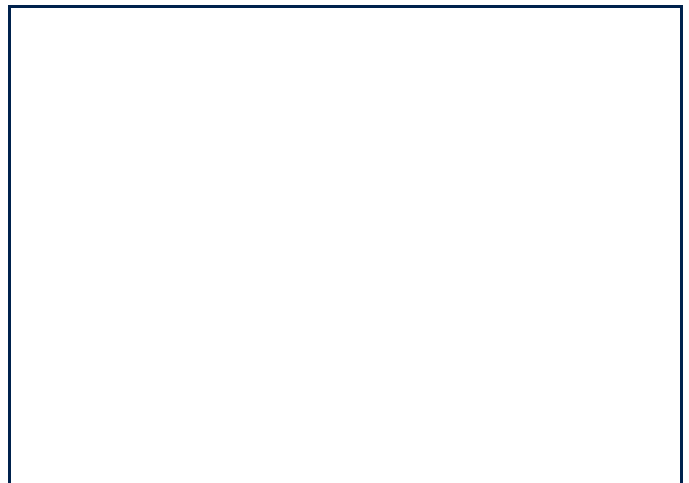
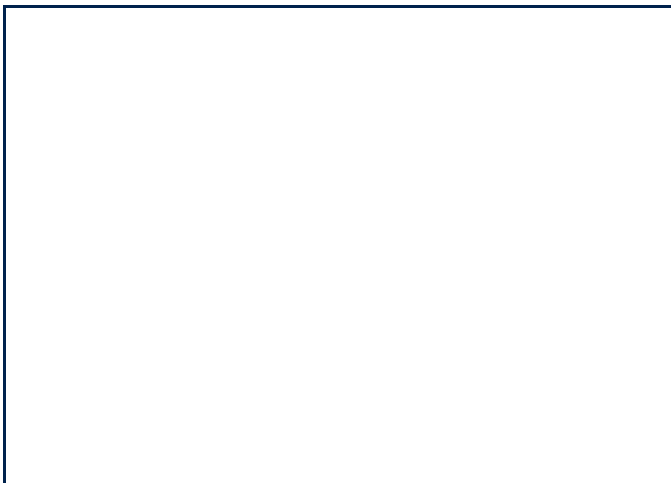
South elevation, view looking north. 6/11/13.



West elevation, entrance porch. 6/11/13.



Southeast corner detail. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building D6 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M  
c. Address Building D6 - 1000 W. Carson Street City: Torrance Zip 90502  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab
Orientation: North/south	Roof Features: Gable-end attic vents	Door Material(s): Metal
Stories: 1	Eaves: Flush	Window Type(s): 6-over-6 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: South	

Alterations: Addition to east elevation, vent openings sealed, A/C units in original windows, HVAC ducts added to east elevation, concrete porch steps with metal handrails at south elevation entrance, plywood skirt around perimeter of building, original doors replaced.

Notes: Canopy over south elevation entrance, porch on east elevation supported and enclosed by wood posts.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South and west elevations, view looking northeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building D6 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



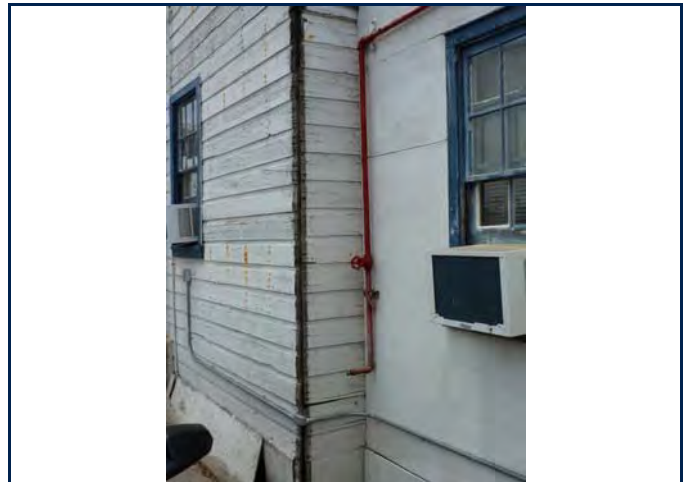
South and east elevations, view looking northwest. 6/11/13.



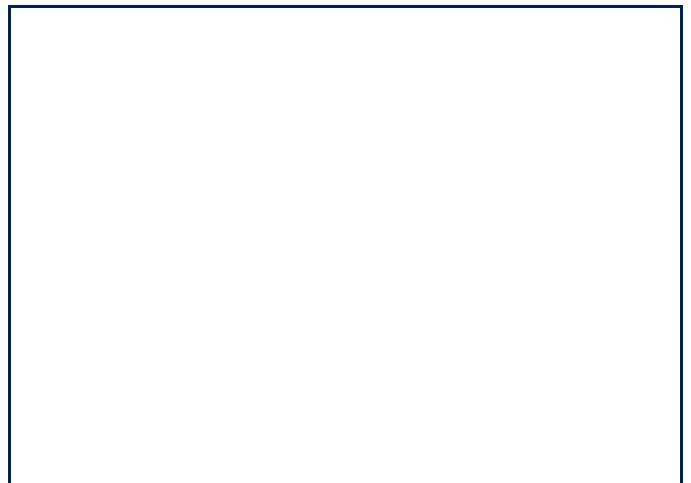
East elevation, view looking northwest. 6/11/13.



South elevation, attic vent detail. 6/11/13.



Southeast corner detail. 6/11/13.



**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) Building E2 - 1000 W. Carson Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building E2 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood

Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard, stucco  
Primary Elevation: South

Door Type(s): Slab  
Door Material(s): Wood  
Window Type(s): 6-over-6 double-hung, sliding  
Window Material(s): Wood, aluminum

Alterations: Addition to west elevation, windows on east elevation replaced with aluminum sliders, new concrete steps at west elevation, south elevation cladding replaced with stucco, concrete ADA-accessible ramp with metal handrails on west elevation, plywood and chickenwire skirt around perimeter of building, original doors replaced.

Notes: Canopy over west elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
West elevation, view looking southeast

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building E2 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



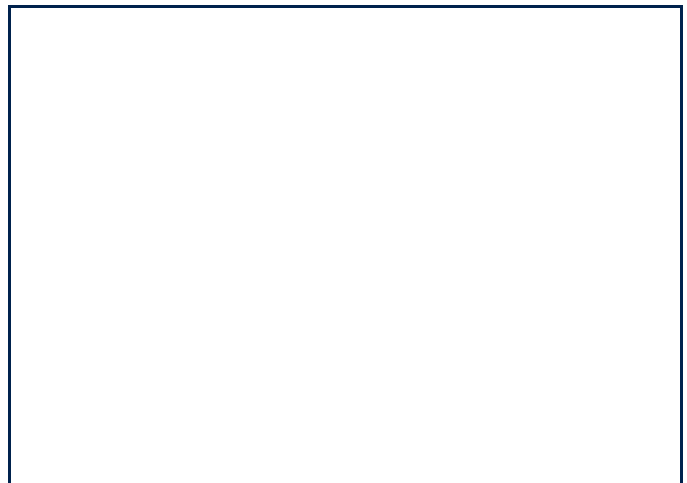
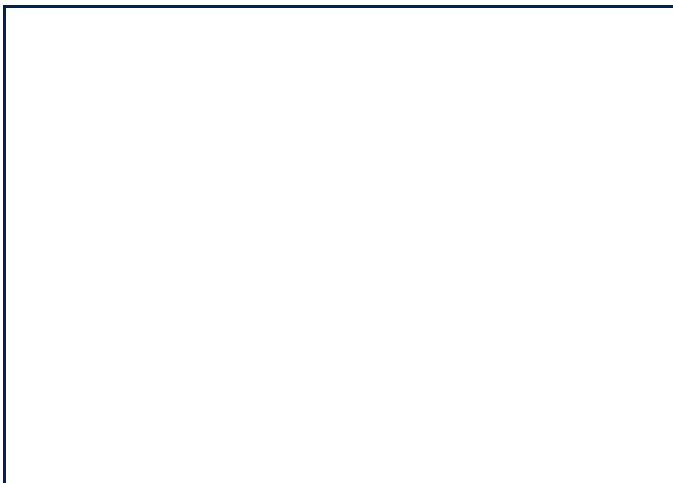
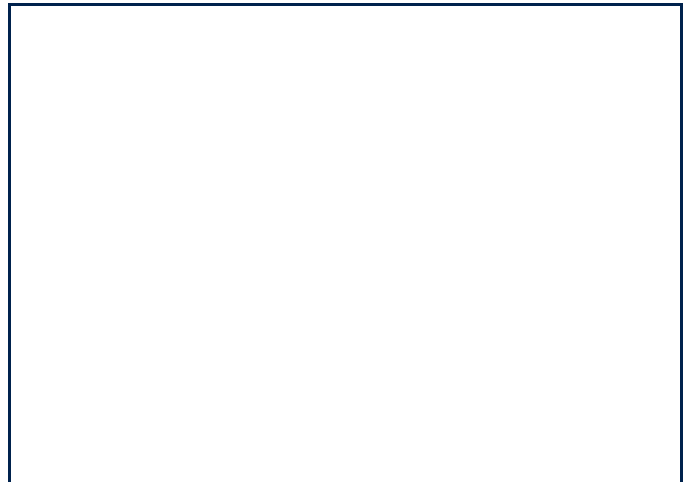
South and west elevations, view looking northeast. 6/11/13.



East elevation, view looking west. 6/11/13.



West elevation, south end, view looking southeast. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building E3 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building E3 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard  
Primary Elevation: None

Door Type(s): Partially-glazed slab  
Door Material(s): Metal  
Window Type(s): Obscured by screen  
Window Material(s): Metal

Alterations: No windows visible, either boarded up or obscured by security bars, A/C units in a number of windows, concrete ADA-accessible ramp with metal handrails at east elevation, chickenwire skirt around perimeter of building, original doors replaced.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
East elevation, view looking northwest. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

**\*P10. Survey Type:** (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building E4 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building E4 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Shallow, open with fascia board  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard  
Primary Elevation: South

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): 6-over-6 double-hung, slider  
Window Material(s): Wood, vinyl, aluminum

Alterations: Additions to south and west elevations, some windows replaced within original openings, original doors replaced, addition of gabled projection over south elevation entrance, HVAC unit added to roof, plywood skirt around original portion of building, wood and concrete ramp at west elevation entrance.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South elevation, view looking northeast. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building E4 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

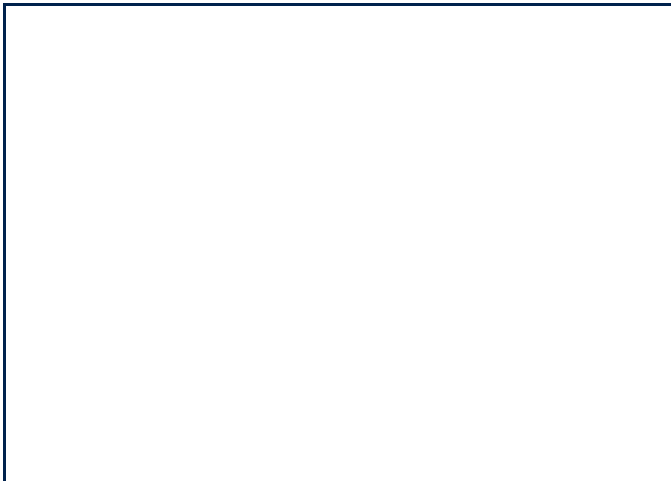
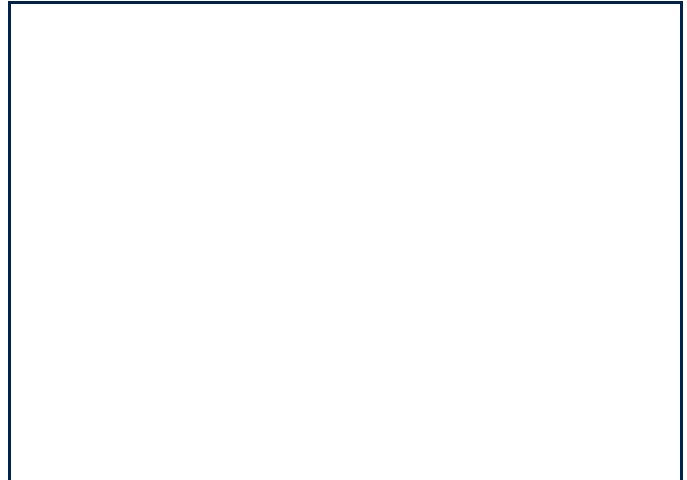
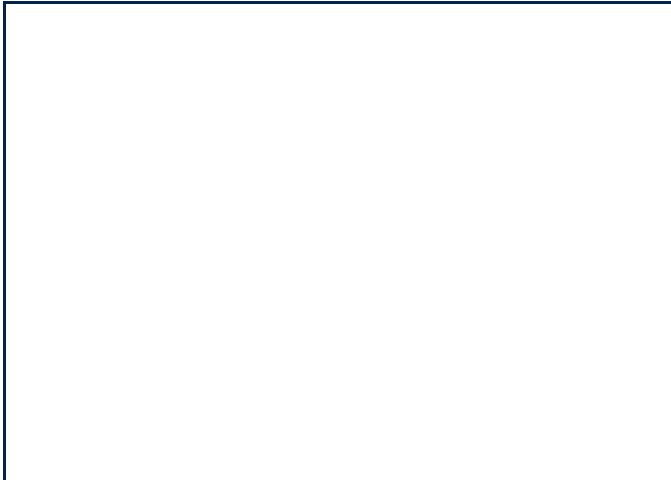
Update



West elevation, south end, view looking northeast. 6/11/13.



West elevation, north end, view looking east. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) Building E5 - 1000 W. Carson Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building E5 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: South

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): Fixed  
Window Material(s): Metal

Alterations: Completely altered - all original windows, cladding and doors replaced, addition of gabled projection over south elevation entrance, HVAC vents added to west elevation, concrete ADA-accessible ramp with metal handrails on south elevation.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
South elevation, view looking northwest. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building E5 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

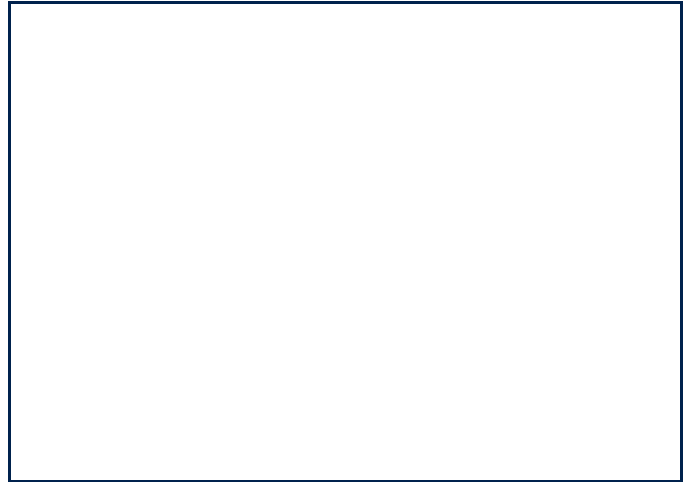
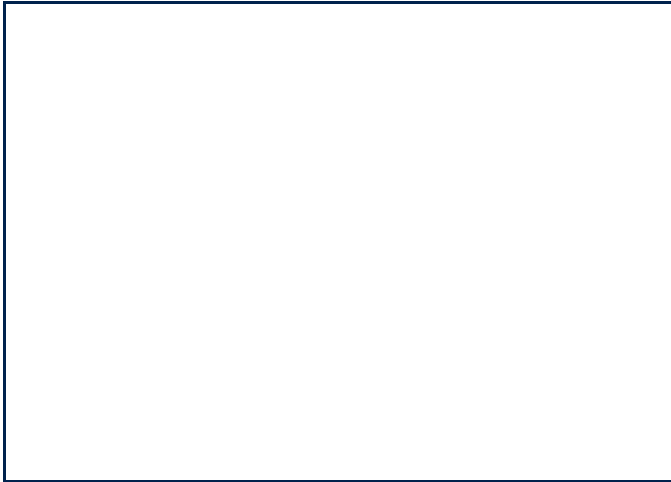
**Date:** 6/18/2013

Continuation

Update



West elevation, view looking northeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building E6 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building E6 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboards, T1-11, stucco  
Primary Elevation: None

Door Type(s): Partially-glazed slab  
Door Material(s): Metal  
Window Type(s): 6-over-6 double-hung  
Window Material(s): Wood

Alterations: Extensive additions. The original building is "sandwiched" between new construction leaving only the original south elevation visible, HVAC vents added to south elevation, concrete ADA-accessible ramps on west elevation, original doors replaced.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South elevation, view looking north. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building E6 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

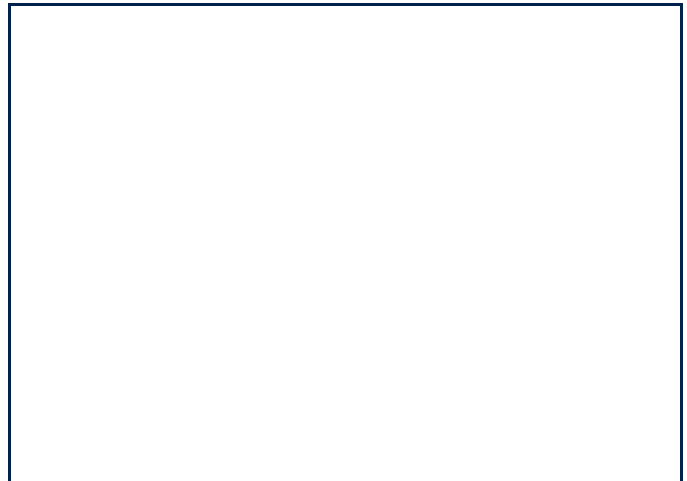
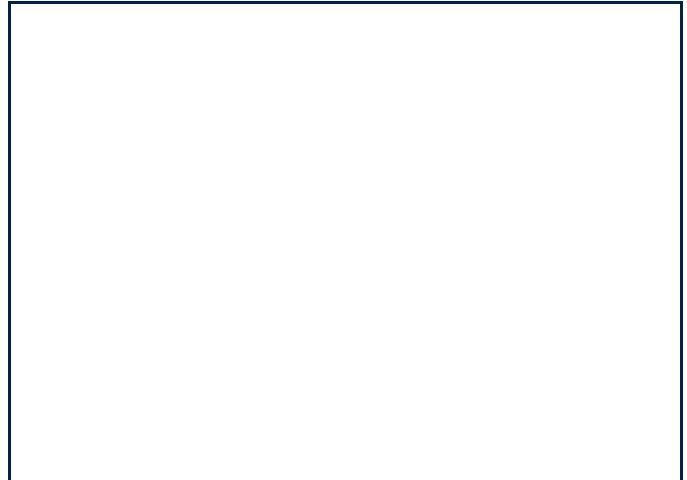
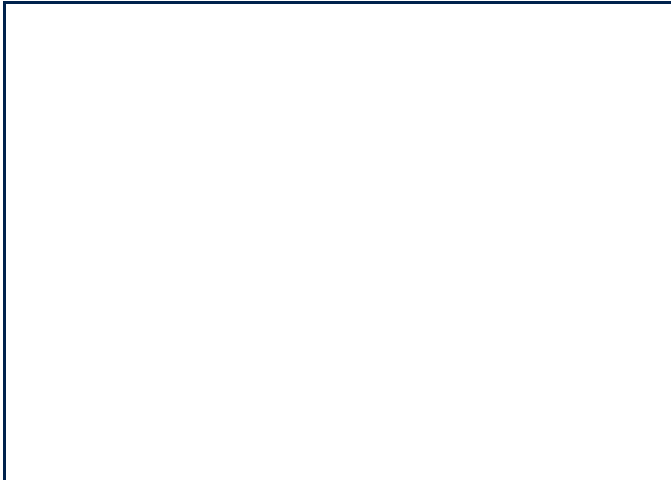
Update



South and west elevations, addition, view looking northeast. 6/11/13.



North elevation, view looking southeast. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F1 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M \_\_\_\_\_

c. Address Building F1 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Cross-gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): Boarded up  
Window Material(s): None visible

Alterations: Loading dock added, stuccoed addition between F1 and F2, HVAC ducts added to east elevation, truncated south end, windows boarded up, original cladding replaced with stucco, original doors replaced.

Notes: Wood porch steps at east elevation.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building F1 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

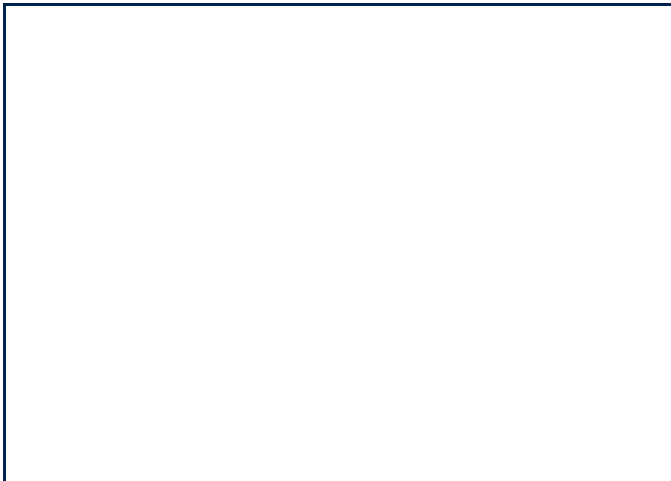
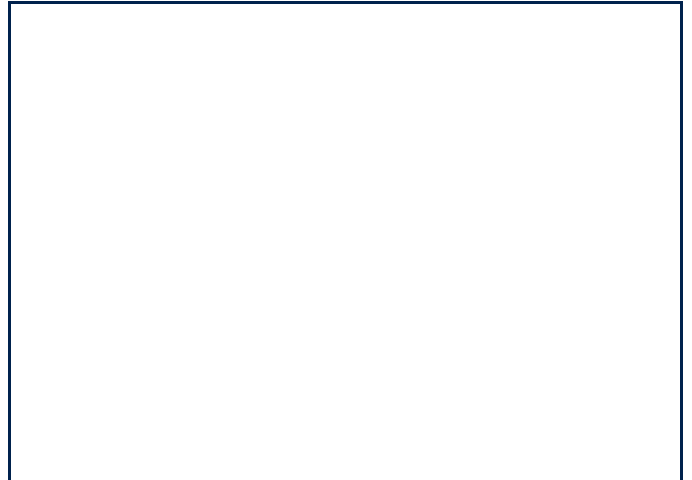
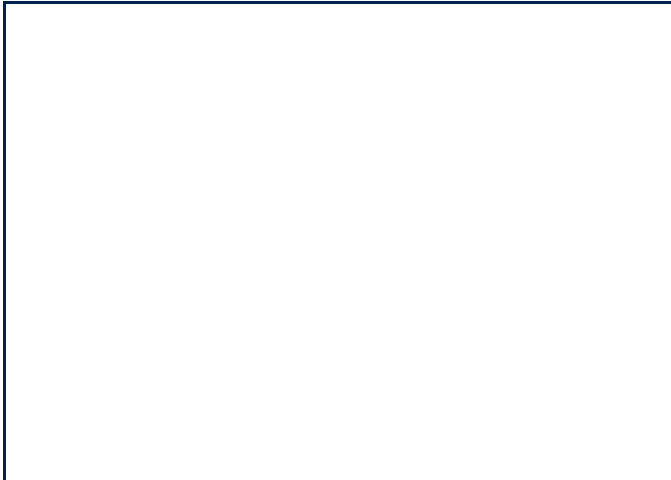
**Date:** 6/18/2013

Continuation

Update



East elevation, view looking northwest. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F2 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building F2 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North

Door Type(s): Partially-glazed slab  
Door Material(s): Wood  
Window Type(s): None visible  
Window Material(s): None visible

Alterations: Stuccoed addition between Buildings F1 and F2, original cladding replaced, visible doors replaced.

Notes: Very little of Building F2 is visible, the majority is enclosed by chain-link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building F2 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

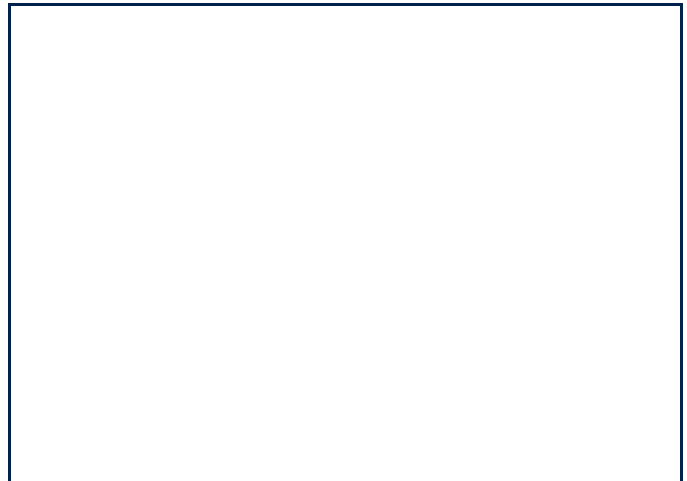
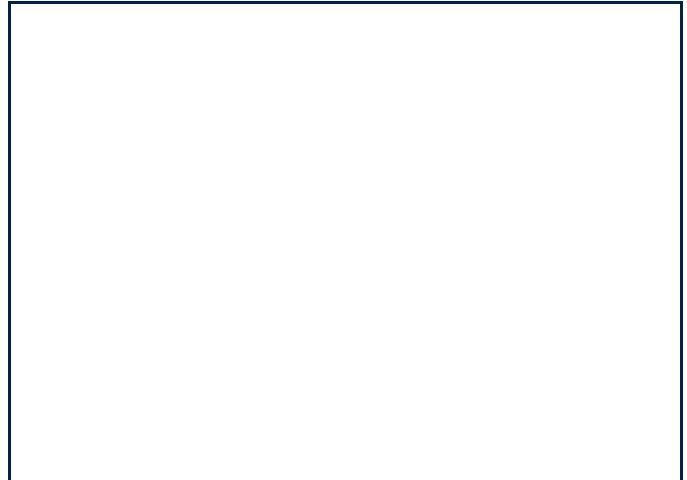
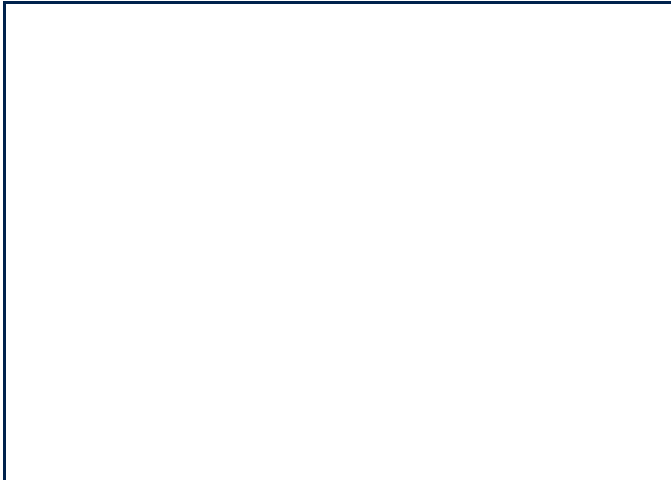
Update



East elevation, view looking southwest. 6/11/13.



South and east elevations, view looking northwest. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) Building F3 - 1000 W. Carson Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building F3 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North

Door Type(s): Partially-glazed paneled door  
Door Material(s): Wood  
Window Type(s): 6-over-6 double-hung,  
jalousie  
Window Material(s): Wood

Alterations: Additions to east, south and west elevations--the original building is "sandwiched" between new construction, original cladding replaced, HVAC ducts added to east elevation, plywood skirt around perimeter of building.

Notes: Wood entry porch with wood porch supports and railing.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



\*Resource Name or #: (Assigned by Recorder) Building F3 - 1000 W. Carson Street

Recorded By Amanda Yoder

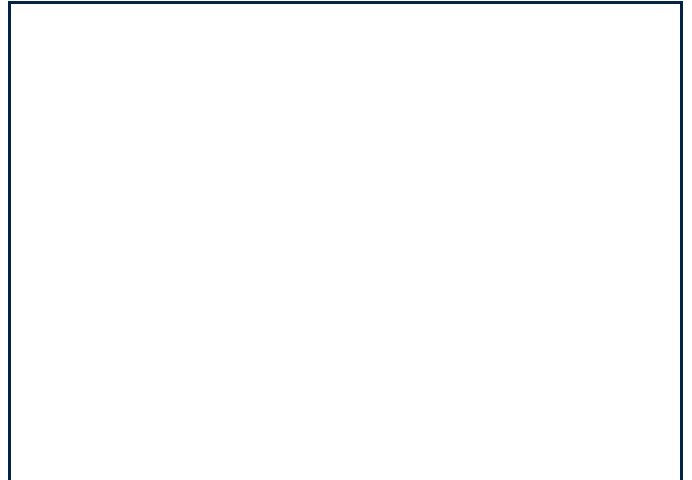
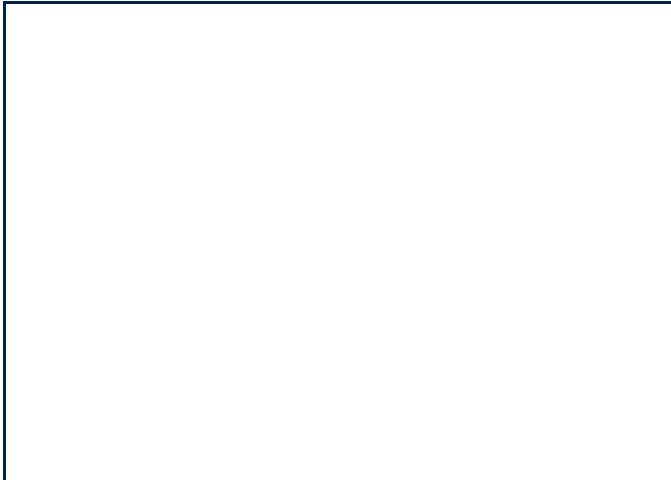
Date: 6/18/2013

Continuation

Update



West elevation, view looking southeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F4 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M \_\_\_\_\_

c. Address Building F4 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard, T1-11  
Primary Elevation: North

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): Single-hung  
Window Material(s): Vinyl

Alterations: Some windows replaced, addition to west elevation, original cladding replaced with T1-11 on east elevation, door opening removed from north elevation, window opening altered, security bars added, HVAC ducts added to west elevation, original doors replaced.

Notes: Canopies over east elevation doors, wood walkway along east elevation.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)  
North and west elevations, view looking southeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building F4 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

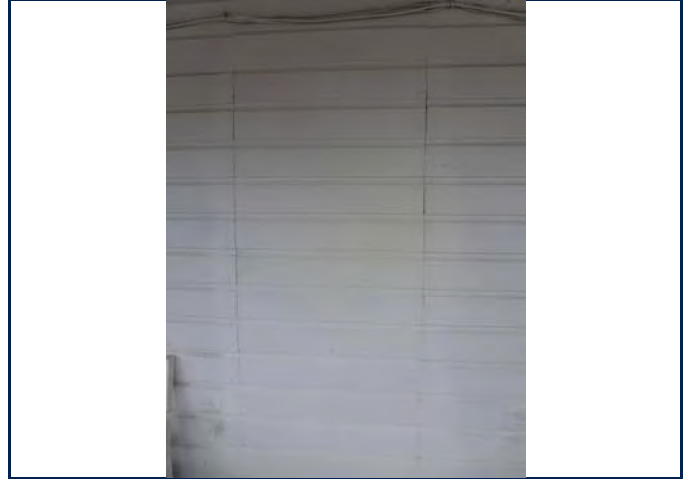
**Date:** 6/18/2013

Continuation

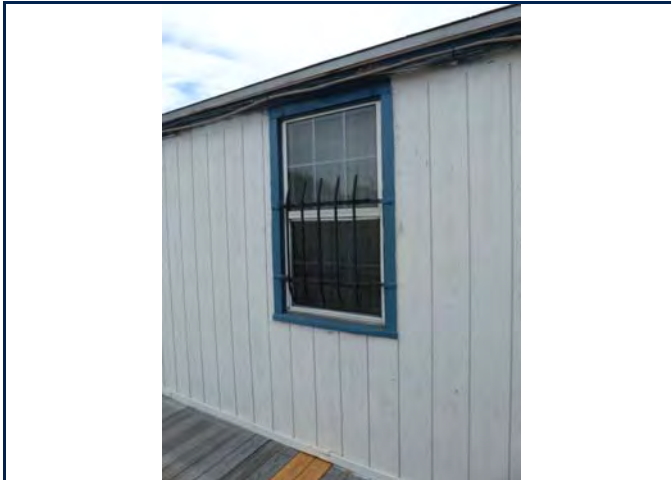
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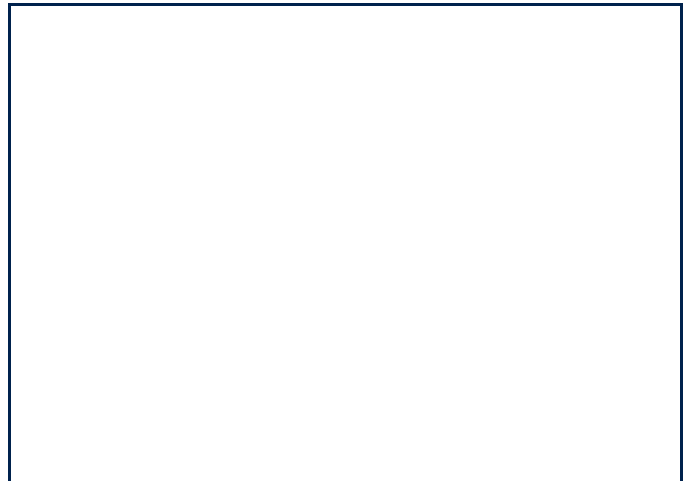
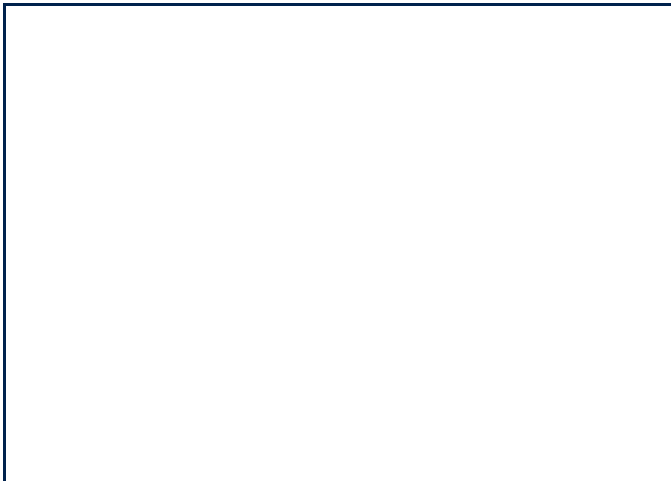
East elevation, view looking southwest. 6/11/13.



Removed door opening. 6/11/13.



Replacement window and security bars, east elevation. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F5 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building F5 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1

Construction: Wood  
Foundation: Elevated on concrete piers

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North

Door Type(s): Slab, paneled  
Door Material(s): Wood  
Window Type(s): Multilight hopper, 2-over-2  
and 6-over-6 double-hung  
Window Material(s): Wood

Alterations: Original cladding replaced with stucco, some original doors replaced, HVAC ducts added to east elevation, wood ADA-accessible ramp at west elevation.

Notes: Canopies over west elevation entrance, wood stairs at east elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
North and west elevation, view looking southeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building F5 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

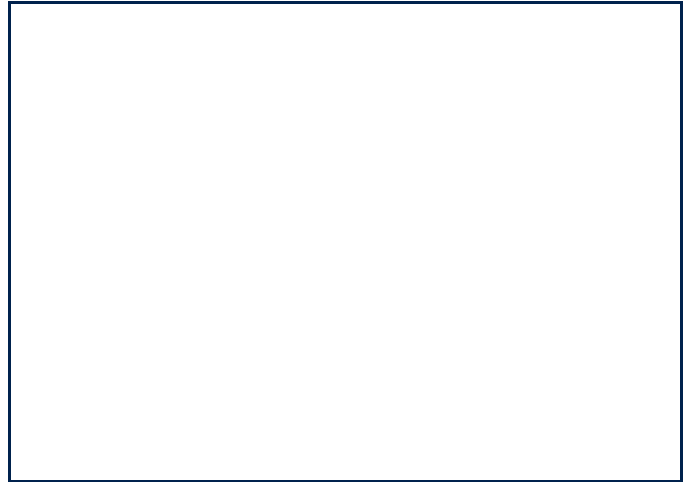
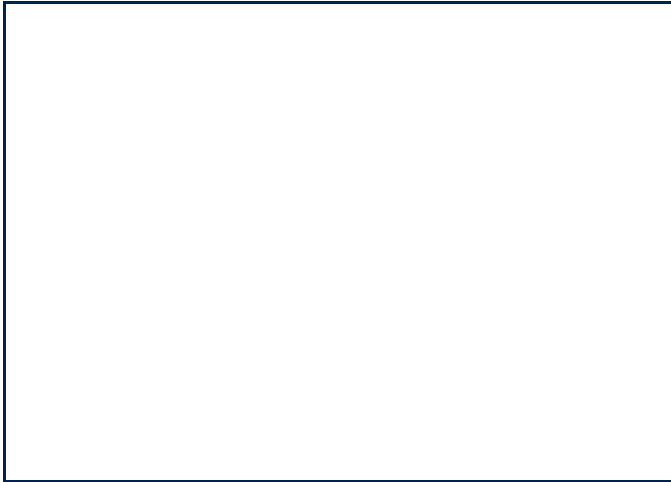
Update



East elevation, view looking southwest. 6/11/13.



West elevation, view looking southeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F6 - 1000 W. Carson Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building F6 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: None

Door Type(s): Partially-glazed slab  
Door Material(s): Wood  
Window Type(s): Multilight hopper, 6-over-6  
double-hung  
Window Material(s): Wood

Alterations: Some window openings boarded up, some original windows replaced, original doors replaced, original cladding replaced with stucco, HVAC ducts added to west elevation.

Notes: Wood steps at east elevation entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
North and west elevations, view looking southeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building F6 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

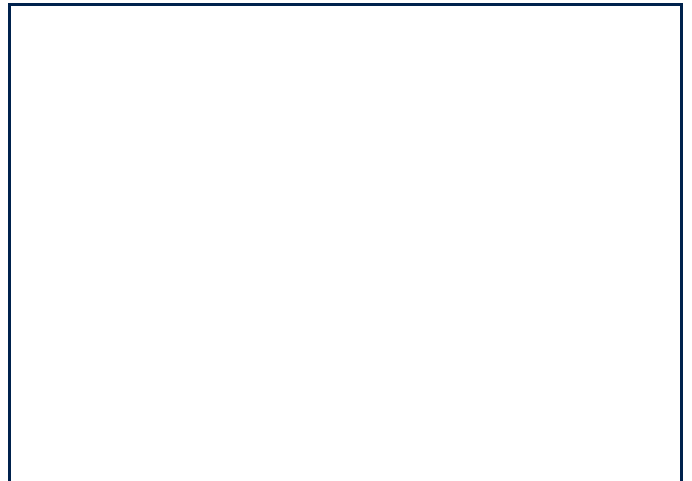
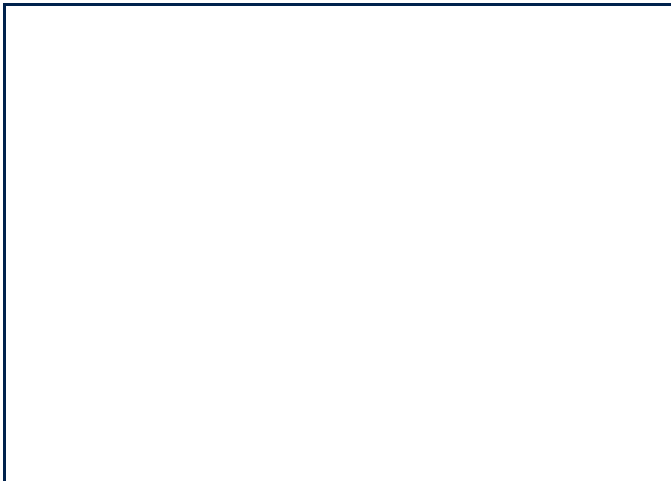
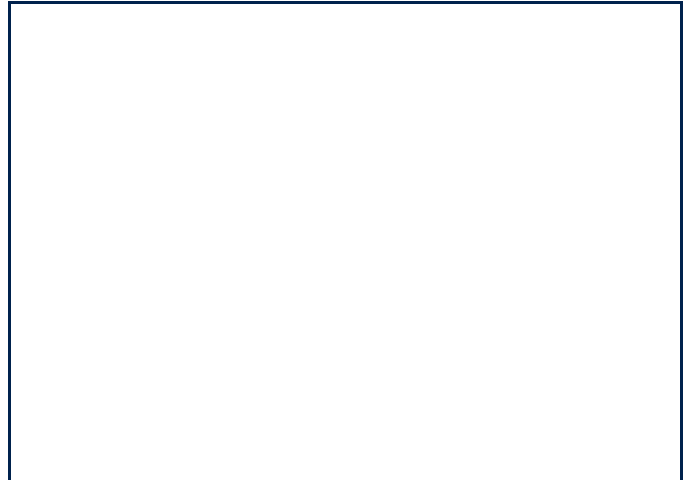
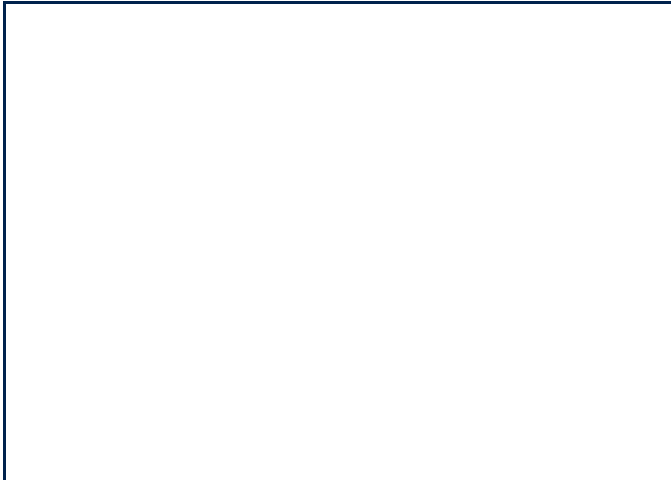
**Date:** 6/18/2013

Continuation

Update



East elevation, view looking southwest. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F7 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building F7 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: None

Door Type(s): Partially glazed slab  
Door Material(s): Wood  
Window Type(s): 2-over-2 double hung, multi-light hopper  
Window Material(s): Wood

Alterations: Additions to west elevation, original cladding replaced with stucco, some original windows replaced, HVAC ducts added to east elevation, ADA-accessible ramps at west elevation entrances, both concrete and wood, original doors replaced.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)  
North and west elevations, view looking southeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building F7 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



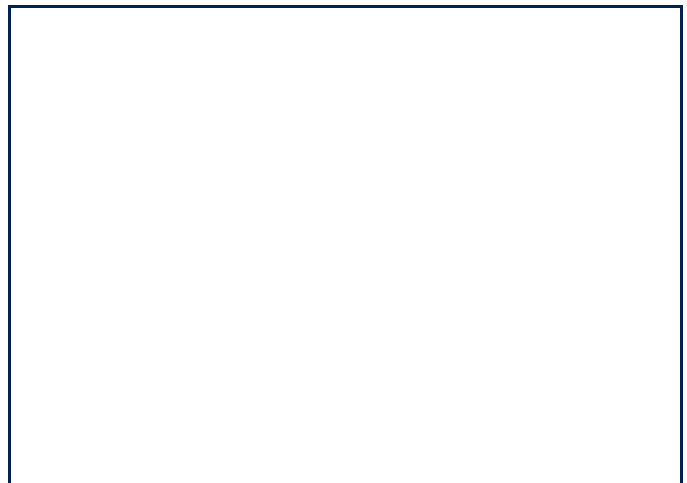
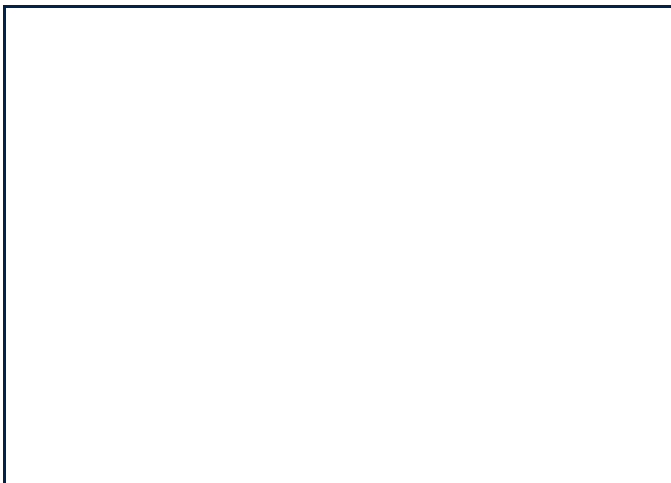
West elevation additions, view looking east. 6/11/13.



East elevation, view looking southwest. 6/11/13.



West elevation, doorway. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building F8 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building F8 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Not visible  
Foundation: Not visible

Roof Form: Gabled  
Roof Features: None  
Eaves: Shallow, open  
Roof Material: Rolled asphalt  
Exterior Materials: Standing seam metal siding  
Primary Elevation: North

Door Type(s): Partially-glazed panel  
Door Material(s): Wood  
Window Type(s): Hoppers, paired casements  
Window Material(s): Steel

Alterations: No major alterations were observed.

Notes: This building is significantly different from the rest of the c. 1943 buildings in that its cladding, construction and windows are all made of metal as opposed to wood. Its original function may have differed.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

**\*P10. Survey Type:** (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building F8 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

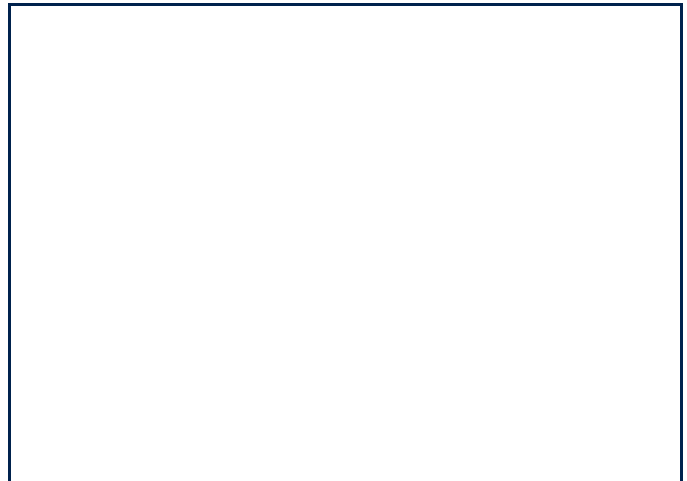
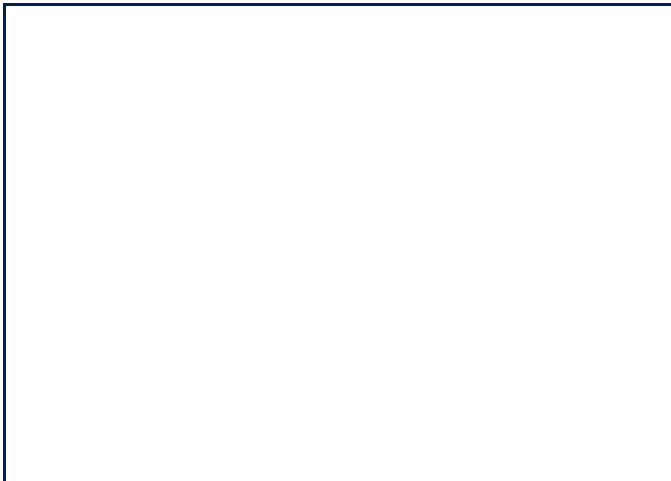
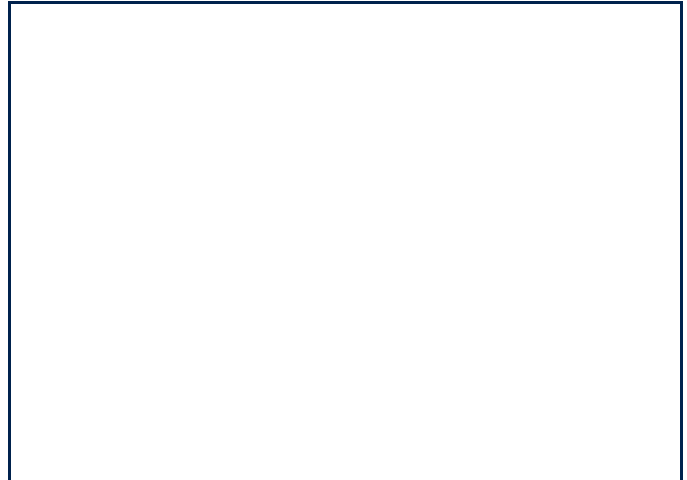
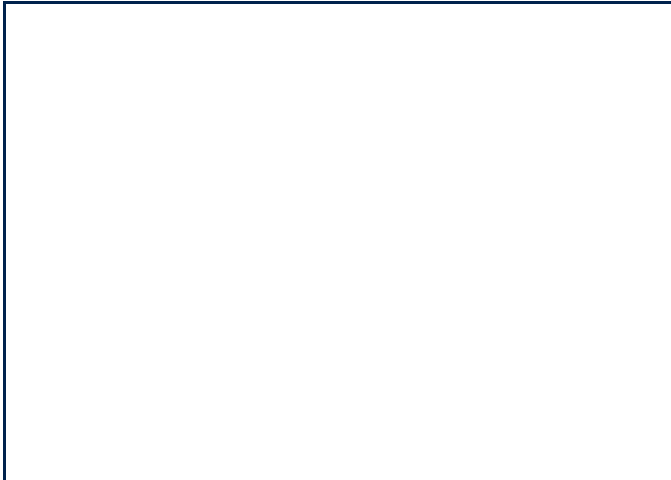
Update



East elevation, view looking southwest. 6/11/13.



East elevation, windows. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) Building F9 - 1000 W. Carson Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building F9 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: None

Door Type(s): None visible  
Door Material(s): None visible  
Window Type(s): Slider  
Window Material(s): Aluminum

Alterations: Original cladding replaced with stucco, original windows replaced with aluminum sliders.

Notes: The only visible portion of F9 is the north gable end.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building H1 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building H1 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: East/west  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: South

Door Type(s): Slab  
Door Material(s): Metal  
Window Type(s): Slider  
Window Material(s): Aluminum

Alterations: Original windows and doors replaced, original cladding replaced, security bars added to some windows, wall A/C units added to north and east elevations.

Notes: Canopies over south elevation entrances, brick structure at north elevation, possibly an incinerator.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South and east elevations, view looking northwest.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building H1 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

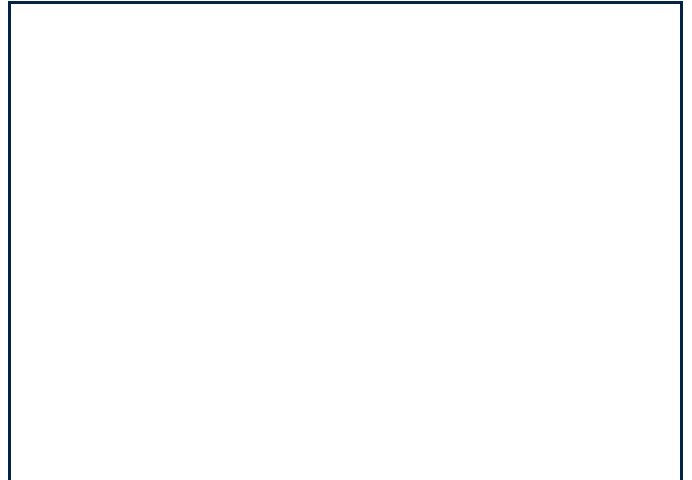
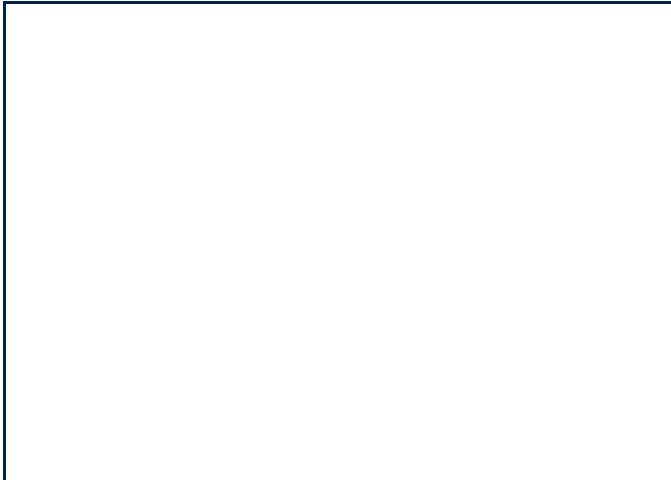
**Date:** 6/18/2013

Continuation

Update



North and east elevations, view looking southwest. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Building N14 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building N14 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Irregular  
Orientation: East/west  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents and attic  
access doors, cupolas  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: Wood clapboard, stucco  
Primary Elevation: North

Door Type(s): Partially-glazed paneled door  
with sidelights  
Door Material(s): Wood  
Window Type(s): 8-over-8 double-hung, sliders  
Window Material(s): Wood, aluminum

Alterations: Additions to all elevations, some window openings on west elevation altered, some original windows replaced with aluminum sliders, HVAC ducts added to south elevation, vent openings sealed, non-original concrete steps on north elevation entrances with metal handrails.

Notes: Multiple entrances, accessed by concrete or wood steps. Free-standing wood shed to the rear clad in plywood with a gabled roof, 6-over-6 double-hung wood windows and a wood slab door.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking southwest. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

\*Resource Name or #: (Assigned by Recorder) Building N14 - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

Update



North elevation, east end, view looking southwest. 6/11/13.



North elevation, west entrance. 6/11/13.



West elevation, addition detail. 6/11/13.



West elevation, view looking northeast. 6/11/13.



East elevation, view looking west. 6/11/13.



South elevation, free-standing shed. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
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Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Building N17 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building N17 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Partially-glazed paneled door, slab
Orientation: East/west	Roof Features: None	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): Multilight casements, single-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood, vinyl
Foundation: Elevated on concrete piers	Exterior Materials: Stucco	
	Primary Elevation: North	

Alterations: Original cladding replaced with stucco, security bars added to some windows, some windows replaced on north elevation, awning added over north entrance, chickenwire skirt around perimeter of building, some original doors replaced.

Notes: Wood entrance ramp on the north elevation, wood porch entrance on the west elevation, porch is supported and enclosed by thin wood beams.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking southwest. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

\*Resource Name or #: (Assigned by Recorder) Building N17 - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

Update



North elevation, entrance. 6/11/13.



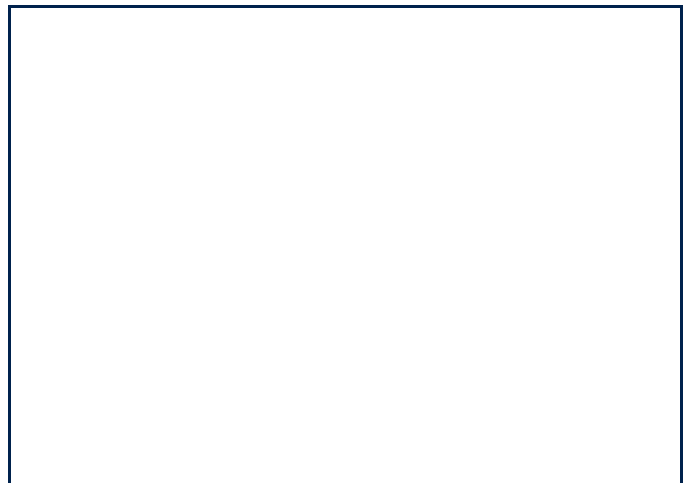
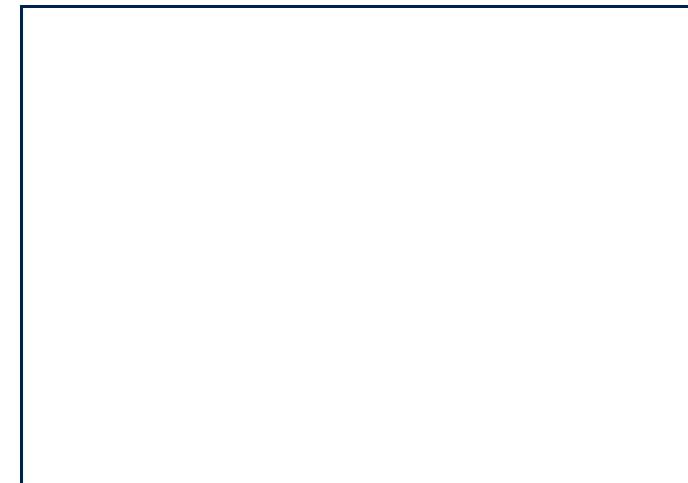
West elevation, view looking southeast. 6/11/13.



North elevation, typical window. 6/11/13.



North elevation, replacement window. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building N22 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building N22 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular

Orientation: East/west

Stories: 1

Construction: Wood

Foundation: Elevated on concrete piers

Roof Form: Gable

Roof Features: None

Eaves: Flush

Roof Material: Composition shingle

Exterior Materials: Stucco

Primary Elevation: North

Door Type(s): Slab

Door Material(s): Metal

Window Type(s): Multilight casement, 6-over-6 double-hung

Window Material(s): Wood

Alterations: Cladding replaced with stucco, security bars added to some windows, HVAC ducts added to west elevation, original doors replaced, concrete ADA-accessible ramp with metal handrails at north elevation entrance, plywood skirt around building perimeter, doors replaced.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)

North elevation, view looking southwest. 6/11/13.

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County

500 W. Temple Street #754

Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List): \_\_\_\_\_



\*Resource Name or #: (Assigned by Recorder) Building N22 - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

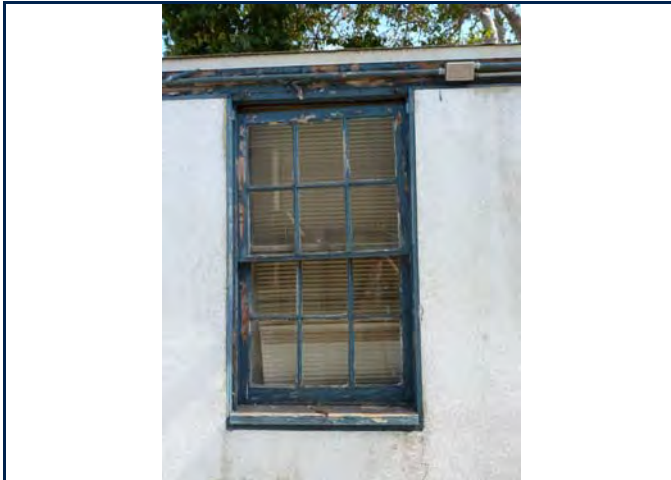
Update



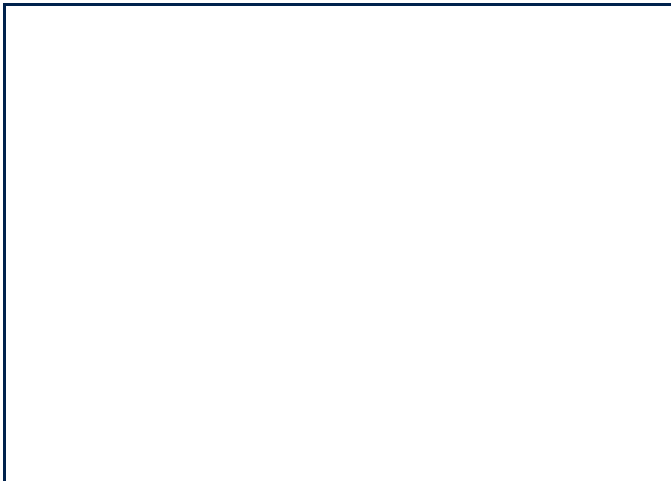
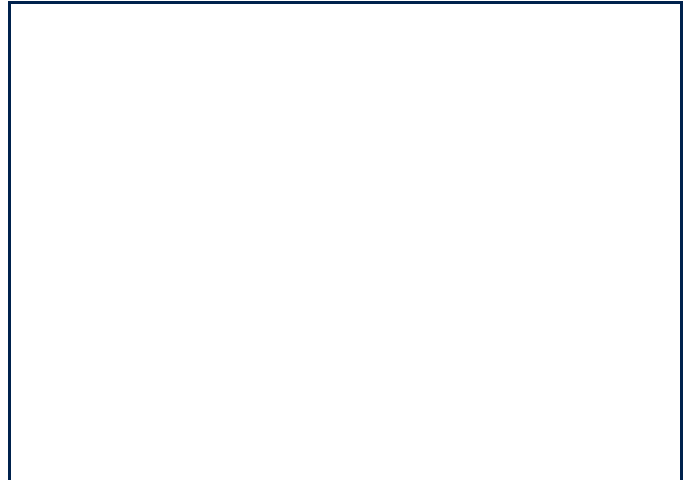
East elevation, view looking west. 6/11/13.



North elevation, entrance and ramp. 6/11/13.



South elevation, original window. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) Building N24 - 1000 W. Carson Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building N24 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: T-shaped  
Orientation: East/west  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Cross-gabled and shed  
Roof Features: None  
Eaves: Open with fascia board  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North [blocked by new construction]

Door Type(s): Double, slab  
Door Material(s): Metal  
Window Type(s): Sliders  
Window Material(s): Aluminum and wood

Alterations: Additions to east and south elevations, replacement of some windows with aluminum sliders, original cladding possibly replaced with stucco, original doors replaced, HVAC ducts added to east elevation.

Notes: This building appears to date after the property was purchased by Los Angeles County and may be an early Harbor General Hospital building.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
East elevation, view looking west. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1950 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

\*Resource Name or #: (Assigned by Recorder) Building N24 - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

Update



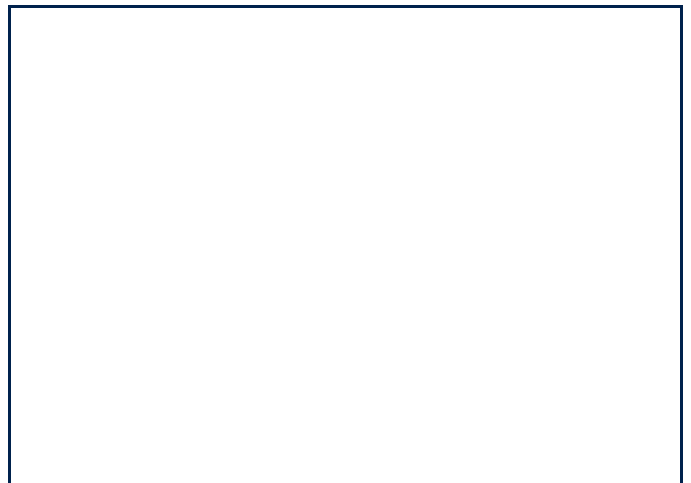
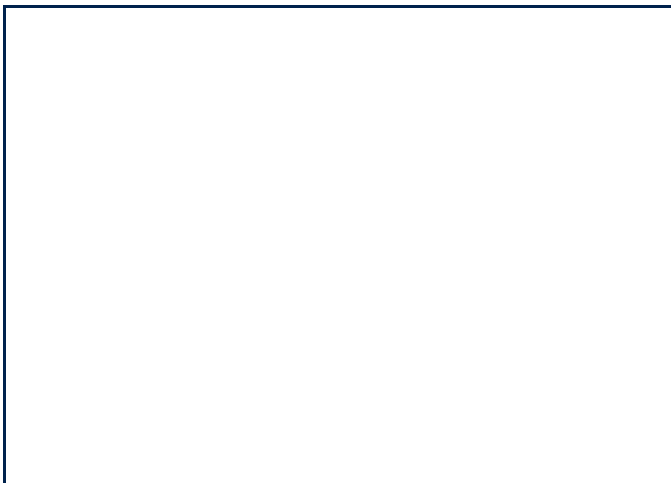
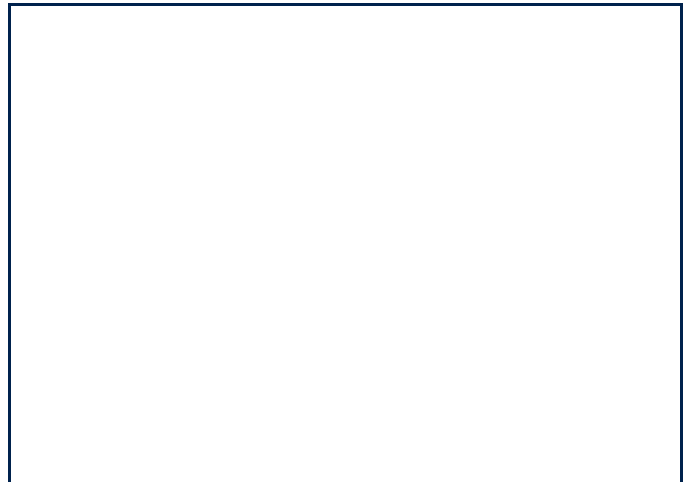
South and east elevations, view looking northwest. 6/11/13.



West elevation, view looking southeast. 6/11/13.



East elevation, original window. 6/11/13.





**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building N28 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building N28 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Combination hipped/gabled  
Roof Features: None  
Eaves: Shallow, both open and boxed  
Roof Material: Composition shingle  
Exterior Materials: Stucco, wood clapboard  
Primary Elevation: East

Door Type(s): Slab, fully-glazed  
Door Material(s): Wood, metal  
Window Type(s): Hopper/awning, 2-over-2 double-hung, sliding  
Window Material(s): Wood, metal

Alterations: Additions, replacement of original windows with metal sliding windows, new concrete steps with metal handrails at entrances, HVAC ducts added to east elevation, awning added to primary entrance on west elevation, concrete ADA-accessible ramp with metal handrails at west elevation main entrance, replacement of original doors. This was originally two buildings that were later connected by the stuccoed portion in the center.

Notes: None.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
West elevation, north end, view looking southeast.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

. 1943/50 1952 Historic Aerial/Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building N28 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

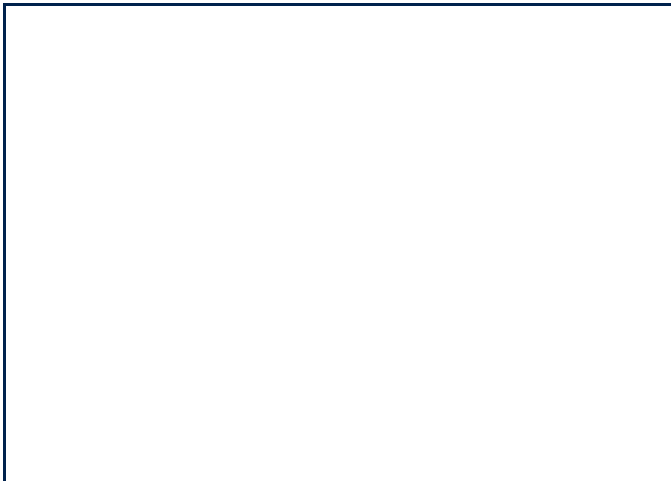
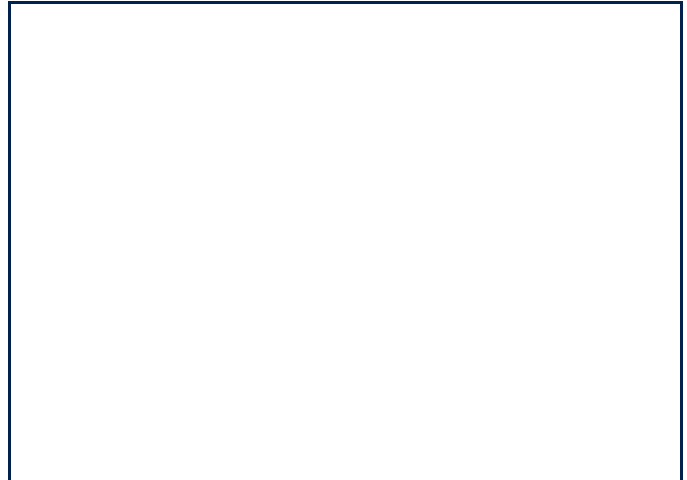
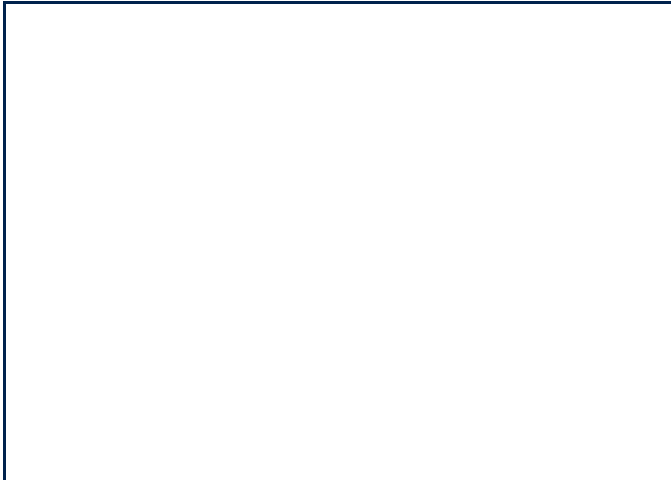
Update



East elevation, north end, view looking southwest. 6/11/13.



South and west elevations, view looking northeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) Building N34 - 1000 W. Carson Street

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building N34 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Shallow, open with exposed rafter tails  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: South

Door Type(s): Partially-glazed paneled door  
Door Material(s): Wood  
Window Type(s): 3-over-3, 6-over-6 and 8-over-8 double-hung  
Window Material(s): Wood

Alterations: Original cladding replaced with stucco, HVAC ducts added to west elevation, new concrete porch steps, concrete ADA-accessible ramp with metal handrails.

Notes: South elevation porch with thin wood porch supports and wood porch enclosure.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

\*Resource Name or #: (Assigned by Recorder) Building N34 - 1000 W. Carson Street

Recorded By Amanda Yoder

Date: 6/18/2013

Continuation

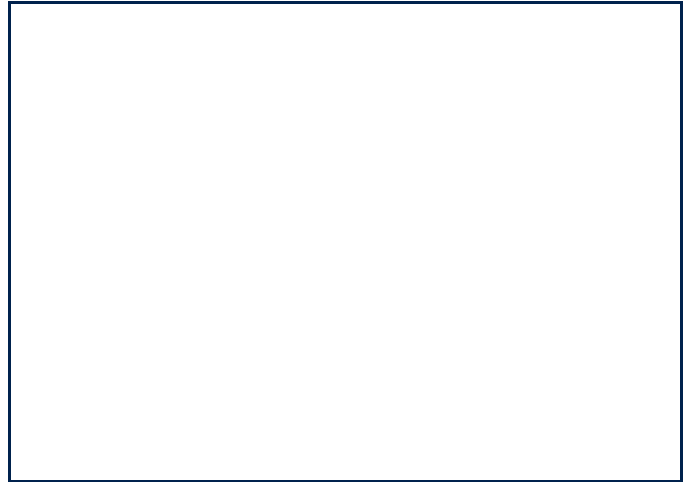
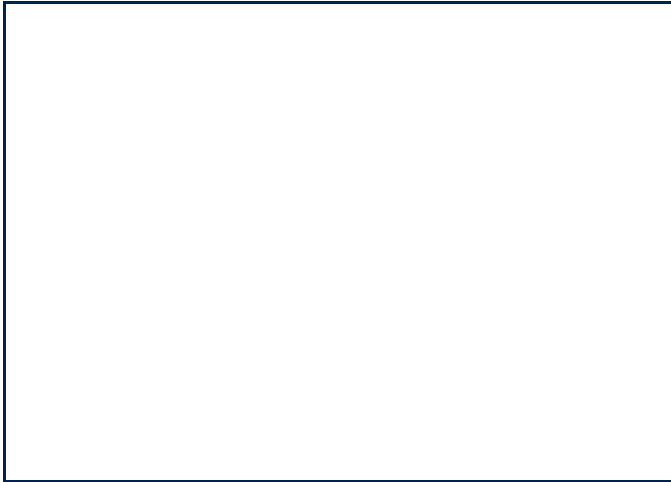
Update



East elevation, view looking west. 6/11/13.



South elevation, view looking northwest. 6/11/13.





**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
 DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building N6 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Building N6 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab
Orientation: East/west	Roof Features: Gable-end attic vents and cupola	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): 8-over-8 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: South	

Alterations: Window opening on west elevation boarded up, HVAC ducts added to south elevation and roof, siding patched, vent openings sealed on south elevation, water heater added to south elevation, east elevation entrance moved, south elevation entrance opening possibly altered, ADA-accessible concrete ramps with metal handrails at entrances on east and south elevations, plywood skirt around building perimeter, original doors replaced.

Notes: Canopy over south entrance.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
 South elevation, view looking northwest. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both  
 c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
 500 W. Temple Street #754  
 Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
 GPA Consulting  
 231 California Street  
 El Segundo, CA 90245

\*P9. Date Recorded: 6/17/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
 Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Building N6 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



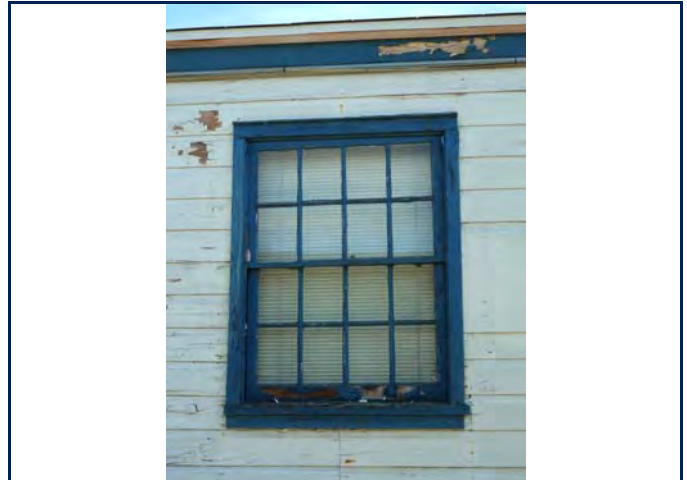
North elevation, view looking southwest. 6/11/13.



East elevation, view looking southwest. 6/11/13.



East elevation and ADA, view looking west. 6/11/13.



South elevation, typical window. 6/11/13



South elevation, HVAC ducts. 6/11/13.



South elevation, entrance. 6/11/13.



**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
 DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Building T1 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Building T1 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Irregular	Roof Form: Gabled	Door Type(s): Slab
Stories: 1	Roof Features: None	Door Material(s): Wood
Construction: Wood	Eaves: Flush	Window Type(s): Multilight awning/hopper, slider
Foundation: Concrete	Roof Material: Composition shingle	Window Material(s): Wood, aluminum
	Exterior Materials: Stucco	
	Primary Elevation: West	

Alterations: Additions, some window openings boarded up, some windows replaced with aluminum sliders, vehicular openings on north elevation boarded up, original cladding replaced with stucco, original doors replaced.

Notes: Canopy over west elevation entrance, originally used as a gas station.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
West elevation, view looking east. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) Building T1 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

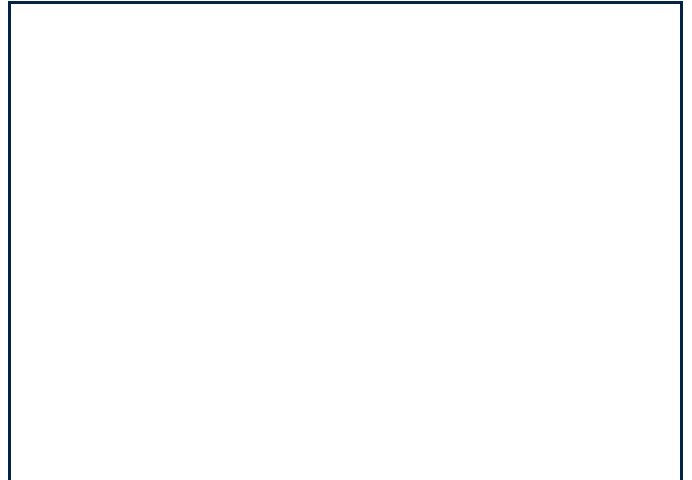
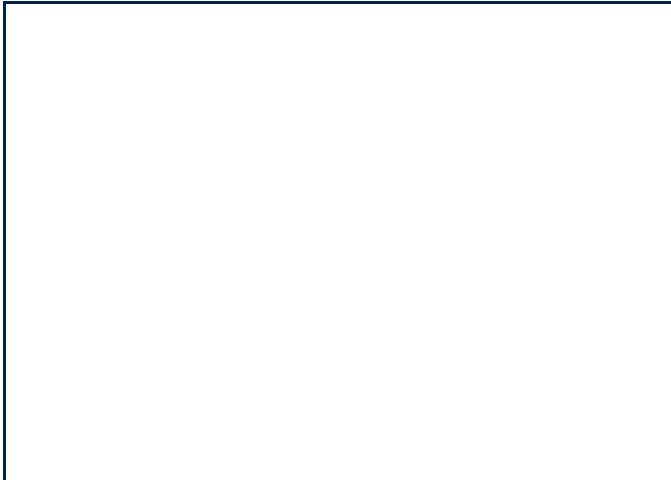
**Date:** 6/18/2013

Continuation

Update



North elevation, view looking south. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Cottage 14 - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Cottage 14 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Shallow, open with exposed rafter tails  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North

Door Type(s): Paneled  
Door Material(s): Wood  
Window Type(s): Single-hung  
Window Material(s): Vinyl

Alterations: Original windows replaced (original window openings maintained), original cladding replaced with stucco, new concrete porch steps.

Notes: Entrance porch at north and south elevations with shed roofs supported by thin wood posts, no windows on east elevation.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

**\*P10. Survey Type:** (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

\*Resource Name or #: (Assigned by Recorder) Cottage 14 - 1000 W. Carson Street

Recorded By Amanda Yoder

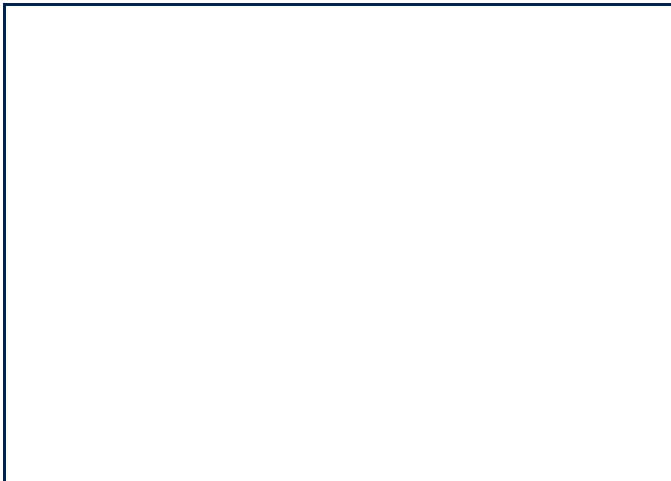
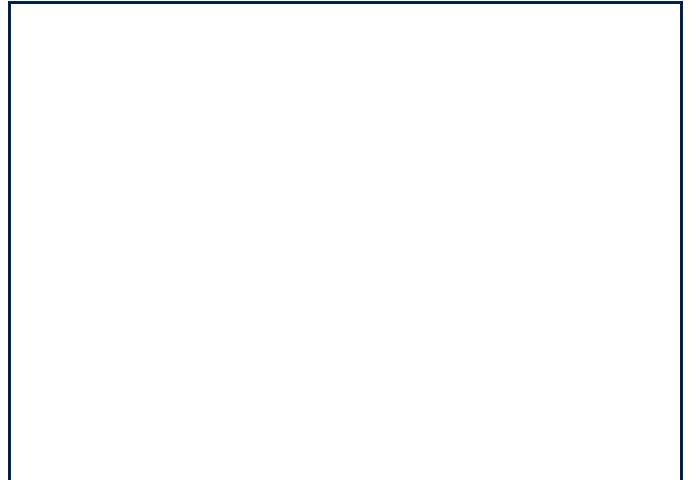
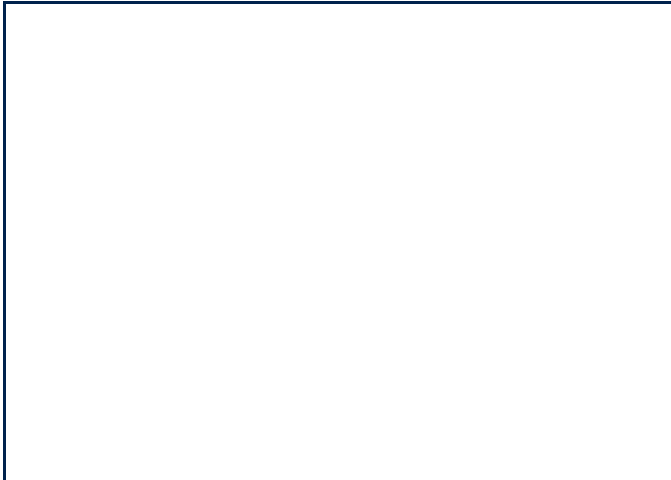
Date: 6/18/2013

Continuation

Update



South and west elevations, view looking northeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Cottage 16 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M  
c. Address Cottage 16 - 1000 W. Carson Street City: Torrance Zip 90502  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Paneled
Stories: 1	Roof Features: Gable-end attic vents	Door Material(s): Wood
Construction: Wood	Eaves: Shallow, open with exposed rafter tails	Window Type(s): Single-hung
Foundation: Concrete	Roof Material: Composition shingle	Window Material(s): Vinyl
	Exterior Materials: Stucco	
	Primary Elevation: North	

Alterations: Original windows replaced (original window openings maintained), original cladding replaced with stucco, new concrete porch steps.

Notes: Entrance porch at north and south elevations with shed roofs supported by thin wood posts, no windows on east elevations.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Cottage 16 - 1000 W. Carson Street

**Recorded By** Amanda Yoder

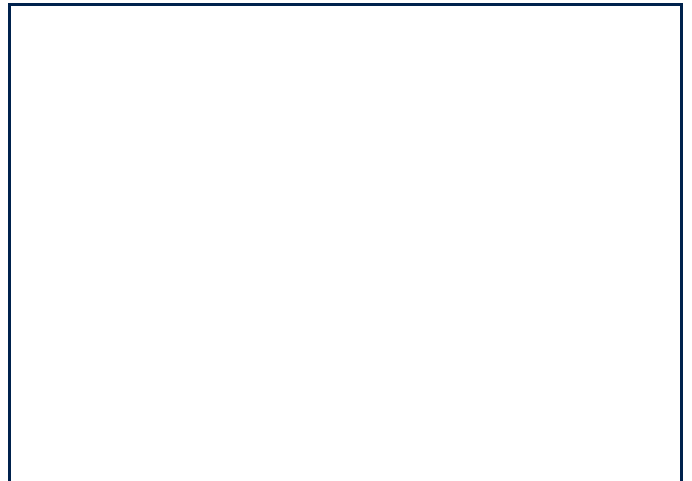
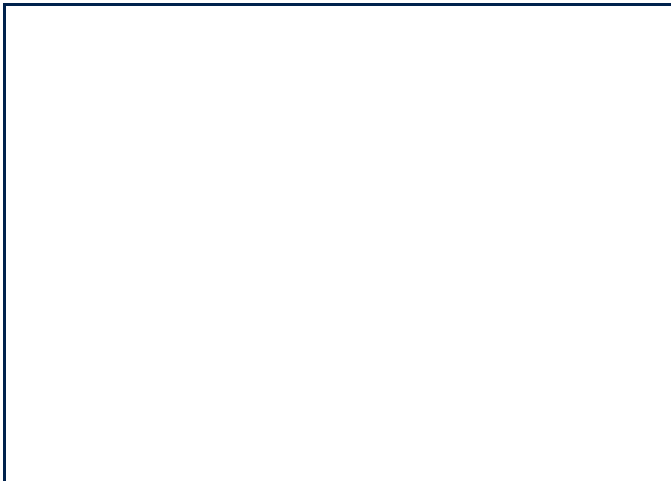
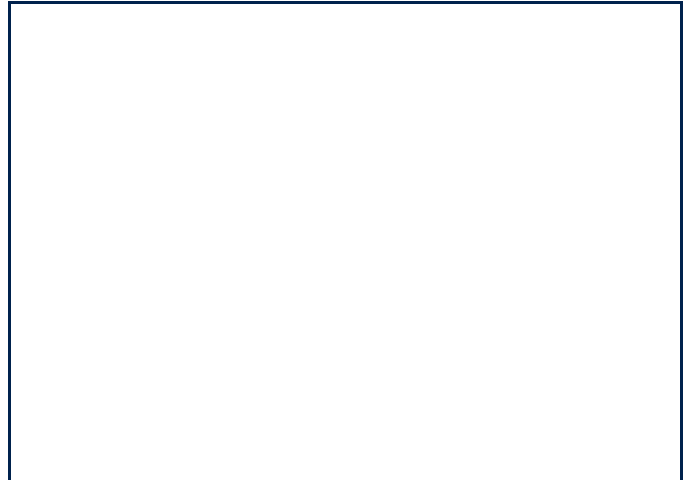
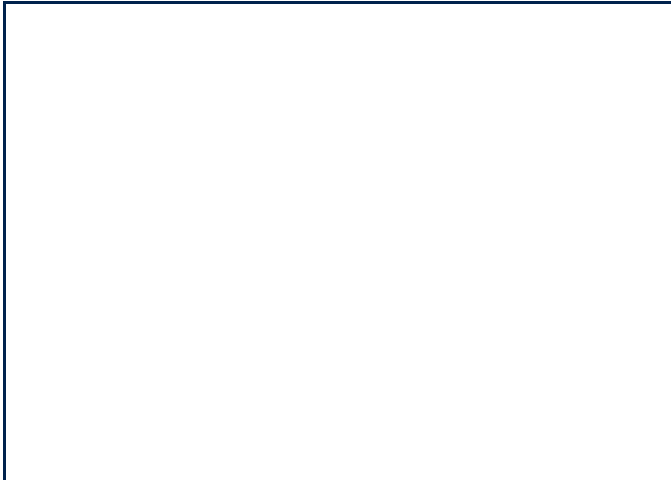
**Date:** 6/18/2013

Continuation

Update



South and west elevations, view looking northeast. 6/11/13.





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) Cottage 18 - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address Cottage 18 - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Stories: 1  
Construction: Wood  
Foundation: Concrete

Roof Form: Gabled  
Roof Features: Gable-end attic vents  
Eaves: Shallow, open with exposed rafter tails  
Roof Material: Composition shingle  
Exterior Materials: Stucco  
Primary Elevation: North

Door Type(s): Paneled  
Door Material(s): Wood  
Window Type(s): Single-hung  
Window Material(s): Vinyl

Alterations: Original windows replaced (original window openings maintained), original cladding replaced with stucco, new concrete porch steps.

Notes: Entrance porch at north and south elevations with shed roofs supported by thin wood posts, no windows on east elevations.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
North elevation, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



\*Resource Name or #: (Assigned by Recorder) Cottage 18 - 1000 W. Carson Street

Recorded By Amanda Yoder

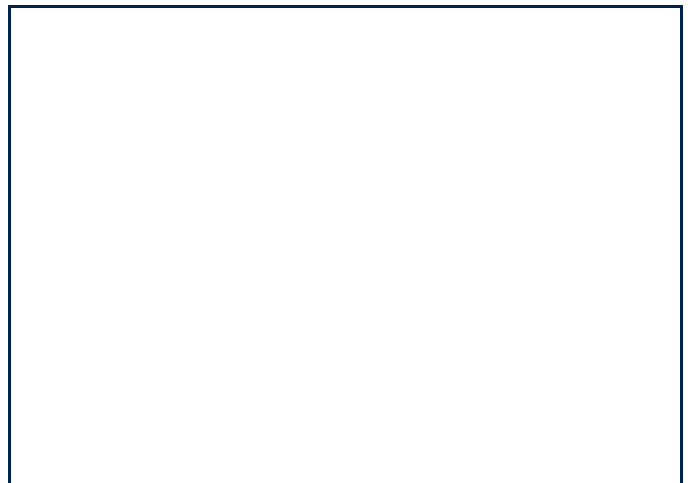
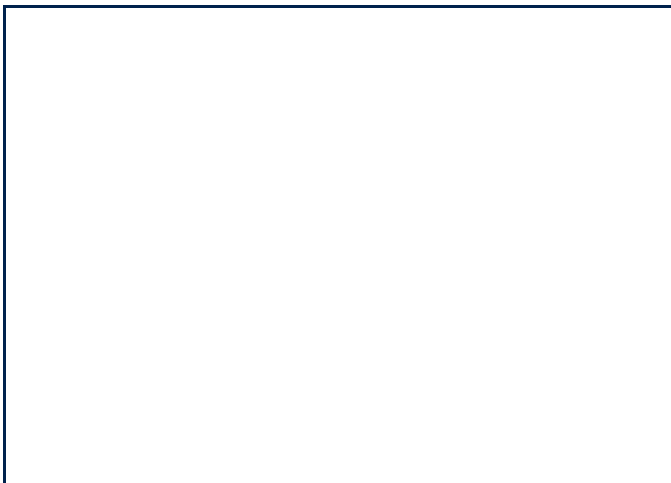
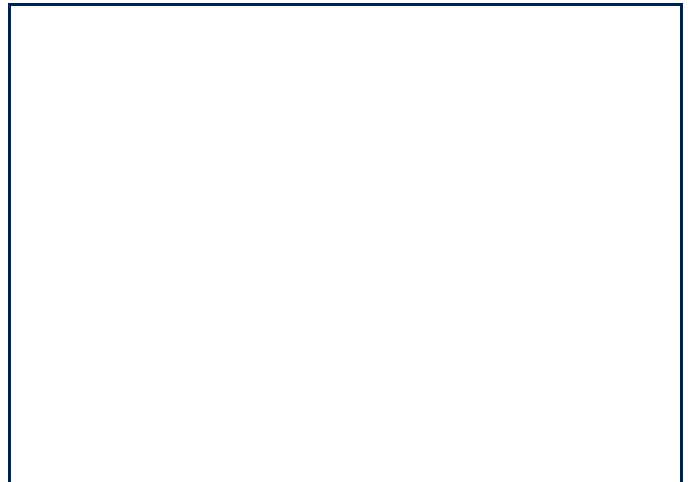
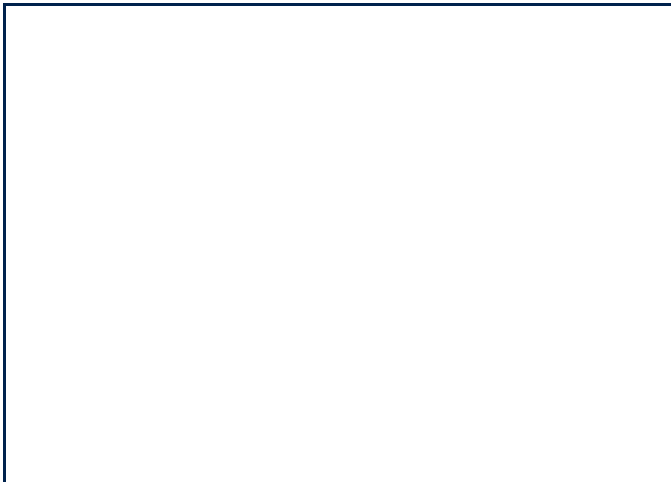
Date: 6/18/2013

Continuation

Update



South and west elevations, view looking northeast. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or #: (Assigned by Recorder) D Walkway - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address D Walkway - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab
Orientation: East/west	Roof Features: None	Door Material(s): Metal, wood
Stories: 1	Eaves: Flush	Window Type(s): 6-over-6 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard, T1-11	
	Primary Elevation: North	

Alterations: Additions to north elevation, removal of Building D4 and patch with T1-11, original doors replaced.

Notes: Long, narrow building that houses an interior hallway connecting "D" buildings, windows, multiple exterior doors accessed by stairs or ramps, interior doors that lead directly into each remaining building.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
North elevation, view looking southeast. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

**\*P7. Owner and Address:**

Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

**\*P10. Survey Type:** (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) D Walkway - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

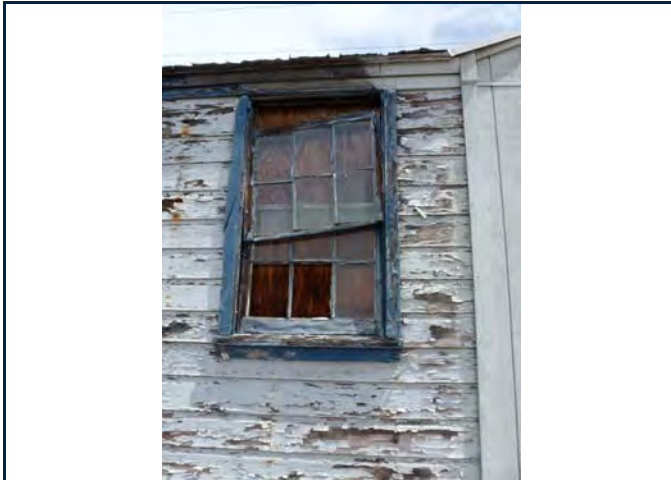
Update



South elevation, building scar. 6/11/13.



North elevation, gable remnant. 6/11/13.



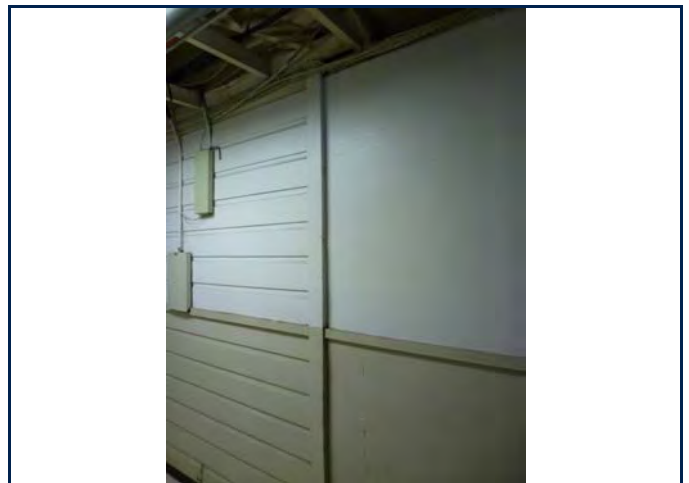
South elevation, severe window deterioration. 6/11/13.



Interior, severe termite damage. 6/11/13.



Interior, floor damage. 6/11/13.



Interior wall materials. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) E Walkway - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M

c. Address E Walkway - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Slab
Orientation: East/west	Roof Features: None	Door Material(s): Metal, wood
Stories: 1	Eaves: Flush	Window Type(s): 6-over-6 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Wood clapboard	
	Primary Elevation: North	

Alterations: Additions to north elevation, replacement of original doors, alterations to door openings.

Notes: Long, narrow building that houses an interior hallway connecting "E" buildings, windows, multiple exterior doors accessed by stairs or ramps, interior doors that lead directly into each remaining building.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
South elevation, view looking north. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) E Walkway - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

Update



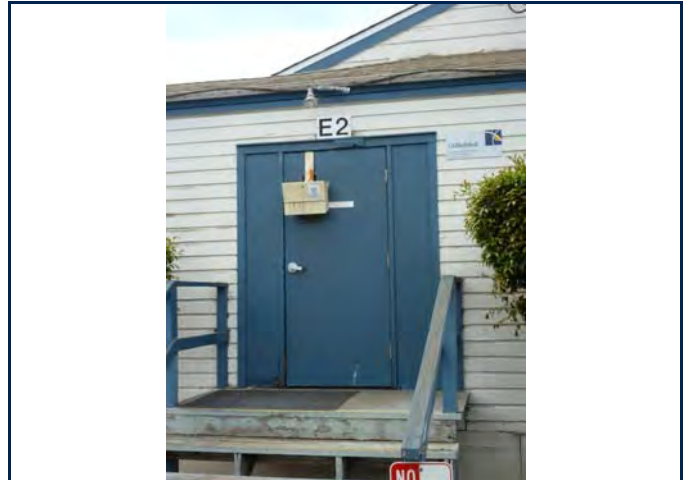
North elevation, view looking southwest. 6/11/13.



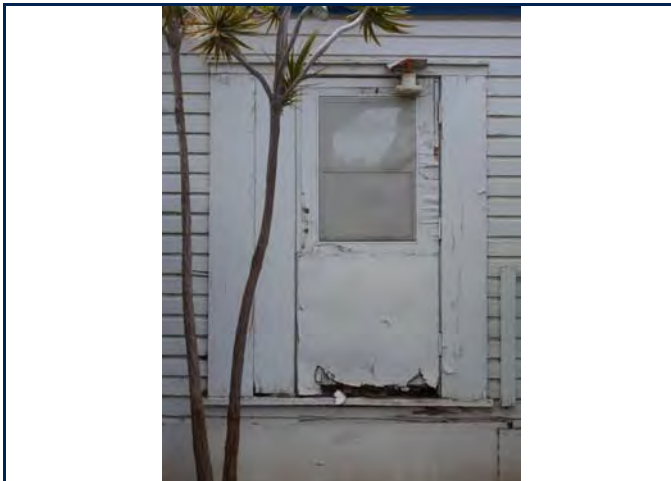
South elevation, view looking north. 6/11/13.



South elevation, view looking north. 6/11/13.



North elevation, altered entrance. 6/11/13.



North elevation, altered entrance. 6/11/13.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) F Walkway - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M  
c. Address F Walkway - 1000 W. Carson Street City: Torrance Zip 90502  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular	Roof Form: Gabled	Door Type(s): Partially-glazed paneled door
Orientation: East/west	Roof Features: None	Door Material(s): Wood
Stories: 1	Eaves: Flush	Window Type(s): 2-over-2 double-hung
Construction: Wood	Roof Material: Composition shingle	Window Material(s): Wood
Foundation: Elevated on concrete piers	Exterior Materials: Stucco	
	Primary Elevation: North	

Alterations: Portions of F Walkway are enclosed, but the majority is a covered, open walkway supported by thin wood posts and covered with a gabled roof. It may have been entirely open or entirely enclosed originally.

Notes: Long, narrow building that houses an interior hallway connecting "F" buildings, windows, multiple exterior doors accessed by stairs or ramps, interior doors that lead directly into each remaining building. Portions of F Walkway are open and covered with a gabled roof supported by thin wood posts.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
South elevation, view looking north. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



**\*Resource Name or #:** (Assigned by Recorder) F Walkway - 1000 W. Carson Street

**Recorded By** Amanda Yoder

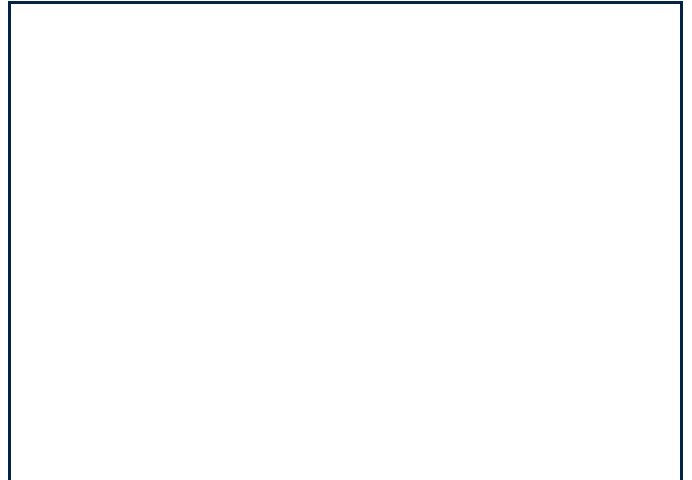
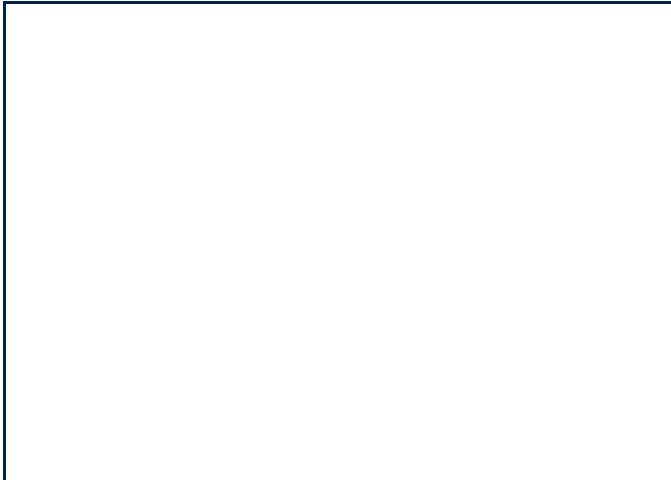
**Date:** 6/18/2013

Continuation

Update



F Walkway, view looking east. 6/11/13.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or #: (Assigned by Recorder) N Walkway - 1000 W. Carson Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; B.M \_\_\_\_\_

c. Address N Walkway - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: Rectangular  
Orientation: North/south  
Stories: 1  
Construction: Wood  
Foundation: None

Roof Form: Gabled  
Roof Features: None  
Eaves: Flush  
Roof Material: Composition shingle  
Exterior Materials: None  
Primary Elevation: None

Door Type(s): None  
Door Material(s): None  
Window Type(s): None  
Window Material(s): None

Alterations: No major alterations were observed.

Notes: Long, narrow open walkway covered by a gabled roof supported by thin wood posts, connects "N" buildings.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
N Walkway, view looking south. 6/11/13.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1943 Visual Observation

\*P7. Owner and Address:  
Los Angeles County  
500 W. Temple Street #754  
Los Angeles, CA 90012

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)  
Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
 DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or #: (Assigned by Recorder) Paint Shop - 1000 W. Carson Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Se \_\_\_\_\_ ; \_\_\_\_\_ B.M

c. Address Paint Shop - 1000 W. Carson Street City: Torrance Zip 90502

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 7344-001-901

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Plan Shape: L-shaped	Roof Form: Combination	Door Type(s): Single and double, slab doors
Stories: 1	Roof Features: Gable-end attic vents	Door Material(s): Metal
Construction: Wood	Eaves: Flush	Window Type(s): Sliders, fixed, 6-over-6 double-hung
Foundation: Elevated on concrete piers	Roof Material: Composition shingle	Window Material(s): Aluminum, wood
	Exterior Materials: Stucco	
	Primary Elevation: East	

Alterations: Additions, original cladding replaced with stucco, door opening removed, security bars added to some windows, awnings added to some windows, non-original doors.

Notes: No skirt around building base.

\*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

\*P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
 South and east elevations, view looking northwest.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1943 Visual Observation

\*P7. Owner and Address:

Los Angeles County  
 500 W. Temple Street #754  
 Los Angeles, CA 90012

\*P8. Recorded by:

Amanda Yoder  
 GPA Consulting  
 231 California Street  
 El Segundo, CA 90245

\*P9. Date Recorded: 6/18/2013

\*P10. Survey Type: (Describe)

Intensive Level Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Los Angeles Biomedical Research Institute Historic Resource Report, GPA Consulting, July 2013

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**\*Resource Name or #:** (Assigned by Recorder) Paint Shop - 1000 W. Carson Street

**Recorded By** Amanda Yoder

**Date:** 6/18/2013

Continuation

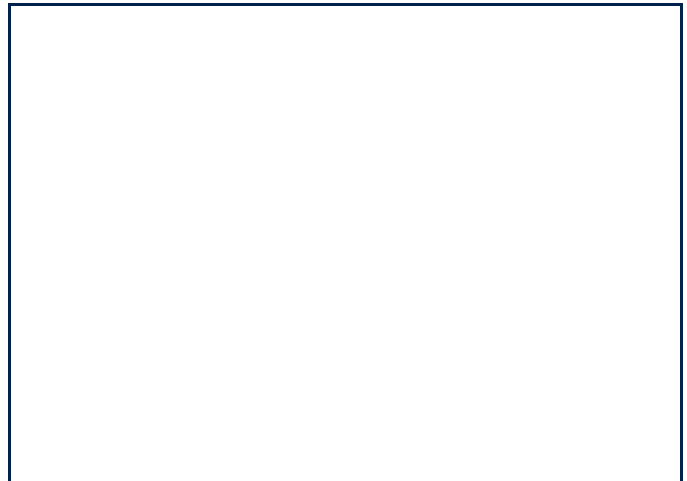
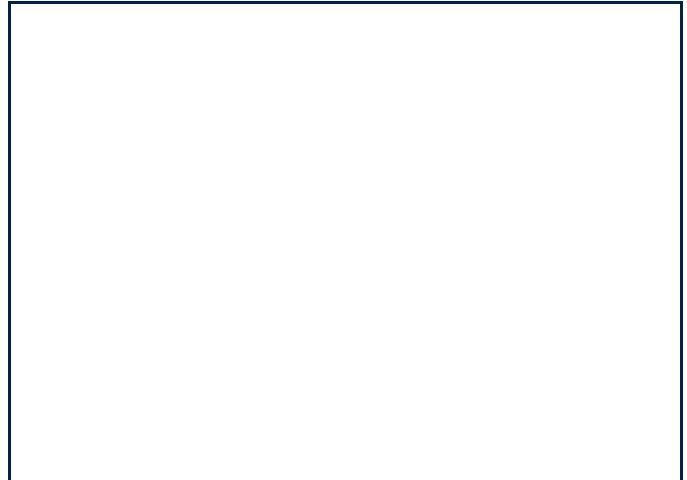
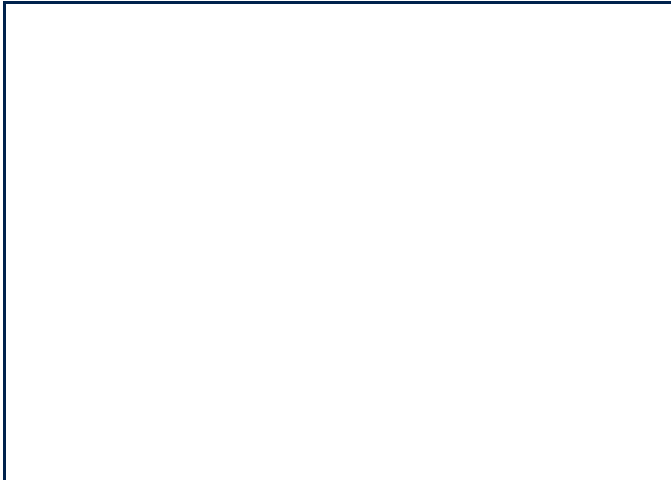
Update



South and west elevations, view looking northwest. 6/11/13.



East elevation, north end, view looking northwest. 6/11/13.







APPENDIX II: ALTERATION PERMITS

Building	Applicant	Owner	Date	Work Completed
N28	R.E. Shonerd	Los Angeles County	9/21/1950	Add flammable liquid storage vault for pharmacy
N6	S. A. DiGiamapolo	Los Angeles County	2/29/1968	Change partitions, add sheetrock to walls
N14	S. A. DiGiamapolo	Los Angeles County	3/12/1971	Install interior partitions
N14	S. A. DiGiamapolo	Los Angeles County	6/21/1971	1,500 sq.ft. addition, a covered loading dock for receiving office supplies
N24	Clyde M. Johnson	Los Angeles County	12/22/1971	4,000 sq. ft. addition to N24 for research lab
N24	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	12/22/1971	1 - 4 ton compressor, 1 - 5 ton compressor
N14	Clyde M. Johnson	Los Angeles County	5/4/1972	Cover open section to create new office space
N24	S. A. DiGiamapolo	Los Angeles County	10/20/1972	225 sq. ft. shed addition to house animals
N22	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	10/25/1972	1 Compressor
N24	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	10/30/1972	1 24M BTU Compressor
N22	S. A. DiGiamapolo	Los Angeles County	12/29/1972	Convert warehouse to offices
N14	Illegible	Los Angeles County	1/4/1973	Relocate 2 doors
N24	S. A. DiGiamapolo	None listed	1/9/1973	Convert restrooms to examination rooms
N28	S. A. DiGiamapolo	Los Angeles County	1/19/1973	Join existing structures and make small addition [originally A 14 and 16, joined in the middle by this permit]
N28	Air Tec	Los Angeles County	1/19/1973	Replace existing: 4 air handling units, 2,000 cfm; 4 60M ventilation systems
N17	S. A. DiGiamapolo	Los Angeles County	2/14/1973	Install partitions and add toilet room

N17	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	2/14/1973	1 - 3 horsepower compressor
N14	S. A. DiGiamapolo	Los Angeles County	8/1/1973	Addition of storage area (plan check only)
N14	Nichols Sheet Metal and Air Co. Inc.	L.A. General Hospital	8/1/1973	1 - 3 1/2 horsepower compressor
N24	None listed	Los Angeles County	10/26/1973	Construct two offices
N14	Illegible	Los Angeles County	3/13/1974	East side addition
N14	S. A. DiGiamapolo	Los Angeles County	4/15/1974	Addition of office
N6	S. A. DiGiamapolo	Los Angeles County	5/3/1974	Install 7' high office partition
N28	Paul Thompson	Los Angeles County	6/26/1974	Addition for research
N28	S. A. DiGiamapolo	Los Angeles County	11/22/1974	Construct telephone equipment room
N28	S. A. DiGiamapolo	Los Angeles County	1/21/1975	Addition to clinic
N28	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	1/21/1975	1 - 3hr heat pump, 1 - 5hr heat pump, 1 - 2hr heat pump
N28	Nichols Sheet Metal and Air Co. Inc.	None listed	1/21/1975	1 - heat pump, 126,000 BTUs
N14	Bill Ferguson	Harbor General	9/7/1976	Add 2 walls and shelves
N34	Nichols Sheet Metal and Air Co. Inc.	Harbor General	9/1/1977	A/C unit, gas piping
N34	Paul Burton	Harbor General Hospital	9/21/1977	Remove 3 wall heaters
N28	S. A. DiGiamapolo	Los Angeles County	10/7/1977	Interior changes, enclosure of play area
N14	S. A. DiGiamapolo	Los Angeles County	7/6/1978	Wood frame addition for storage
N14	S. A. DiGiamapolo	Los Angeles County	10/31/1978	Add a room to the existing building
N28	S. A. DiGiamapolo	Los Angeles County	11/15/1978	Alter existing building into storage room and lab
N28	Ernest Garcia	Los Angeles County	12/14/1978	Alteration
N14	S. A. DiGiamapolo	Los Angeles County	12/19/1978	Add northeast offices to existing building room 7B (Phase I only)



N14	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	1/15/1979	36/100 Gas & electric a/c units
None listed	Frank Gallo	Los Angeles County	1/15/1979	Extension of "A" [now N] ramp
N14	Frank Gallo	Los Angeles County	4/30/1979	Photo machine
N14	R.G. Lyman	Harbor General Hospital	5/9/1979	Install fire sprinklers
N14	S. A. DiGiamapolo	Los Angeles County	2/1/1980	Interior partitions
N28	S. A. DiGiamapolo	Los Angeles County	5/5/1980	Install fire sprinklers
N14	S. A. DiGiamapolo	Los Angeles County	8/4/1980	Construct 30' x 15' lattice patio roof cover
N24	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	1/13/1981	60,000 BTU Compressor
N28	S. A. DiGiamapolo	Los Angeles County	9/3/1981	Remodel
N14	Howell Barvin (?)	Los Angeles County Harbor-UCLA Medical Center	2/20/1982	Remodel interior
N14	Illegible	Los Angeles County Harbor-UCLA Medical Center	3/18/1982	Fire-rated drywall
N24	SWG Sheet Metal	Los Angeles County Harbor General	12/13/1982	1 - 24,000 BTU Compressor, 1 4 ton gas & electric replacing existing 48,000 BTUs and return vents
N24	None listed	Harbor General Hospital	11/24/1984	2 - 60,000 BTU compressors, 28 - supply
N14	None listed	Harbor-UCLA Medical Center	12/12/1984	Add kitchen
N14	So Dev Concepts Inc	Harbor-UCLA Medical Center	12/12/1984	Move A/C, supply
N14	Halco Const.	Harbor UCLA Medical Center	8/27/1987	Replace T-bar ceiling
N14	Action Fire	Harbor UCLA Medical Center	5/1/1991	Install fire sprinklers
N14	George G. Layman	Los Angeles County	5/1/1991	Enclose shipping dock
N24 and N26	Mary Werk	Los Angeles County Harbor-UCLA Medical Center	11/24/1992	Addition of (state-approved) trailers to existing HIV clinic (foundation only)
N14	Nichols Sheet Metal and Air Co. Inc.	None listed	illegible	1 - 36,000 BTU furnace

**B BLOCK**

Building	Applicant	Owner	Date	Work Completed
B2	Illegible	Los Angeles County	11/24/1965	Alter
B2	Charles R. Reid	Harbor General Hospital	2/21/1968	Interior partitions
B5	Illegible	Los Angeles County	3/26/1968	2124 sq.ft. addition to lab building on side of barracks (plan check only)
B6	Illegible	Los Angeles County	6/14/1968	Revision of B6, Area II (plan check only)
B4	Glen Colvin	Harbor General Hospital	10/4/1968	Add windows, one door and siding at barracks
B6	Clyde M. Johnson	Harbor General Hospital	3/19/1969	Add partitions to south end
B3	S. A. Digiamapolo	Harbor General Hospital	2/7/1970	Enclose porch on west side
B5	S. A. Digiamapolo	Los Angeles County	2/10/1970	Add research laboratory (plan check only)
B5	Charles R. Reid	Harbor General Hospital	2/10/1970	1800 sq.ft. addition for labs and offices
B5	S. A. Digiamapolo	Los Angeles County	3/30/1970	B5 addition, northeast end, conference room (plan check only)
B5	A.W. Peterson	Los Angeles County	5/21/1971	Fire damage
B1	S. A. Digiamapolo	Los Angeles County	5/21/1971	Alteration of and addition to research lab (plan check only)
B2	S. A. Digiamapolo	Los Angeles County	5/21/1971	Install noise ceiling, install tracks for x-ray and add to footings
B4	S. A. Digiamapolo	Los Angeles County	2/14/1972	Install cabinets and do necessary work
B3	S. A. Digiamapolo	Los Angeles County	4/19/1972	1600 sq.ft. addition for storage
B1	Ernest J. Davis	Los Angeles County	3/15/1973	Remodel, new partitions at rear
B4	S. A. Digiamapolo	Los Angeles County Harbor General Hospital	12/17/1973	Addition to existing structure for laboratory
B4	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	12/17/1973	1 - 3 1/2 horsepower compressor
B5	S. A. Digiamapolo	Los Angeles County	6/10/1974	2710 sq.ft. addition (plan check only)

B3	None listed	Los Angeles County	8/16/1974	988 sq.ft. addition
B6	S. A. DiGiamaopolo	Los Angeles County	10/16/1974	2769 sq.ft. lab addition (plan check only)
B6	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	10/16/1974	1 - 5 ton gas/electric compressor; 1 - 3 ton gas/electric compressor
B-2	Collin P. Ward	Los Angeles County	12/10/1974	Install non-load bearing wall
B6	S. A. DiGiamaopolo	Los Angeles County	1/2/1975	Enclose B6 ramp (plan check only)
B1	S. A. DiGiamaopolo	Los Angeles County	12/29/1975	Construct wood frame building with raised-floor offices and lab (plan check only)
B1	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	12/29/1975	2 - 2 horsepower compressors
B5	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	6/20/1976	1 - 3/4 horsepower refrigeration system
B5	Randy Brown	Harbor General Hospital	11/8/1976	Fire sprinklers
B5	Dir. Mech. Services	Los Angeles County	11/8/1976	Wood frame building with raised-floor office and storage area, 435 sq.ft.
B5	Keith Gallo	Harbor General Hospital	5/13/1977	Wood ramp, 25' long, 4' wide
B4	J. Broudeaux	Los Angeles County	5/16/1977	Renovate existing building (plan check only)
B4	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County	5/16/1977	1 - Forced air furnace
B6	J. Broudeaux	Los Angeles County	9/7/1977	144 sq.ft. addition to existing building
B6	Ernest L. Garcia	Harbor General Hospital	9/7/1977	1 - 8,000 BTU compressor
B3	S. A. DiGiamaopolo	Los Angeles County	12/9/1977	Install fire sprinkler to existing building (plan check only)
B2	S. A. DiGiamaopolo	Los Angeles County	12/9/1977	Install fire sprinkler to existing building (plan check only)
B5	S. A. DiGiamaopolo	Los Angeles County	7/18/1978	703 sq.ft. addition to southwest corner (plan check only)



B5	S. A. Digiamapolo	Los Angeles County	7/26/1978	Install fire sprinklers in conference room alteration (plan check only)
B5	S. A. Digiamapolo	Los Angeles County	7/28/1978	Install fire sprinklers in addition (plan check only)
B5	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	7/28/1978	1 - 55,000 BTU forced air furnace
B	S. A. Digiamapolo	Los Angeles County	9/15/1978	"Close in passage way with doors"
B3	S. A. Digiamapolo	Los Angeles County	11/15/1978	Addition to existing building for use as record storage (plan check only)
B	S. A. Digiamapolo	Los Angeles County	12/19/1978	Install "pass-thru" door and counter
B2	S. A. Digiamapolo	Los Angeles County	12/19/1978	Construct vestibule and alter existing building
B5	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	3/14/1979	Modify existing duct system
B5	R.G. Lyman	Harbor General Hospital	5/10/1979	Install fire sprinklers
B5	S. A. Digiamapolo	Los Angeles County	6/5/1979	Remodel and addition to B5
B1	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	2/15/1980	1 - 48,000 BTU compressor
B1	Ernest L. Garcia	Los Angeles County	12/3/1980	Build 2 partition walls
B6	Western Automatic Sprinkler	Harbor General Hospital	4/28/1981	Install fire sprinklers
B6	S. A. Digiamapolo	Los Angeles County	4/28/1981	510 sq. ft. addition to B6
B4	S. A. Digiamapolo	Los Angeles County	9/29/1981	Remodel interior
B3	None listed	Los Angeles County	11/15/1981	2 - 100,000 BTU forced air furnaces
B1	Nichols Sheet Metal and Air Co. Inc.	Harbor Hospital	6/22/1982	2 - 60,000 BTU compressors
B4	S. A. Digiamapolo	Los Angeles County	7/12/1982	Cold storage room and office
B6	R.E. Thomas Co.	Harbor-UCLA Medical Center	9/2/1982	Add 3 fire sprinkler heads
B6	S. A. Digiamapolo	Los Angeles County	9/2/1982	Alteration to building B6 and addition (plan check only)

B2	None listed	Los Angeles County	11/15/1982	2 - 60,000 BTU compressors; 2 - 100,000 BTU furnaces
B1	Nichols Sheet Metal and Air Co. Inc.	Harbor Hospital	11/21/1982	1 - 24,000 BTU compressor; 6 - supply outlets
B5	S. A. Digiamapolo	Los Angeles County	1/3/1983	Addition to B5
B4	S&G Sheet Metal	Research Education Institute, Inc.	6/20/1984	2 - 60,000 BTU compressors, 40 - inlets and outlets
B6	S&G Sheet Metal	Research Education Institute, Inc.	6/20/1984	3 - 60,000 BTU compressors, air inlets and outlets
B5	Graves & Son's	None listed	11/20/1984	3 - 60,000 BTU compressors; 15 - supplies
B5	Nichols Sheet Metal and Air Co. Inc.	None listed	11/29/1984	1 - 2 ton heat pump; 6 - supplies
B1	So Dev	Harbor-UCLA Medical Center	12/12/1984	Fire sprinklers
B1	R&J Air Conditioning	Harbor General Hospital	2/20/1985	Adding/relocating 5 units
B1	Halco Const.	Harbor-UCLA Medical Center	3/8/1985	Construct new rooms in existing building
B4	Norm Fast	Harbor-UCLA Medical Center	1/22/1991	2,182 sq.ft. addition
B4	R&J Air Conditioning	Research Education Institute, Inc.	10/1/1991	2 - 30,000 BTU units, 28 - outlets



Building	Applicant	Owner	Date	Work Completed
C1	Harbor General Hospital	Los Angeles County	1/19/1950	Waiting room addition 168 sq. ft.
C1	Charles Seymour	Los Angeles County	4/29/1963	370 sq.ft. addition to building (plan check only)
C1	None listed	Harbor Hospital	8/6/1968	Area II - C1 remodel (plan check only)
C1	Glen Colvin	Los Angeles County	12/12/1968	Alter/repair C1
C1	Clyde M. Johnson	Los Angeles County	4/9/1970	Add 39x36 research laboratory
C1	S. A. DiGiamapolo	Los Angeles County	12/14/1970	1,0650 sq.ft. addition to C1 (plan check only)
C1	TRN Heating and Air Conditioning	Harbor General Hospital	12/14/1970	1 - 3 horsepower compressor
C1	S. A. DiGiamapolo	Los Angeles County	6/23/1972	1,500 sq.ft. addition (plan check only)
C1	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	6/23/1972	1 - 5 horsepower compressor
C1	S. A. DiGiamapolo	Los Angeles County	3/19/1973	Add 870 sq.ft. C1 Annex Lab (plan check only)
C4	S. A. DiGiamapolo	Los Angeles County	9/14/1976	Alteration to existing building
C3	S. A. DiGiamapolo	Los Angeles County	9/23/1976	Alter existing room into offices
C1	S. A. DiGiamapolo	Los Angeles County	4/7/1978	Alteration to existing building (plan check only)
C1	S. A. DiGiamapolo	Los Angeles County	4/7/1978	Alteration to existing building (plan check only)
C2	S. A. DiGiamapolo	Los Angeles County	8/16/1978	Install additional partitions
C3	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	1/15/1979	1 - 36/80 A/C unit compressor
C1	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	3/19/1979	2 compressors: 1 - 3 1/2 horsepower, 1 - 5 horsepower



C2	S. A. DiGiamaopolo	Los Angeles County	6/5/1979	Add a partition
C3	S. A. DiGiamaopolo	Los Angeles County	12/11/1979	Alter rooms 13, 13A, 15 and 17
C3	S. A. DiGiamaopolo	Los Angeles County	12/18/1979	Alter existing building north end into offices (plan check only)
C2	S. A. DiGiamaopolo	Los Angeles County	5/14/1980	Add 10'x3'x6" bubble to east side of building
C2	S. A. DiGiamaopolo	Los Angeles County	8/4/1980	Partition off lobby
C1	S. A. DiGiamaopolo	Los Angeles County	9/16/1980	Addition to building
C1	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	6/1/1981	1 - 18M, 40M Heat compressor
C1	Halco Const. Co	Los Angeles County	6/3/1981	Addition to building
C1	S. A. DiGiamaopolo	Los Angeles County	9/3/1981	Install wall and door in C1
C3	S. A. DiGiamaopolo	Los Angeles County	9/3/1981	Alteration to existing building (plan check only)
C3	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	9/3/1981	2 - 48/120 A/C unit compressors
C1	S/P Co. Inc.	Harbor-UCLA Medical Center	5/26/1982	3 - 32,000 CFM air-handling units; 3 >100,000 BTU compressors, 2 exhaust fans
C1	Harbor General Hospital	Los Angeles County	8/11/1982	1,400 sq.ft. addition (plan check only)
C1	R.G. Lyman	Harbor-UCLA Medical Center	4/29/1983	Install fire sprinklers
C1	So Dev.	Harbor-UCLA Medical Center	6/7/1984	"Hallway" (plan check only)
C1	S&G Sheetmetal	Harbor General Hospital	9/19/1984	3 - compressors (1 36,000 BTU, 1 48,000 BTU, 1 60,000 BTU); 38 inlet and outlets
C4	None listed	Los Angeles County	9/21/1984	2 - 60,000 BTU compressor; 2 - 100,000 BTU forced air furnace
C4	None listed	Los Angeles County	11/15/1984	2 - 100,000 BTU forced air furnaces
C5	Los Angeles County	Los Angeles County	11/15/1984	2 - 60,000 BTU compressor; 2 - 100,000 BTU forced air furnace



C2	Gerard Somers	Los Angeles County	5/29/1986	Alteration inside building C2 (plan check only)
C2	Halco Const. Co	Los Angeles County	5/25/1999	Match handicap ramp per permit #BL9905120018





Building	Applicant	Owner	Date	Work Completed
D3	Harbor General Hospital	Los Angeles County	2/20/1950	Alterations to building
D1	Robert M. Bigelow	Los Angeles County	10/1/1969	Vet lab, surgery locker room - post mortem
D1	Clyde M. Johnson	Los Angeles County	4/22/1970	Convert storage area to 2 vet labs
D3	S. A. Digiamapolo	Los Angeles County	5/4/1971	Connect part of dayroom to an office
D3	Clyde M. Johnson	Los Angeles County	8/17/1971	Alteration of interior partitions
D3	S. A. Digiamapolo	Los Angeles County	9/17/1971	480 sq. ft. addition for conference room (plan check only)
D1	Clyde M. Johnson	Los Angeles County	9/17/1971	Roof over wash area
D3	Clyde M. Johnson	Los Angeles County	4/20/1972	Remove interior walls
D1	Frank Gallo	Los Angeles County	12/14/1972	Add 15' partition and 1 door
D1	Frank Gallo	Los Angeles County	2/16/1973	8' roof extend ??? shed roof
D1	Ernest Garcia	Los Angeles County	1/28/1974	Alter storage
D3	Calvin Ward	Los Angeles County	12/10/1974	Relocate 2 walls, relocate door
D4	Calvin Ward	Los Angeles County	12/10/1974	Cover ??? walls
D4	S. A. Digiamapolo	Los Angeles County	6/13/1975	Alteration to building D4 - 2x4 studs, 5/8 dry wall partition (plan check only)
D1	S. A. Digiamapolo	Los Angeles County	10/1/1975	Addition - animal surgery (plan check only)
D1	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	10/1/1975	1 - 116M BTU compressor
D1	S. A. Digiamapolo	Los Angeles County	4/7/1976	Addition to storage shed at east side of D1
D1	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	2/14/1977	1 - 140M BTU forced air furnace
D Ramp	J. Broudeaux	Los Angeles County	7/8/1977	Enclose ramp to make into storage room
D1	S. A. Digiamapolo	Los Angeles County	11/4/1977	Relocated existing entrance door

D1	J. Broudeaux	Los Angeles County	Construct 39'x42' concrete block building - sheep-holding building (plan check only)	11/23/1977
D1	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	4 - 1,000 CFM air-handling units, 2 - 69M BTU compressors	11/23/1977
D1	Valentin's Refrigeration	Professional Staff Assoc	2 - 60,000 BTU compressors; 2 - ventilation systems; 2 - 120,000 BTU forced air furnaces	11/23/1977
D4	S. A. Digiamapolo	Los Angeles County	Divide existing room with 1-hour rated partition (plan check only)	10/10/1978
D1	S. A. Digiamapolo	Los Angeles County	Alter existing building (plan check only)	11/15/1978
D3	Frank Gallo	Los Angeles County	Raising foundation for repair	1/15/1979
D6	S. A. Digiamapolo	Los Angeles County	Install new doorway	1/15/1979
D6	S. A. Digiamapolo	Los Angeles County	Alter for storage room	7/26/1979
D2	Los Angeles County	Los Angeles County	1 - 120,000 BTU forced air furnace with cooling	8/29/1979
D4	Nichols Refrig. Inc.	Harbor General Hospital	1 - 15M BTU remote; 1 - 11M BTU remote	9/19/1979
D3	Dennis Lish	Harbor General Hospital	Install fire sprinklers	9/5/1980
D3	S. A. Digiamapolo	Los Angeles County	Addition to building	9/5/1980
D5	S. A. Digiamapolo	Los Angeles County	Construct 15'x8' bubble north and attached to D ramp for toilets	8/20/1981
D4	None listed	Los Angeles County	Alteration inside of building D4 (plan check only)	4/30/1982
D4	Thomas M. Ryan	Harbor-UCLA Medical Center	1 - 1,600 air handling unit; 1 - 48,000 BTU compressor	5/26/1982
D3	Graves & Sons	None listed	3 - 48,000 BTU compressors; 15 - supplies	1/19/1984
D5	S. A. Digiamapolo	None listed	2 - 60,000 BTU compressors; 2 - 100,000 BTU furnaces	7/24/1984
D6	S. A. Digiamapolo	None listed	2 - 60,000 BTU compressors; 2 100,000 BTU furnaces	10/24/1984
D1	Charles Seymour	None listed	2 - 398M BTU boilers	11/20/1984

D2	Tony DiGiampaolo	Los Angeles County	4/9/1986	Interior wall
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Building	Applicant	Owner	Date	Work Completed
E6	A. Anderson?	Los Angeles County	11/13/1966	Repair lab and Experiments (partitions)
E5	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	4/22/1970	2 compressors: 1 - 3.5 horsepower and 1 - 5 horsepower
E4	S. A. DiGiamaopolo	Los Angeles County	11/8/1971	Addition (plan check only)
E4	Modern Air Cond. Co.	Harbor General Hospital	11/8/1971	1 - 5 horsepower compressor; 1 - 4 horsepower compressor
E2	Clyde M. Johnson	Los Angeles County	12/7/1971	Alterations of interior partitions
E5	S. A. DiGiamaopolo	Los Angeles County	12/8/1972	546 sq. ft. office addition
E5	S. A. DiGiamaopolo	Los Angeles County	12/8/1972	3 air-handling units
E4	S. A. DiGiamaopolo	Los Angeles County	3/8/1973	795 sq. ft. addition to existing structure (plan check only)
E2	S. A. DiGiamaopolo	Harbor General Hospital	7/23/1973	Vivarium records office
E4	S. A. DiGiamaopolo	Los Angeles County	6/26/1974	800 sq. ft. addition (plan check only)
E4	Nichols Sheet Metal and Air Co. Inc.	None listed	8/26/1974	1 combined unit
E6	S. A. DiGiamaopolo	Los Angeles County	12/21/1974	Remodel for offices
E4	S. A. DiGiamaopolo	Los Angeles County	8/29/1975	Lab and office addition (plan check only)
E4	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	8/29/1975	2 - 200,000 BTU compressors
E2	S. A. DiGiamaopolo	Los Angeles County	8/26/1976	Wood frame building with raised-floor research labs and office
E2	S. A. DiGiamaopolo	Los Angeles County	8/26/1976	1 - 2,000 CFM air-handling unit; 2 - 5 ton a/c units and components
E6	S. A. DiGiamaopolo	Los Angeles County	6/21/1977	Alter existing building and add an addition (plan check only)



E3	S. A. DiGiamapolo	Los Angeles County	11/15/1977	Install room divider
E3	S. A. DiGiamapolo	Los Angeles County	6/28/1978	Alteration to existing building
E4	S. A. DiGiamapolo	Los Angeles County	11/15/1978	Remodel E4 rooms 1A and 14A (plan check only)
E2	S. A. DiGiamapolo	Los Angeles County	1/15/1979	Alteration to existing building (plan check only)
E3	S. A. DiGiamapolo	Los Angeles County	3/16/1979	Add to existing building for office space (plan check only)
E6	Steve Meredith	Los Angeles County	12/31/1979	Fire sprinklers in E6 addition
E6	S. A. DiGiamapolo	Los Angeles County	1/3/1980	Addition to E6
E6	S. A. DiGiamapolo	Los Angeles County	1/7/1980	Enclose corridor alcove
E4	S. A. DiGiamapolo	Los Angeles County	1/7/1980	Install metal storage building
E3	S. A. DiGiamapolo	Los Angeles County	4/16/1980	Cold storage room
E3	John F. Loguzzo	Los Angeles County UCLA Medical Center	4/16/1980	Fire sprinklers
E3	E. B. Kistofte	Los Angeles County	4/18/1980	Remodel lab
E6	S. A. DiGiamapolo	Los Angeles County	5/2/1980	Porch roof over ramp between E6 and E6 trailers
E4	Robert Oliveira	Harbor General Hospital	5/28/1980	Install fire sprinklers
E6	S. A. DiGiamapolo	Los Angeles County	3/24/1981	Add offices to west side of E6
E6	Pyro Auto. Prot.	Los Angeles County	3/24/1981	Fire sprinkler system
E6	Nichols Sheet Metal and Air Co. Inc.	None listed	3/24/1981	1 - 30,000 BTU compressor
E3	Beverly Aire	Los Angeles County	5/1/1981	2 compressors: 1 - 24M, 1 - 42M; 2 ventilation systems
E4	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	5/28/1981	1 - 48,000 BTU compressor
E4	S. A. DiGiamapolo	Los Angeles County	6/1/1981	Install two trailers and ramps
E3	R. A. Aire	Harbor-UCLA Medical Center	5/5/1982	2 - 1,050 CFM air-handling unit; 2 - 40,000 BTU forced air furnaces

E3	Howell Barfoot	"County UCLA"	8/28/1982	Alter existing building floor for free-standing equipment
E3	Western Automatic Sprinkler	Los Angeles County	11/10/1982	Install 2 fire sprinklers
E3	Howell Barfoot	Los Angeles County	11/30/1982	Construct ramp from E3 to trailer
E3	Ray Brewington	Los Angeles County	12/2/1982	3 - 2,000 CFM air-handling units; 3 - 60,000 BTU compressors
E6	Halco Const. Co.	Harbor-UCLA Medical Center	12/16/1982	1 ventilation system
E3	So Dev	Harbor-UCLA Medical Center	5/14/1984	Addition to E3
E3	So Dev	UCLA Medical Center	7/2/1984	Install automatic fire sprinklers
E6	S. A. DiGiamapolo	Los Angeles County	12/12/1984	Addition to building E6 for laboratory and offices
E6	South Bay Heating & Air	Los Angeles County	12/22/1984	1 - 2,000 CFM air-handling unit; 1 - 60,000 BTU compressor; 21 - registers
E5	Ernest Garcia	Los Angeles County	8/15/1985	Wood frame work
E3		Research and Education Institute, Harbor-UCLA Medical Center	11/13/1987	480 sq.ft. addition to existing lab building
E6	George G. Layman	Harbor-UCLA Medical Center	1/15/1991	Enclose 241 sq.ft. of open space to include into building E6
E6	George G. Layman	Research and Education Institute	5/1/1991	Minor renovation - Relocating walls, reflooring, enclosing an open corridor
E5	Mary Werk	Los Angeles County Harbor-UCLA Medical Center	6/18/1993	Interior alterations (plan check only)
E5	Eldson Fire Protection	Los Angeles County	11/16/1993	Relocate 5 fire sprinklers, change other heads
E3	Regency Fire Protection	Los Angeles County	12/16/1997	New fire sprinkler system/173 sq. ft.
E3	All Seasons Air Conditioning	Los Angeles County	1/20/1998	Add 1 5-ton heat pump
E4	Du Bordieu Inc.	Los Angeles County	4/3/1998	Add handicap ramp, remove door opening

E6	Du Bordieu Inc.	Los Angeles County	7/13/1998	Removal of existing wooden porch and stairs at south building elevation, new stucco color coat and landscape planters
E5	Du Bordieu Inc.	Los Angeles County	7/13/1998	New concrete block wall and chain link fence around ser [sic] area
E2	Du Bordieu Inc.	Los Angeles County	7/13/1998	New porch and stairs, stucco (on south side), hollow metal door
E3	Halco Const. Co.	Los Angeles County	5/12/1999	Construct new H.C. ramp, canopy, stucco south elevation
E2	Halco Const. Co.	Los Angeles County	5/12/1999	Replace wood steps and landing, construct canopy, stucco south elevation, concrete block planter
E1	Halco Const. Co.	Los Angeles County	5/12/1999	Replace existing wood landing with concrete

F BLOCK			
Building	Applicant	Owner	Date
F1	Henry B. Schmitzger	Los Angeles County	9/15/1950
			addition and alterations to Bldg F1
F9	Clyde M. Johnson	Los Angeles County	3/19/1968
			interior partitions for cardiovascular research library
F3	S. A. DiGiamapolo	Los Angeles County	9/18/1969
			Women's restroom addition
F3	S. A. DiGiamapolo	Los Angeles County	4/28/1971
			Carpenter shop addition
F9	S. A. DiGiamapolo	Los Angeles County	6/2/1971
			Additions/alterations for attending staff facilities (plan check only)
F9	Modern Air Conditioning Co	Harbor General Hospital	6/2/1971
			1 - 2 horsepower boiler
F2	S. A. DiGiamapolo	Los Angeles County	5/1/1972
			600 sq. ft. addition for shower room and locker room
F9	Air Conditioning Systems, Inc	Harbor General Hospital	7/19/1972
			2 - 60,000 BTU compressors
F7	S. A. DiGiamapolo	Los Angeles County	2/14/1973
			Convert restrooms to restroom and examination room
F7	S. A. DiGiamapolo	Los Angeles County	6/18/1973
			Office addition
F5	Frank Gallo	Los Angeles County	3/6/1974
			Lab - interior partitions
F1	Nichols Sheet Metal and Air Co. Inc.	None listed	4/4/1974
			1 combined unit - 80,000/50,000 BTUs
F5	Nichols Sheet Metal and Air Co. Inc.	None listed	5/10/1974
			2 - 60,000 BTU forced air furnaces
F5	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County Hospital	5/10/1974
			1 compressor - 24M BTU cool, 60M Heating
F1	S. A. DiGiamapolo	Los Angeles County	5/21/1974
			Replace existing loading dock
F1	Ernest Garcia	Los Angeles County	6/26/1974
			Ramp

Work Completed

F1	Nichols Sheet Metal and Air Co. Inc.	Harbor General Hospital	2/14/1975	1 - 3 1/2 horsepower compressor
F7	S. A. DiGiamapolo	Los Angeles County	3/4/1975	Add to office (plan check only)
F7	S. A. DiGiamapolo	Los Angeles County	1/28/1976	Install 3'x6'8" door
F1	Bill Ferguson	Los Angeles County	5/11/1976	Install 1 sink and cabinet, add one wall and one door
F9	Bill Ferguson	Los Angeles County	7/26/1976	Change 6 windows to UL [illegible] and 1 SC Door
F9	S. A. DiGiamapolo	Los Angeles County	11/15/1976	One hour fire wall (plan check only)
F8	Harbor General Hospital	Los Angeles County	1/7/1977	New addition to building F8, install a/c unit and duct work
F8	S. A. DiGiamapolo	Los Angeles County	10/7/1977	Addition - Wood frame building with slab floor
F9	S. A. DiGiamapolo	Los Angeles County	8/1/1978	Install partition wall (plan check only)
F2	S. A. DiGiamapolo	Los Angeles County	5/2/1980	Install partitions and exterior ramps
F1	S. A. DiGiamapolo	Los Angeles County	8/29/1980	Remodel rooms 1, 1A and 2C in Building F1
F3	S. A. DiGiamapolo	Los Angeles County	10/22/1980	Enclose porch
F7	S. A. DiGiamapolo	Los Angeles County	2/24/1981	Alter north end of building
F7	David Butcher	Harbor General Hospital	2/24/1981	Installation of auto sprinkler system
F9	S. A. DiGiamapolo	Los Angeles County	7/22/1981	850 sq. ft. addition
F9	Western Auto Sprinkler	Harbor General Hospital	7/22/1981	Install fire sprinklers
F9	Nichols Sheet Metal and Air Co. Inc.	Los Angeles County	7/22/1981	1 - 48,000 BTU compressor
F2	Nichols Sheet Metal and Air Co. Inc.	None listed	9/29/1982	1 - compressor

F5	Howell Barfoot	Los Angeles County	5/14/1983	Remove non-load bearing wall, rooms 9 and 10
F6	Graves & Son's	None listed	11/2/1983	2 - 60,000 BTU compressors; 15 - supplies
F7	Graves & Son's	None listed	11/2/1983	2 - 60,000 BTU compressors; 15 - supplies
F5	Halco Const.	Harbor-UCLA Medical Center	4/9/1986	Stucco exist.??
F3	None listed	Los Angeles County	5/29/1986	1 - 60,000 BTU compressor; 1 - 100,000 BTU furnace
F2	S. A. DiGiamaopolo	Los Angeles County	Illegible	Alteration to existing building (plan check only)





OTHER			
Building	Owner	Date	Work Completed
Paint Shop	Los Angeles County Harbor General Hospital	3/16/1971	Install paint-spray booth according to codes
H1	Harbor General Hospital	4/19/1972	Remodel H1
Cottage 16	Los Angeles County	1/29/1974	Fume hood vent



Appendix C



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Air Quality/Greenhouse Gases Worksheets

# LA BioMed Development Project

## Initial Study

AQ/GHG Worksheets  
December 2013

### Air Quality

- Construction CalEEMod Output File
- Summary of Operational Emissions
  - No Project CalEEMod Output File
  - Project Existing Buildings Less Demo and Renovation CalEEMod Output File
  - Project with Proposed Buildings (Energy Adjustment for Compliance with Green Building Ordinance) CalEEMod Output File

### Greenhouse Gases

- Summary of GHG Emissions
- Construction CalEEMod Output File
- Existing Condition CalEEMod Output File
- No Project Condition CalEEMod Output File
- Project Existing Buildings Less Demo and Renovation CalEEMod Output File
- Project with Proposed Buildings (Energy Adjustment for Compliance with Green Building Ordinance) CalEEMod Output File

**LABRI7 cbgifi Wjcb**  
**Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	96	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use -
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Grading - Site Specific Data
- Demolition -
- Trips and VMT - Site Specific Data
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403

**2.0 Emissions Summary**

**2.1 Overall Construction (Maximum Daily Emission)**

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	7.54	51.86	35.81	0.07	18.06	2.72	20.78	3.39	2.72	6.11	0.00					6,593.21
2015	32.60	39.79	36.79	0.07	1.91	2.51	4.42	0.08	2.51	2.60	0.00					6,473.41
2016	4.26	26.65	22.64	0.04	0.52	1.96	2.48	0.03	1.96	1.98	0.00					3,506.26
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	7.54	51.86	35.81	0.07	14.69	2.72	17.41	1.57	2.72	4.29	0.00					6,593.21
2015	32.60	39.79	36.79	0.07	1.91	2.51	4.42	0.08	2.51	2.60	0.00					6,473.41
2016	4.26	26.65	22.64	0.04	0.52	1.96	2.48	0.03	1.96	1.98	0.00					3,506.26
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**3.0 Construction Detail**

**3.1 Mitigation Measures Construction**

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00						0.00
Off-Road	5.05	37.42	23.10	0.04		2.25	2.25		2.25	2.25						3,975.20
<b>Total</b>	<b>5.05</b>	<b>37.42</b>	<b>23.10</b>	<b>0.04</b>	<b>0.00</b>	<b>2.25</b>	<b>2.25</b>	<b>0.00</b>	<b>2.25</b>	<b>2.25</b>						<b>3,975.20</b>

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.27	2.70	1.60	0.00	2.57	0.11	2.69	0.01	0.11	0.13						440.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00
Worker	0.14	3.14	1.36	0.00	0.31	0.01	0.32	0.01	0.01	0.02						234.51
<b>Total</b>	<b>0.41</b>	<b>2.84</b>	<b>2.96</b>	<b>0.00</b>	<b>2.88</b>	<b>0.12</b>	<b>3.01</b>	<b>0.02</b>	<b>0.12</b>	<b>0.15</b>						<b>674.55</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00						0.00
Off-Road	5.05	37.42	23.10	0.04		2.25	2.25		2.25	2.25	0.00					3,975.20
<b>Total</b>	<b>5.05</b>	<b>37.42</b>	<b>23.10</b>	<b>0.04</b>	<b>0.00</b>	<b>2.25</b>	<b>2.25</b>	<b>0.00</b>	<b>2.25</b>	<b>2.25</b>	<b>0.00</b>					<b>3,975.20</b>

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.27	2.70	1.60	0.00	2.57	0.11	2.69	0.01	0.11	0.13						440.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00
Worker	0.14	3.14	1.36	0.00	0.31	0.01	0.32	0.01	0.01	0.02						234.51
<b>Total</b>	<b>0.41</b>	<b>2.84</b>	<b>2.96</b>	<b>0.00</b>	<b>2.88</b>	<b>0.12</b>	<b>3.01</b>	<b>0.02</b>	<b>0.12</b>	<b>0.15</b>						<b>674.55</b>

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.12	0.00	2.12	0.00	0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.12</b>	<b>0.00</b>	<b>2.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						<b>0.00</b>

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00

Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							<b>0.00</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day											lb/day						
Fugitive Dust					0.95	0.00	0.95	0.00	0.00	0.00							0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00						0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.95</b>	<b>0.00</b>	<b>0.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>						<b>0.00</b>

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day											lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>							<b>0.00</b>

**3.4 Grading - 2014**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day											lb/day						
Fugitive Dust					6.12	0.00	6.12	3.31	0.00	3.31							0.00
Off-Road	5.29	40.13	25.36	0.04		2.22	2.22		2.22	2.22							4,411.25
<b>Total</b>	<b>5.29</b>	<b>40.13</b>	<b>25.36</b>	<b>0.04</b>	<b>6.12</b>	<b>2.22</b>	<b>8.34</b>	<b>3.31</b>	<b>2.22</b>	<b>5.53</b>							<b>4,411.25</b>

**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day											lb/day						
Hauling	1.18	11.56	6.88	0.02	11.56	0.49	12.04	0.06	0.49	0.55							1,886.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Worker	0.17	0.18	1.70	0.00	0.38	0.01	0.40	0.01	0.01	0.03							293.13
<b>Total</b>	<b>1.35</b>	<b>11.74</b>	<b>8.58</b>	<b>0.02</b>	<b>11.94</b>	<b>0.50</b>	<b>12.44</b>	<b>0.07</b>	<b>0.50</b>	<b>0.58</b>							<b>2,179.49</b>

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day											lb/day						
Fugitive Dust					2.75	0.00	2.75	1.49	0.00	1.49							0.00
Off-Road	5.29	40.13	25.36	0.04		2.22	2.22		2.22	2.22	0.00						4,411.25
<b>Total</b>	<b>5.29</b>	<b>40.13</b>	<b>25.36</b>	<b>0.04</b>	<b>2.75</b>	<b>2.22</b>	<b>4.97</b>	<b>1.49</b>	<b>2.22</b>	<b>3.71</b>	<b>0.00</b>						<b>4,411.25</b>

**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day											lb/day						
Hauling	1.18	11.56	6.88	0.02	11.56	0.49	12.04	0.06	0.49	0.55							1,886.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00



Worker	0.17	0.18	1.70	0.00	0.38	0.01	0.40	0.01	0.01	0.03							293.13
<b>Total</b>	<b>1.35</b>	<b>11.74</b>	<b>8.58</b>	<b>0.02</b>	<b>11.94</b>	<b>0.50</b>	<b>12.44</b>	<b>0.07</b>	<b>0.50</b>	<b>0.58</b>							<b>2,179.49</b>

**3.5 Building Construction - 2014**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	6.40	34.74	25.64	0.05		2.32	2.32		2.32	2.32							4,146.56
<b>Total</b>	<b>6.40</b>	<b>34.74</b>	<b>25.64</b>	<b>0.05</b>		<b>2.32</b>	<b>2.32</b>		<b>2.32</b>	<b>2.32</b>							<b>4,146.56</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.47	4.82	3.38	0.01	0.28	0.17	0.45	0.02	0.17	0.19							826.35
Worker	0.68	0.70	6.79	0.01	1.53	0.05	1.59	0.06	0.05	0.11							1,172.53
<b>Total</b>	<b>1.15</b>	<b>5.52</b>	<b>10.17</b>	<b>0.02</b>	<b>1.81</b>	<b>0.22</b>	<b>2.04</b>	<b>0.08</b>	<b>0.22</b>	<b>0.30</b>							<b>1,998.88</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	6.40	34.74	25.64	0.05		2.32	2.32		2.32	2.32	0.00						4,146.56
<b>Total</b>	<b>6.40</b>	<b>34.74</b>	<b>25.64</b>	<b>0.05</b>		<b>2.32</b>	<b>2.32</b>		<b>2.32</b>	<b>2.32</b>	<b>0.00</b>						<b>4,146.56</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.47	4.82	3.38	0.01	0.28	0.17	0.45	0.02	0.17	0.19							826.35
Worker	0.68	0.70	6.79	0.01	1.53	0.05	1.59	0.06	0.05	0.11							1,172.53
<b>Total</b>	<b>1.15</b>	<b>5.52</b>	<b>10.17</b>	<b>0.02</b>	<b>1.81</b>	<b>0.22</b>	<b>2.04</b>	<b>0.08</b>	<b>0.22</b>	<b>0.30</b>							<b>1,998.88</b>

**3.5 Building Construction - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	5.84	32.19	25.20	0.05		2.09	2.09		2.09	2.09							4,145.52
<b>Total</b>	<b>5.84</b>	<b>32.19</b>	<b>25.20</b>	<b>0.05</b>		<b>2.09</b>	<b>2.09</b>		<b>2.09</b>	<b>2.09</b>							<b>4,145.52</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.42	4.36	3.09	0.01	0.28	0.15	0.43	0.02	0.15	0.17							828.17
Worker	0.63	0.64	6.23	0.01	1.53	0.05	1.59	0.06	0.05	0.11							1,148.83

<b>Total</b>	<b>1.05</b>	<b>5.00</b>	<b>9.32</b>	<b>0.02</b>	<b>1.81</b>	<b>0.20</b>	<b>2.02</b>	<b>0.08</b>	<b>0.20</b>	<b>0.28</b>							<b>1,977.00</b>
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**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	5.84	32.19	25.20	0.05		2.09	2.09		2.09	2.09	0.00						4,145.52
<b>Total</b>	<b>5.84</b>	<b>32.19</b>	<b>25.20</b>	<b>0.05</b>		<b>2.09</b>	<b>2.09</b>		<b>2.09</b>	<b>2.09</b>	<b>0.00</b>						<b>4,145.52</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.42	4.36	3.09	0.01	0.28	0.15	0.43	0.02	0.15	0.17							828.17
Worker	0.63	0.64	6.23	0.01	1.53	0.05	1.59	0.06	0.05	0.11							1,148.83
<b>Total</b>	<b>1.05</b>	<b>5.00</b>	<b>9.32</b>	<b>0.02</b>	<b>1.81</b>	<b>0.20</b>	<b>2.02</b>	<b>0.08</b>	<b>0.20</b>	<b>0.28</b>							<b>1,977.00</b>

**3.6 Architectural Coating - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	25.26					0.00	0.00		0.00	0.00							0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22							281.96
<b>Total</b>	<b>25.67</b>	<b>2.57</b>	<b>1.90</b>	<b>0.00</b>		<b>0.22</b>	<b>0.22</b>		<b>0.22</b>	<b>0.22</b>							<b>281.96</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Worker	0.04	0.04	0.37	0.00	0.09	0.00	0.10	0.00	0.00	0.01							68.93
<b>Total</b>	<b>0.04</b>	<b>0.04</b>	<b>0.37</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>0.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>							<b>68.93</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	25.26					0.00	0.00		0.00	0.00							0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22	0.00						281.96
<b>Total</b>	<b>25.67</b>	<b>2.57</b>	<b>1.90</b>	<b>0.00</b>		<b>0.22</b>	<b>0.22</b>		<b>0.22</b>	<b>0.22</b>	<b>0.00</b>						<b>281.96</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Worker	0.04	0.04	0.37	0.00	0.09	0.00	0.10	0.00	0.00	0.01							68.93

<b>Total</b>	<b>0.04</b>	<b>0.04</b>	<b>0.37</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>0.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>							<b>68.93</b>
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**3.7 Paving - 2016**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	3.92	24.49	19.77	0.03		1.88	1.88		1.88	1.88							2,808.36
Paving	0.00					0.00	0.00		0.00	0.00							0.00
<b>Total</b>	<b>3.92</b>	<b>24.49</b>	<b>19.77</b>	<b>0.03</b>		<b>1.88</b>	<b>1.88</b>		<b>1.88</b>	<b>1.88</b>							<b>2,808.36</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.19	2.02	1.43	0.00	0.14	0.07	0.21	0.01	0.07	0.08							414.87
Worker	0.15	0.15	1.44	0.00	0.38	0.01	0.40	0.01	0.01	0.03							283.03
<b>Total</b>	<b>0.34</b>	<b>2.17</b>	<b>2.87</b>	<b>0.00</b>	<b>0.52</b>	<b>0.08</b>	<b>0.61</b>	<b>0.02</b>	<b>0.08</b>	<b>0.11</b>							<b>697.90</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	3.92	24.49	19.77	0.03		1.88	1.88		1.88	1.88	0.00						2,808.36
Paving	0.00					0.00	0.00		0.00	0.00							0.00
<b>Total</b>	<b>3.92</b>	<b>24.49</b>	<b>19.77</b>	<b>0.03</b>		<b>1.88</b>	<b>1.88</b>		<b>1.88</b>	<b>1.88</b>	<b>0.00</b>						<b>2,808.36</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
Vendor	0.19	2.02	1.43	0.00	0.14	0.07	0.21	0.01	0.07	0.08							414.87
Worker	0.15	0.15	1.44	0.00	0.38	0.01	0.40	0.01	0.01	0.03							283.03
<b>Total</b>	<b>0.34</b>	<b>2.17</b>	<b>2.87</b>	<b>0.00</b>	<b>0.52</b>	<b>0.08</b>	<b>0.61</b>	<b>0.02</b>	<b>0.08</b>	<b>0.11</b>							<b>697.90</b>

**Summer No Project (CalEEMod-Energy Adjustment for Age of Buildings)**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	5.51	0	0	0	0	0
Energy	0.23	2.06	1.73	0.02	0.16	0.16
Mobile	8.99	22.19	89.36	0.18	20.02	1.73
Total	14.73	24.25	91.09	0.20	20.18	1.89

**Winter No Project (CalEEMod-Energy Adjustment for Age of Buildings)**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	5.51	0	0	0	0	0
Energy	0.23	2.06	1.73	0.02	0.16	0.16
Mobile	9.65	23.82	87.52	0.17	20.02	1.74
Total	15.39	25.88	89.25	0.19	20.18	1.90

**Summer With Project Existing Buildings less Demo and Renovation (CalEEMod)**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	4.73	0	0	0	0	0
Energy	0.1	0.91	0.77	0.01	0.07	0.07
Mobile	7.72	19.05	76.72	0.15	17.18	1.48
Total	12.55	19.96	77.49	0.16	17.25	1.55

**Winter With Project Existing Buildings less Demo and Renovation (CalEEMod)**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	4.73	0	0	0	0	0
Energy	0.1	0.91	0.77	0.01	0.07	0.07
Mobile	8.28	20.45	75.14	0.14	17.19	1.49
Total	13.11	21.36	75.91	0.15	17.26	1.56

**Summer With Project Existing Buildings less Demo and Renovation (CalEEMod-Energy Adjustment for Age of Buildings))**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	5.51	0	0	0	0	0
Energy	0.19	1.77	1.50	0.02	0.14	0.14
Mobile	8.99	22.19	89.36	0.18	20.02	1.73
Total	14.69	23.96	90.86	0.20	20.16	1.87

**Winter With Project Existing Buildings less Demo and Renovation (CalEEMod-Energy Adjustment for Age of Buildings))**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	5.51	0	0	0	0	0
Energy	0.19	1.77	1.50	0.02	0.14	0.14
Mobile	9.65	23.82	87.52	0.17	20.02	1.74
Total	15.35	25.59	89.02	0.19	20.16	1.88

**Summer With Project Proposed Buildings (CalEEMod-Energy Adjustment for Compliance Green Building Ordinance)**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	2.63	0	0	0	0	0
Energy	0.05	0.45	0.38	0.00	0.03	0.03
Mobile	4.29	10.59	42.63	0.09	9.55	0.82
Total	6.97	11.04	43.01	0.09	9.58	0.85

**Winter With Project Proposed Buildings (CalEEMod-Energy Adjustment for Compliance Green Building Ordinance)**

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	2.63	0	0	0	0	0
Energy	0.05	0.45	0.38	0.00	0.03	0.03

Mobile	4.6	11.36	41.75	0.08	9.55	0.83
Total	7.28	11.81	42.13	0.08	9.58	0.86

Summer Combined Project Buildings (Correction for No increase in employees (Area (Consumer Products) and mobile))

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	6.74	0	0	0	0	0
Energy	0.24	2.22	1.88	0.02	0.17	0.17
Mobile	8.99	22.19	89.36	0.18	20.02	1.73
Total	15.97	24.41	91.24	0.20	20.19	1.90

Winter Combined Project Buildings (Correction for No increase in employees (Area (Consumer Products) and mobile))

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	6.74	0	0	0	0	0
Energy	0.24	2.22	1.88	0.02	0.17	0.17
Mobile	9.65	23.82	87.52	0.17	20.02	1.74
Total	16.63	26.04	89.40	0.19	20.19	1.91

Summer Project Increment

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	1.23	0	0	0	0	0
Energy	0.01	0.16	0.15	0.00	0.01	0.01
Mobile	0	0	0	0	0	0
Total	1.24	0.16	0.15	0.00	0.01	0.01

Winter Project Increment

	ROG	NOX	CO	SO2	PM10	PM2.5
Category	lbs/day					
Area	1.23	0	0	0	0	0
Energy	0.01	0.16	0.15	0.00	0.01	0.01
Mobile	0	0	0	0	0	0
Total	1.24	0.16	0.15	0.00	0.01	0.01

Corrections: No increase in vehicular trips and assumed no change in emissions; No increase in employees so no increase in use of consumer products.

Scalar for Natural Gas (Existing Uses):

R&D (CalEEMod)	Title-24 Natural Gas Energy Intensity	14.36 kbtu/tsf/yr
	NonTitle-24 Natural Gas Energy Intensity	4.45 kbtu/tsf/yr
	Total:	18.81 kbtu/tsf/yr
SCAQMD (Table A9-12-A)	Commercial	2.9 cf/sqft/mo
		36.54 kbtu/tsf/yr
		1.94 scalar

**LABRI No Project Condition**  
**Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	210.661	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Vehicle Trips -
- Water And Wastewater - Site Specific
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Energy	0.12	1.06	0.89	0.01		0.00	0.08		0.00	0.08						1,284.98
Mobile	9.65	23.82	87.52	0.17	18.94	1.08	20.02	0.66	1.08	1.74						16,402.33

**4.0 Mobile Detail**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.65	23.82	87.52	0.17	18.94	1.08	20.02	0.66	1.08	1.74						16,402.33
Unmitigated	9.65	23.82	87.52	0.17	18.94	1.08	20.02	0.66	1.08	1.74						16,402.33
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**4.2 Trip Summary Information**

	Average Daily Trip Rate	Unmitigated	Mitigated
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Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Research & Development	1,708.46	400.26	233.83	4,390,656	4,390,656
Total	1,708.46	400.26	233.83	4,390,656	4,390,656

### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

## 6.0 Area Detail

### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.51	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Unmitigated	5.51	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.34					0.00	0.00		0.00	0.00						0.00
Consumer Products	4.17					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Total	5.51	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00

**LABRI Project Existing Buildings Less Demo and Renovation**  
**Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	180.861	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Vehicle Trips -
- Water And Wastewater - Site Specific
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation -
- Energy Use -
- Solid Waste -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Category</b>	lb/day										lb/day					
Area	4.73	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Energy	0.10	0.91	0.77	0.01		0.00	0.07		0.00	0.07						1,103.21
Mobile	8.28	20.45	75.14	0.14	16.26	0.93	17.19	0.56	0.93	1.49						14,082.07
<b>Total</b>	<b>13.11</b>	<b>21.36</b>	<b>75.91</b>	<b>0.15</b>	<b>16.26</b>	<b>0.93</b>	<b>17.26</b>	<b>0.56</b>	<b>0.93</b>	<b>1.56</b>						<b>15,185.28</b>

**4.0 Mobile Detail**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Category</b>	lb/day										lb/day					
Mitigated	8.28	20.45	75.14	0.14	16.26	0.93	17.19	0.56	0.93	1.49						14,082.07
Unmitigated	8.28	20.45	75.14	0.14	16.26	0.93	17.19	0.56	0.93	1.49						14,082.07
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

#### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Research & Development	1,466.78	343.64	200.76	3,769,556	3,769,556
<b>Total</b>	<b>1,466.78</b>	<b>343.64</b>	<b>200.76</b>	<b>3,769,556</b>	<b>3,769,556</b>

#### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

### 5.0 Energy Detail

#### 5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.10	0.91	0.77	0.01		0.00	0.07		0.00	0.07						1,103.21
NaturalGas Unmitigated	0.10	0.91	0.77	0.01		0.00	0.07		0.00	0.07						1,103.21
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

#### 5.2 Energy by Land Use - NaturalGas

##### Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										lb/day					
Research & Development	9320.54	0.10	0.91	0.77	0.01		0.00	0.07		0.00	0.07						1,103.21
<b>Total</b>		<b>0.10</b>	<b>0.91</b>	<b>0.77</b>	<b>0.01</b>		<b>0.00</b>	<b>0.07</b>		<b>0.00</b>	<b>0.07</b>						<b>1,103.21</b>

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	4.73	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Unmitigated	4.73	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

#### 6.2 Area by SubCategory

##### Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Architectural Coating	1.15					0.00	0.00		0.00	0.00						0.00
Consumer Products	3.58					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
<b>Total</b>	<b>4.73</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>						<b>0.00</b>

**LABRI Project With Proposed Buildings (Energy Adjustment for Compliance with Green Building Ordinance)**  
**Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	100.5	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Vehicle Trips -
- Water And Wastewater - Site Specific
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation -
- Energy Use -
- Solid Waste -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Category</b>	lb/day										lb/day					
Area	2.63	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Energy	0.06	0.51	0.43	0.00		0.00	0.04		0.00	0.04						613.02
Mobile	4.60	11.36	41.75	0.08	9.04	0.52	9.55	0.31	0.52	0.83						7,825.06
<b>Total</b>	<b>7.29</b>	<b>11.87</b>	<b>42.18</b>	<b>0.08</b>	<b>9.04</b>	<b>0.52</b>	<b>9.59</b>	<b>0.31</b>	<b>0.52</b>	<b>0.87</b>						<b>8,438.08</b>

**4.0 Mobile Detail**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Category</b>	lb/day										lb/day					
Mitigated	4.60	11.36	41.75	0.08	9.04	0.52	9.55	0.31	0.52	0.83						7,825.06
Unmitigated	4.60	11.36	41.75	0.08	9.04	0.52	9.55	0.31	0.52	0.83						7,825.06

Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
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#### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Research & Development	815.06	190.95	111.56	2,094,649	2,094,649
Total	815.06	190.95	111.56	2,094,649	2,094,649

#### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

### 5.0 Energy Detail

#### 5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.05	0.45	0.38	0.00		0.00	0.03		0.00	0.03						547.51
NaturalGas Unmitigated	0.06	0.51	0.43	0.00		0.00	0.04		0.00	0.04						613.02
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

#### 5.2 Energy by Land Use - NaturalGas

##### Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										lb/day					
Research & Development	5179.19	0.06	0.51	0.43	0.00		0.00	0.04		0.00	0.04						613.02
Total		0.06	0.51	0.43	0.00		0.00	0.04		0.00	0.04						613.02

##### Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										lb/day					
Research & Development	4.62564	0.05	0.45	0.38	0.00		0.00	0.03		0.00	0.03						547.51
Total		0.05	0.45	0.38	0.00		0.00	0.03		0.00	0.03						547.51

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	2.63	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Unmitigated	2.63	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

#### 6.2 Area by SubCategory

##### Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Architectural Coating	0.64					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.99					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00						0.00

Total	2.63	0.00	0.00	0.00		0.00	0.00		0.00	0.00							0.00
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**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.64					0.00	0.00		0.00	0.00							0.00
Consumer Products	1.99					0.00	0.00		0.00	0.00							0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00							0.00
<b>Total</b>	<b>2.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>							<b>0.00</b>



**Existing (CalEEMod-Energy Adjustment for Age of Buildings)**

	CO2EQ
Category	tpy
Area	0
Energy	2990
Mobile	2235
Waste	7
Water	1
Construction	0
<b>Total</b>	<b>5233</b>

**Future No Project (CalEEMod-Energy Adjustment for Age of Buildings)**

	CO2EQ
Category	tpy
Area	0
Energy	2990
Mobile	2117
Waste	7
Water	1
Construction	0
<b>Total</b>	<b>5115</b>

**Future Combined Project Buildings (Correction for No increase in employees (mobile is same as future no project))**

	CO2EQ
Category	tpy
Area	0
Energy	3290
Mobile	2117
Waste	7
Water	1
Construction	33
<b>Total</b>	<b>5448</b>

**Project Increment**

	CO2EQ
Category	tpy
Area	0
Energy	300
Mobile	0
Waste	0
Water	0
Construction	33
<b>Total</b>	<b>333</b>

Scalar for Energy (Existing Uses):

Title-24 Electricity Energy Intensity	2.75 kwh/sf/yr
NonTitle-24 Electricity Energy Intensity	5.75 kwh/sf/yr
Lighting Energy Intensity	3.55 kwh/sf/yr
<b>Total:</b>	<b>12.05 kwh/sf/yr</b>

Hospital	21.7 kwh/sf/yr
	1.80 scalar

Scalar for Natural Gas (Existing Uses):

R&D (CalEEMod)

Title-24 Natural Gas Energy Intensity	14.36 kbtu/sf/yr
NonTitle-24 Natural Gas Energy Intensity	4.45 kbtu/sf/yr
<b>Total:</b>	<b>18.81 kbtu/sf/yr</b>

SCAQMD (Table A9-12-A)

Commercial	2.9 cf/sqft/mo	36.54 kbtu/sf/yr
		1.94 scalar

**LABRI Construction**  
Los Angeles-South Coast County, Annual

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	96	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>		<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9		2.2		
		<b>Precipitation Freq (Days)</b>			
			33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use -
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403

**2.0 Emissions Summary**

**2.1 Overall Construction**

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										Mt/yr					
2014																202.66
2015																728.34
2016																47.50
<b>Total</b>																<b>978.50</b>

**LABRI Existing Conditions**  
**Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	210.66	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>		<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9		2.2		
		<b>Precipitation Freq (Days)</b>			
			33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Vehicle Trips -
- Water And Wastewater - Site Specific
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Energy Mitigation -
- Water Mitigation - Accounts for age of buildings
- Waste Mitigation -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																0.00
Mobile																2,234.80
Waste																7.28
Water																1.18
<b>Total</b>																<b>3,886.70</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																0.00
Mobile																2,234.80
Waste																7.28
Water																1.40
<b>Total</b>																<b>3,886.92</b>

## 4.0 Mobile Detail

### 4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Mitigated																	2,234.80
Unmitigated																	2,234.80
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Research & Development	1,708.45	400.25	233.83	4,390,635	4,390,635
Total	1,708.45	400.25	233.83	4,390,635	4,390,635

### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

## 6.0 Area Detail

### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Mitigated																	0.00
Unmitigated																	0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating																	0.00
Consumer Products																	0.00
Landscaping																	0.00
Total																	0.00

#### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating																	0.00
Consumer Products																	0.00
Landscaping																	0.00
Total																	0.00

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet

Install Low Flow Shower  
 Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated								1.40
Unmitigated								1.18
Total	NA	NA	NA	NA	NA	NA	NA	NA

**7.2 Water by Land Use**

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.125481 / 0.0239011								1.18
Total									1.18

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.150577 / 0.025359								1.40
Total									1.40

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated								7.28
Unmitigated								7.28
Total	NA	NA	NA	NA	NA	NA	NA	NA

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	16.01								7.28
Total									7.28

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	16.01								7.28
Total									7.28

**LABRI No Project Condition  
Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	210.66	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Vehicle Trips -
- Water And Wastewater - Site Specific
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Energy Mitigation -
- Water Mitigation - Accounts for age of buildings
- Waste Mitigation -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.01	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Mobile	1.26	3.14	12.35	0.02	2.37	0.15	2.52	0.09	0.15	0.24	0.00					2,117.35
Waste						0.00	0.00		0.00	0.00	3.25					7.28
Water						0.00	0.00		0.00	0.00	0.00					1.18
<b>Total</b>	<b>2.29</b>	<b>3.33</b>	<b>12.51</b>	<b>0.02</b>	<b>2.37</b>	<b>0.15</b>	<b>2.53</b>	<b>0.09</b>	<b>0.15</b>	<b>0.25</b>	<b>3.25</b>					<b>3,769.25</b>

**4.0 Mobile Detail**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.26	3.14	12.35	0.02	2.37	0.15	2.52	0.09	0.15	0.24	0.00					2,117.35
Unmitigated	1.26	3.14	12.35	0.02	2.37	0.15	2.52	0.09	0.15	0.24	0.00					2,117.35
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Research & Development	1,708.45	400.25	233.83	4,390,635	4,390,635
<b>Total</b>	<b>1,708.45</b>	<b>400.25</b>	<b>233.83</b>	<b>4,390,635</b>	<b>4,390,635</b>

#### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.01	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Unmitigated	1.01	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

#### 6.2 Area by SubCategory

##### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.24					0.00	0.00		0.00	0.00	0.00					0.00
Consumer Products	0.76					0.00	0.00		0.00	0.00	0.00					0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>					<b>0.00</b>

### 7.0 Water Detail

#### 7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated								1.40
Unmitigated								1.18
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

#### 7.2 Water by Land Use

##### Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.125481 / 0.0239011								1.18
<b>Total</b>									<b>1.18</b>

### 8.0 Waste Detail

#### 8.1 Mitigation Measures Waste

##### Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated								7.28
Unmitigated								7.28
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

#### 8.2 Waste by Land Use



**Unmitigated**

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	16.01								7.28
<b>Total</b>									<b>7.28</b>

**LABRI Project Existing Buildings Less Demo and Renovation**  
**Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	180.86	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Vehicle Trips -
- Energy Use -
- Water And Wastewater - Site Specific
- Solid Waste -
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Energy Mitigation -
- Water Mitigation - site specific to account for age of buildings
- Waste Mitigation -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					0.00
Energy	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01	0.00					1,410.96
Mobile	1.08	2.69	10.60	0.02	2.03	0.13	2.16	0.08	0.13	0.21	0.00					1,817.83
Waste						0.00	0.00		0.00	0.00	2.79					6.25
Water							0.00		0.00	0.00	0.00					1.18
<b>Total</b>	<b>1.96</b>	<b>2.86</b>	<b>10.74</b>	<b>0.02</b>	<b>2.03</b>	<b>0.13</b>	<b>2.17</b>	<b>0.08</b>	<b>0.13</b>	<b>0.22</b>	<b>2.79</b>					<b>3,236.22</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.86	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Energy	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01	0.00					1,410.96

Mobile	1.08	2.69	10.60	0.02	2.03	0.13	2.16	0.08	0.13	0.21	0.00						1,817.83
Waste						0.00	0.00		0.00	0.00	2.79						6.25
Water						0.00	0.00		0.00	0.00	0.00						1.40
<b>Total</b>	<b>1.96</b>	<b>2.86</b>	<b>10.74</b>	<b>0.02</b>	<b>2.03</b>	<b>0.13</b>	<b>2.17</b>	<b>0.08</b>	<b>0.13</b>	<b>0.22</b>	<b>2.79</b>						<b>3,236.44</b>

#### 4.0 Mobile Detail

##### 4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Mitigated	1.08	2.69	10.60	0.02	2.03	0.13	2.16	0.08	0.13	0.21	0.00						1,817.83
Unmitigated	1.08	2.69	10.60	0.02	2.03	0.13	2.16	0.08	0.13	0.21	0.00						1,817.83
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

##### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Research & Development	1,466.77	343.63	200.75	3,769,535	3,769,535
<b>Total</b>	<b>1,466.77</b>	<b>343.63</b>	<b>200.75</b>	<b>3,769,535</b>	<b>3,769,535</b>

##### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

#### 5.0 Energy Detail

##### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00						1,228.31
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00						1,228.31
NaturalGas Mitigated	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01	0.00						182.65
NaturalGas Unmitigated	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01	0.00						182.65
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

##### 5.2 Energy by Land Use - NaturalGas

###### Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Research & Development	3.402e+006	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01	0.00					182.65
<b>Total</b>		<b>0.02</b>	<b>0.17</b>	<b>0.14</b>	<b>0.00</b>		<b>0.00</b>	<b>0.01</b>		<b>0.00</b>	<b>0.01</b>	<b>0.00</b>					<b>182.65</b>

###### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Research & Development	3.402e+006	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01	0.00					182.65
<b>Total</b>		<b>0.02</b>	<b>0.17</b>	<b>0.14</b>	<b>0.00</b>		<b>0.00</b>	<b>0.01</b>		<b>0.00</b>	<b>0.01</b>	<b>0.00</b>					<b>182.65</b>

##### 5.3 Energy by Land Use - Electricity

###### Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Land Use	kWh	tons/yr					MT/yr			
Research & Development	2.17938e+006								1,228.31	

Total																					1,228.31
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**Mitigated**

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Land Use	kWh	tons/yr					MT/yr			
Research & Development	2.17938e+006								1,228.31	
<b>Total</b>									<b>1,228.31</b>	

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.86	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Unmitigated	0.86	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.21					0.00	0.00		0.00	0.00	0.00					0.00
Consumer Products	0.65					0.00	0.00		0.00	0.00	0.00					0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>0.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>					<b>0.00</b>

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.21					0.00	0.00		0.00	0.00	0.00					0.00
Consumer Products	0.65					0.00	0.00		0.00	0.00	0.00					0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>0.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>					<b>0.00</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated								1.40
Unmitigated								1.18
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.125481 / 0.0239011								1.18
<b>Total</b>									<b>1.18</b>

**Mitigated**

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.150577 / 0.025359								1.40
<b>Total</b>									<b>1.40</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**Category/Year**

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated								6.25
Unmitigated								6.25
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	13.74								6.25
<b>Total</b>									<b>6.25</b>

**Mitigated**

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	13.74								6.25
<b>Total</b>									<b>6.25</b>

**LABRI Proposed Buildings Compliance with LA Green Building Ordinances  
Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric
Research & Development	100.5	1000sqft

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Utility Company</b>	Los Angeles Department of Water & Power
<b>Climate Zone</b>	9	<b>Precipitation Freq (Days)</b>	33		

**1.3 User Entered Comments**

- Project Characteristics -
- Land Use - Site specific
- Construction Phase - Site Specific Construction Detail
- Off-road Equipment -
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Off-road Equipment - Site Specific Data
- Trips and VMT - Site Specific Data
- Demolition -
- Grading - Site Specific Data
- Vehicle Trips -
- Water And Wastewater - Site Specific
- Construction Off-road Equipment Mitigation - Compliance with SCQAMD Rule 403
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation -
- Energy Use -
- Solid Waste -

**2.0 Emissions Summary**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.48	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Energy	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00					784.03
Mobile	0.60	1.50	5.89	0.01	1.13	0.07	1.20	0.04	0.07	0.12	0.00					1,010.13
Waste						0.00	0.00		0.00	0.00	1.55					3.48
Water						0.00	0.00		0.00	0.00	0.00					1.18
<b>Total</b>	<b>1.09</b>	<b>1.59</b>	<b>5.97</b>	<b>0.01</b>	<b>1.13</b>	<b>0.07</b>	<b>1.21</b>	<b>0.04</b>	<b>0.07</b>	<b>0.13</b>	<b>1.55</b>					<b>1,798.82</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.48	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Energy	0.01	0.08	0.07	0.00		0.00	0.01		0.00	0.01	0.00					723.23

Mobile	0.60	1.50	5.89	0.01	1.13	0.07	1.20	0.04	0.07	0.12	0.00						1,010.13
Waste						0.00	0.00		0.00	0.00	0.78						1.74
Water						0.00	0.00		0.00	0.00	0.00						0.95
<b>Total</b>	<b>1.09</b>	<b>1.58</b>	<b>5.96</b>	<b>0.01</b>	<b>1.13</b>	<b>0.07</b>	<b>1.21</b>	<b>0.04</b>	<b>0.07</b>	<b>0.13</b>	<b>0.78</b>						<b>1,736.05</b>

#### 4.0 Mobile Detail

##### 4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Mitigated	0.60	1.50	5.89	0.01	1.13	0.07	1.20	0.04	0.07	0.12	0.00						1,010.13
Unmitigated	0.60	1.50	5.89	0.01	1.13	0.07	1.20	0.04	0.07	0.12	0.00						1,010.13
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

##### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Research & Development	815.06	190.95	111.56	2,094,649	2,094,649
<b>Total</b>	<b>815.06</b>	<b>190.95</b>	<b>111.56</b>	<b>2,094,649</b>	<b>2,094,649</b>

##### 4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Research & Development	8.90	13.30	7.40	33.00	48.00	19.00

#### 5.0 Energy Detail

##### 5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00					632.58
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00					682.54
NaturalGas Mitigated	0.01	0.08	0.07	0.00		0.00	0.01		0.00	0.01	0.00					90.65
NaturalGas Unmitigated	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00					101.49
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

##### 5.2 Energy by Land Use - NaturalGas

###### Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Research & Development	1.8904e+006	0.01	0.09	0.08	0.00		0.00	0.01		0.00	0.01	0.00					101.49
<b>Total</b>		<b>0.01</b>	<b>0.09</b>	<b>0.08</b>	<b>0.00</b>		<b>0.00</b>	<b>0.01</b>		<b>0.00</b>	<b>0.01</b>	<b>0.00</b>					<b>101.49</b>

###### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Research & Development	1.68836e+006	0.01	0.08	0.07	0.00		0.00	0.01		0.00	0.01	0.00					90.65
<b>Total</b>		<b>0.01</b>	<b>0.08</b>	<b>0.07</b>	<b>0.00</b>		<b>0.00</b>	<b>0.01</b>		<b>0.00</b>	<b>0.01</b>	<b>0.00</b>					<b>90.65</b>

##### 5.3 Energy by Land Use - Electricity

###### Unmitigated



	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Land Use	kWh	tons/yr					MT/yr			
Research & Development	1.21103e+006								682.54	
<b>Total</b>									<b>682.54</b>	

**Mitigated**

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Land Use	kWh	tons/yr					MT/yr			
Research & Development	1.12238e+006								632.58	
<b>Total</b>									<b>632.58</b>	

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.48	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
Unmitigated	0.48	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.12					0.00	0.00		0.00	0.00	0.00					0.00
Consumer Products	0.36					0.00	0.00		0.00	0.00	0.00					0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>0.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>					<b>0.00</b>

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.12					0.00	0.00		0.00	0.00	0.00					0.00
Consumer Products	0.36					0.00	0.00		0.00	0.00	0.00					0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00					0.00
<b>Total</b>	<b>0.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>					<b>0.00</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated								0.95
Unmitigated								1.18
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e

Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.12548 / 0.023901								1.18
<b>Total</b>									<b>1.18</b>

**Mitigated**

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Research & Development	0.100384 / 0.0191208								0.95
<b>Total</b>									<b>0.95</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

**Category/Year**

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated								1.74
Unmitigated								3.48
<b>Total</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	7.64								3.48
<b>Total</b>									<b>3.48</b>

**Mitigated**

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Research & Development	3.82								1.74
<b>Total</b>									<b>1.74</b>

**9.0 Vegetation**

# **LA BioMed Development Project**

## **MITIGATION MONITORING PLAN (MMP)**

## **LA BioMed Development Project MITIGATION MONITORING PLAN**

The Mitigation Monitoring Plan (MMP) set forth below has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The MMP describes the procedures the Project Applicant will use to implement the Mitigation Measures adopted in connection with the approval of the Project and the methods of monitoring and reporting on such actions.

It is the intent of this MMP to:

1. Verify compliance of the Mitigation Measures that are required by the MND to mitigate or avoid significant environmental effects;
2. Provide a methodology to document implementation of the required mitigation;
3. Identify the monitoring and enforcement agencies.

The Project Applicant shall be obligated to provide documentation concerning implementation of the listed Mitigation Measures to the appropriate Monitoring Agency and the appropriate Enforcement Agency as provided for herein. All departments listed below are within the County of Los Angeles unless otherwise noted. The entity responsible for the implementation of all Mitigation Measures shall be the Project Applicant.

As shown on the following pages, each required Mitigation Measure for the Project is listed and categorized by impact area, with accompanying discussion of:

- Enforcement Agency - the agency with the power to enforce the Mitigation Measure.
- Monitoring Agency - the agency to which reports involving feasibility, compliance, implementation and development are made.
- Monitoring Phase - the phase of the Project during which the Mitigation Measure shall be monitored
- Action Required . the manner in which implementation of the required mitigation is documented.

The MMP for the Project will be in place throughout development of the Project. The entity responsible for implementing the Mitigation Measure shall also be obligated to provide documentation to the appropriate Monitoring Agency and the appropriate Enforcement Agency that compliance with the required Mitigation Measure has been implemented.

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## APPENDIX D (Continued) MITIGATION MONITORING PLAN

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Project Applicant subject to the approval by the Lead Agency for Mitigation Measures applicable to the Lead Agency. In conjunction with any appropriate agencies or departments, the Lead Agency will determine the adequacy of any proposed change or modification. Any revisions to a Mitigation Measure in the final MMP must achieve the same level or more of mitigation as the original mitigation measure.

### Air Quality Mitigation Measures

**Mitigation Measure III-1:** All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403 requirements.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure III-2:** The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure III-3:** All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

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**APPENDIX D (Continued)**  
**MITIGATION MONITORING PLAN**

**Mitigation Measure III-4:** All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure III-5:** All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure III-6:** Equipment operators shall maintain and operate construction equipment equal to or greater than 50 horsepower so as to minimize exhaust emissions.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure III-7:** Trucks and vehicles in loading and unloading queues will shall have their engines turned off after five (5) minutes when not in use, to reduce vehicle emissions.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Post limitation in area of construction site or include in building plans

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## **APPENDIX D (Continued)**

### **MITIGATION MONITORING PLAN**

#### **Biological Resources Mitigation Measure**

**Mitigation Measure IV-1:** In accordance with the Migratory Bird Treaty Act, any necessary removal of trees shall be limited/restricted to between September 1 and February 14 to avoid the nesting season. If activities were to occur during the nesting season (i.e., September 1 to February 14), all suitable habitat would be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests were detected, the area shall be flagged, along with a minimum 50-foot buffer (buffer may range between 50 and 300 feet as determined by the monitoring biologist), and shall be avoided until the nesting cycle has completed or the monitoring biologist determines that the nest has failed.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Removal of vegetation outside of the nesting season or, if during the nesting season, documentation of the survey and, if necessary, the avoidance measures to the Department of Public Works, Building and Safety Division

#### **Cultural Resources—Archaeological Resources Mitigation Measures**

**Mitigation Measure V-1:** If any archaeological materials are encountered during the course of the Project development, work in the area shall cease and deposits shall be treated in accordance with Federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. As part of this effort, the services of an archaeologist meeting the Secretary of the Interior Professional Qualification Standards for Archaeology shall be secured by contacting the California Historical Resources Information System South Central Coastal Information Center (CHRIS-SCCIC) at Cal State University Fullerton, or a member of the Register of Professional Archaeologists (RPA) to assess the resources and evaluate the impact. In addition, if it is determined that an archaeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** If archaeological materials are encountered, documentation of retention of qualified archaeologists



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**APPENDIX D (Continued)**  
**MITIGATION MONITORING PLAN**

**Mitigation Measure V-2:** If any archaeological materials are encountered during the course of the Project development, a report on the archaeological findings shall be prepared by the qualified archaeologist. A copy of the report shall be submitted to the CHRIS-SCCIC.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** If archaeological materials are encountered, submittal of report consistent with measure after completion of construction

**Mitigation Measure V-3:** If any archaeological materials are encountered during the course of the Project development, recovered archaeological materials shall be curated at an appropriate accredited curation facility. If the materials are prehistoric in nature, affiliated Native American groups (identified by the Native American Heritage Commission) may be consulted regarding selection of the curation facility.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** If archaeological materials are encountered, submittal of report consistent with measure after completion of construction

**Cultural Resources—Paleontological Resources Mitigation Measure**

**Mitigation Measure V-4:** If any paleontological materials are encountered during the course of Project development, work in the area shall be halted. The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources. In addition, a report on the paleontological findings shall be prepared by the qualified paleontologist and a copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** If paleontological materials are encountered, documentation of retention of qualified paleontologist

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**APPENDIX D (Continued)**  
**MITIGATION MONITORING PLAN**

**Hazards and Hazardous Materials Mitigation Measures**

**Mitigation Measure VIII-1:** Prior to the issuance of any permit for the demolition or alteration of the existing on-site structures, a lead based paint survey shall be performed for those buildings to be demolished or renovated within the Project Site. Should lead based paint materials be identified, standard handling and disposal practices shall be implemented prior to the demolition and renovation of buildings pursuant to all applicable regulations. In addition, lead-based materials if they exist and are to remain within the renovated building (i.e., LA BioMed Research Building 2 Annex) shall be properly managed in place with the preparation and implementation of an Operations and Management Plan.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Pre-construction and Construction

**Action Required:** Submittal of lead based paint survey to Department of Public Works, Building and Safety Division

**Mitigation Measure VIII-2:** Prior to the issuance of any permit for the demolition or alteration of the existing on-site structures, an asbestos survey shall be performed for those buildings to be demolished or renovated within the Project Site. If asbestos containing materials are found to be present, they shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations. In addition, asbestos containing materials if they exist and are to remain within the renovated building (i.e., LA BioMed Research Building 2 Annex) shall be properly managed in place with the preparation and implementation of an Operations and Management Plan.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Pre-construction and Construction

**Action Required:** Submittal of asbestos survey to Department of Public Works, Building and Safety Division

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**APPENDIX D (Continued)**  
**MITIGATION MONITORING PLAN**

**Noise Materials Mitigation Measures**

**Mitigation Measure XII-1:** Exterior noise-generating construction activities shall be limited to Monday through Friday from 7:00 A.M. to 7:00 P.M., and from 8:00 A.M. to 6:00 P.M. on Saturdays. No construction activities shall occur on Sundays or any legal holidays.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure XII-2:** Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

**Mitigation Measure XII-3:** A 12-foot-high temporary sound barrier shall be maintained between the residential uses along West 220th Street and proposed construction activities located on the site of existing LA BioMed Building #3. The barrier shall extend from the southwest corner of the construction area to the east until the line of sight is broken between the on-site structures on the Project Site and the residential uses along West 220th Street. Once construction on the site of existing LA BioMed Building #3 is completed, the sound barrier can be removed.

**Enforcement Agency:** Department of Public Works

**Monitoring Agency:** Department of Public Works

**Monitoring Phase:** Construction

**Action Required:** Include in building plans

# **LA BioMed Development Project**

## **STATE CLEARING HOUSE LETTER**



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

May 6, 2014

Tracy Holcombe  
Los Angeles County  
500 W. Temple St. Rm 754  
Los Angeles, CA 90012

Subject: LA BioMed Development Project  
SCH#: 2014041024

Dear Tracy Holcombe:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on May 5, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014041024  
**Project Title** LA BioMed Development Project  
**Lead Agency** Los Angeles County

**Type** MND Mitigated Negative Declaration

**Description** The County of Los Angeles Chief Executive Office is proposing to enter into an Amended and Restated Master Lease Agreement with LA BioMed, the Applicant, that will enable the Applicant to consolidate its existing operations at the Harbor-UCLA Medical Center by redeveloping the existing LA BioMed campus. The Project, in summary, includes the following: (1) constructing two new buildings with a total floor area of 95,000 sf; (2) renovating an existing 5,500 sf building; and (3) demolishing three buildings with a total floor area of less than 20,000 sf. As such, the Project results in a net increase of 70,700 sf of floor area within the LA BioMed campus. In addition to these building activities, the Project includes outdoor landscape and hardscape improvements as well as the paving of non-landscaped areas.

**Lead Agency Contact**

**Name** Tracy Holcombe  
**Agency** Los Angeles County  
**Phone** 213 974 1461 **Fax**  
**email**  
**Address** 500 W. Temple St. Rm 754  
**City** Los Angeles **State** CA **Zip** 90012

**Project Location**

**County** Los Angeles  
**City** Torrance  
**Region**  
**Lat / Long** 33° 49' 42" N / 118° 17' 42" W  
**Cross Streets** 220th Street and Meyler Street  
**Parcel No.** 7344-001-901

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways** I-110, 405, SR 123  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Biomedical research / C-3 (unlimited Commercial)/ P (public and semi-public facility)

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 7; Air Resources Board; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission

**Date Received** 04/04/2014 **Start of Review** 04/04/2014 **End of Review** 05/05/2014

**DRAFT**

**MASTER GROUND LEASE AGREEMENT**



**AMENDED AND RESTATED MASTER GROUND LEASE AGREEMENT  
FOR DEVELOPMENT, CONSTRUCTION, AND OPERATION  
OF MEDICAL RESEARCH FACILITIES**

**BY AND BETWEEN**

**COUNTY OF LOS ANGELES, as LESSOR**

**AND**

**LOS ANGELES BIOMEDICAL RESEARCH INSTITUTE AT HARBOR-  
UCLA MEDICAL CENTER , as LESSEE**

**PREMISES:**

**A Portion of the Property known as  
Harbor-UCLA Medical Center  
County of Los Angeles**

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EXHIBIT A – Depiction of Pre-Existing Leased Premises, MREA Premises, MREA Leased Premises MREA License Area and Land

EXHIBIT A-1 – Legal Description of the Pre-Existing Leased Premises

EXHIBIT A-2 – Legal Description of the Land

EXHIBIT B - Outstanding Claims under the Pre-Existing Leases or for the MREA Premises

EXHIBIT C - Development and Sequencing Plans

EXHIBIT D - Form of Declaration of Use Restrictions

**AMENDED AND RESTATED MASTER GROUND LEASE AGREEMENT  
FOR DEVELOPMENT, CONSTRUCTION, AND OPERATION  
OF MEDICAL RESEARCH FACILITIES**

THIS AMENDED AND RESTATED MASTER GROUND LEASE AGREEMENT (the "Lease") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2014 (the "Effective Date") by and between the County of Los Angeles, a body politic and corporate (the "County" or "Lessor") and Los Angeles Biomedical Research Institute at Harbor-UCLA Medical Center, a California public benefit not-for-profit corporation (the "Lessee").

**RECITALS:**

A. WHEREAS, the County is the fee owner of that certain property located in Los Angeles County bounded by Carson Street, Vermont Avenue, 220<sup>th</sup> Street and Normandie Avenue and commonly known as the Harbor-UCLA Medical Center (the "Medical Center"); and

B. WHEREAS, the County and Lessee are parties to those certain five Ground Leases numbered 55657, 62158, 73361, 75969 and 77502 (collectively, the "Pre-Existing Leases") each of which covers a portion of the Medical Center as set forth more particularly in the respective Pre-Existing Leases and depicted as Area A on Exhibit A attached hereto and more particularly described in Exhibit A-1 (the "Pre-Existing Leased Premises") including certain existing improvements and medical buildings constructed by Lessee (the "Pre-Existing Buildings"); and

C. WHEREAS, in addition to the Pre-Existing Leased Premises Lessee utilizes certain County buildings and improvements at the Medical Center depicted as Area B<sup>1</sup> on Exhibit A hereto (the "MREA Premises") pursuant to that certain Medical Research and Education Agreement between the County and Lessee, dated June 2, 1992, as amended (the "MREA"); and

\_\_\_\_\_

D. WHEREAS, the County and Lessee desire to (i) amend, consolidate and restate the Pre-Existing Leases in their entirety, (ii) terminate Lessee's rights under the MREA<sup>2</sup> to occupy the MREA Premises, (iii) demise to Lessee certain portions of the Medical Center in addition to the Pre-Existing Leased Premises, including the portion of the MREA Premises depicted as Area C in Exhibit A attached hereto (the MREA Leased Premises"), all as set forth in and subject to the terms and conditions of this Lease, such that upon the Effective Date of this Lease the premises demised under this Lease shall be comprised of the approximately 11.4 acres of land as depicted in Exhibit A attached hereto, including Areas A and C, and more particularly described in Exhibit A-2 (the "Land"), along with such improvements and other property located upon the Land as is expressly provided for in this Lease, and (iv) license to Lessee the use of other portions of the MREA Premises, as designated on Exhibit A (the "MREA License Area")<sup>3</sup> as provided for in Section 2C and subject to Section 27; and

E. WHEREAS, the County desires to lease the Premises pursuant to Government Code Sections 25374(b) and 26227 and license the MREA License Area, in each instance for use by Lessee as research buildings to house medical research and educational activities; and

F. WHEREAS, as an inducement to the County's entering into this Lease Lessee is agreeing to work in good faith to develop, construct and equip two new research buildings (each individually, a "New Building," and collectively, the "New Buildings") on the Premises and, upon completion to operate and maintain any such New Buildings for bio-medical research and related purposes, all at Lessee's sole cost and expense, subject to and in accordance with the terms and conditions of this Lease.

NOW, THEREFORE, in consideration of the terms and conditions hereinafter contained, and the foregoing recitals, each of which is deemed a contracted part hereof, and for other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the County and Lessee covenant and agree as follows:

---



1. DEFINITIONS; CONSTRUCTION.

A. Definitions. For all purposes of this Lease, the following words and phrases shall have the respective meanings set forth below.

(1) "Actual Costs" shall mean: (a) out-of-pocket costs and expenses incurred by the County with respect to a particular activity or procedure, including without limitation, expenditures to legal counsel, financial consultants and advisors; (b) costs incurred in connection with appraisals; and (c) amounts invoiced by the County's Department of Public Works and/or Internal Services Department, all in connection with this Lease. In those instances in which Lessee is obligated to reimburse the County for the County's Actual Costs incurred in performing obligations required to be performed by Lessee under this Lease which Lessee fails to perform within the applicable notice and cure periods provided under this Lease, Actual Costs shall also include a reasonable allocation of the County's overhead and administrative costs to fully compensate the County for performing such obligations on behalf of Lessee.

(2) "Additional Rent" shall have the meaning set forth in Section 4(A)(1).

(3) "Affiliate" shall mean, with reference to any lessee under this Lease, a person, partnership, joint venture, corporation, limited liability company, public agency or other Person that, directly or indirectly, controls, is controlled by or is under common control with such lessee. For purposes of this definition "control" shall mean the power to direct or cause the direction of the business decisions of a Person, whether through the ownership of voting securities, by contract or otherwise.

(4) "Applicable Laws" shall have the meaning set forth in Section 5(B).

(5) "CEQA" shall mean the California Environmental Quality Act, including all regulations, guidances and directives promulgated thereunder.

(6) "Commencement Date" shall mean the date on which this Lease shall have been signed and delivered by both parties and the County shall have delivered possession of the Premises in accordance with the terms of this Lease.

(7) "County Improvements" means (a) the buildings and improvements located within the MREA Premises on the Effective Date, and (b) the roadways, sidewalks and parking areas located within the Premises, (c) to the extent not owned by a utility company or other third party, the Utility Infrastructure located on or within the Premises but serving portions of the Medical Center beyond the Premises or otherwise owned by the County pursuant to Section 7(D) of this Lease, and (d) any Utility Infrastructure on or within the Premises that have been dedicated to and accepted by the County pursuant to a dedication instrument separate from this Lease.

(8) “Development and Sequencing Plans” shall have the meaning set forth in Section 8(A)(1).

(9) “Development Documents” means all material (a) plans and specifications (e.g., schematic, design development and construction documents); (b) applications for zoning variances or other discretionary land use approvals, modifications, permits, certificates or consents; (c) governmental approvals; and (d) demolition, building and grading permits and other similar permits, in each instance related to the construction of improvements for the Premises, together with all amendments thereto.

(10) “Development Work” shall have the meaning set forth in Section 8(A)(1).

(11) “Future Development Plans” shall have the meaning set forth in Section 8(F).

(12) “Harbor-UCLA Master Plan” shall mean the County’s master plan for renovation and redevelopment of the Medical Center, as it may be adopted, updated and in effect from time to time.

(13) “Hazardous Medical Substances” shall have the meaning set forth in Section 20(A).

(14) “Hazardous Substances” shall have the meaning set forth in Section 20(A).

(15) “Improvements” shall mean, collectively, the County Improvements and Lessee Improvements.

(16) “Indemnified Parties” shall have the meaning set forth in Section 12(A)(1).

(17) “Initial Term” shall have the meaning set forth in Section 3(C)(1).

(18) “Institution” shall mean (a) a savings bank, savings and loan association, credit union, commercial bank or trust company organized or chartered under the laws of the United States or any state thereof or the District of Columbia or a foreign banking institution; (b) an insurance company organized and existing under the laws of the United States of America or any state thereof or the District of Columbia or a foreign insurance company; (c) an institutional investor such as a publicly held real estate investment trust (or an entity of which a real estate investment trust is the majority owner), an entity that qualifies as a “REMIC” under the federal internal revenue code or other public or private investment entity; (d) a brokerage or investment banking organization; (e) an employees’ welfare, benefit, pension or retirement fund; (f) an

institutional leasing company; (g) an institutional financing company; (h) any governmental agency or entity insured by a governmental agency, (i) any Person that is a wholly owned subsidiary of, or is a combination of, one or more of the foregoing Persons; or (j) any of the foregoing Persons when acting as a trustee, agent, administrative agent for other lenders or investors, or other fiduciary or representative capacity, whether or not such other investors or lenders are themselves "Institutions"; provided in each such case such Person has net assets in excess of Five Hundred Million Dollars (\$500,000,000), which amount may be reasonably adjusted from time to time by the County, provided that no such adjustment shall impair the qualification as an Institution of any Leasehold Mortgagee that was an Institution at the time it acquired its Leasehold Mortgage.

(19) "Land" shall have the meaning set forth in WHEREAS Clause D.

(20) "Leasehold Mortgage" and "Leasehold Mortgagee" shall mean, respectively, any mortgage or deed of trust granted and held in full compliance with the terms of this Lease and constituting a lien upon the interest of Lessee in this Lease and the leasehold estate hereby created, and the party acting as mortgagee or beneficiary under such mortgage or deed of trust, provided, however, that any Leasehold Mortgagee must be an Institution unless otherwise consented to in writing by the County.

(21) "Lessee Improvements" shall mean the Pre-Existing Buildings and any other buildings, structures or improvements currently or hereafter located on the Premises, including the New Buildings, and any related improvements or structures on the Premises, including all infrastructure, fixtures and building equipment (but excluding scientific and medical equipment) necessary for the operation of any such improvements or structures except for the County Improvements and any Utility Infrastructure owned by a utility company.

(22) "Medical Center" shall have the meaning set forth in WHEREAS Clause A.

(23) "MREA" and "MREA Premises" shall have the respective meanings set forth in WHEREAS Clause C.

(24) "MREA Leased Premises" shall have the meaning set forth in WHEREAS Clause D.

(25) "MREA License Area" shall have the meaning set forth in WHEREAS Clause D.

(26) "New Buildings" shall have the meaning set forth in WHEREAS Clause F.

(27) "Patriot Act" means the federal USA Patriot Act of 2001 (Public Law 107-56), as amended.

(28) "Permitted Encumbrances shall have the meaning set forth in Section 3(B).

(29) "Permitted Uses" shall mean the uses described in Section 5(A)(1) and no other uses.

(30) "Pre-Existing Leases" and "Pre-Existing Leased Premises" shall have the respective meanings set forth in WHEREAS Clause B.

(31) "Premises" shall mean the Land, the Improvements and all equipment and personal property used in the operation and maintenance thereof and any alterations and additions made thereto and all replacements and restorations thereof.

(32) "Project Documents" means all plans, drawings, specifications, documents evidencing governmental approvals or partial approvals, permits, environmental documents, soil, engineering and planning studies, working drawings, architect agreements, construction contracts and agreements pertaining to the construction of improvements for the Premises, together with all amendments thereto.

(33) "Project Financing" shall have the meaning set forth in Section 10(A).

(34) "Person" means natural persons, corporations, companies, partnerships, limited liability companies, trusts, associations, public bodies, joint ventures and similar entities.

(35) "Prohibited Person" shall mean:

(i) any Person or Affiliate of a Person that is in default or in breach, beyond any applicable notice and grace period, of its obligations under any material written agreement with the County or any bureau, agency or department thereof unless such default or breach has been waived in writing by the County or such bureau, agency or department, respectively;

(ii) any Person or Affiliate of a Person that has been convicted in a criminal proceeding for a felony or any crime involving moral turpitude or that is an organized crime figure or is reputed by an appropriate law enforcement agency to have substantial business or other affiliations with an organized crime figure;

(iii) any government, or any Person that is directly or indirectly controlled (rather than only regulated) by a government, that has been finally determined to be in violation of (including, but not limited to, any participant in an international boycott in violation of) the Export Administration Act of 1979, or its successor, or the regulations issued pursuant thereto, or any government that is, or any Person that, directly or indirectly, is controlled (rather than only regulated) by a government that is subject to the regulations or controls thereof;

(iv) any government, or any Person that, directly or indirectly, is controlled (rather than only regulated) by a government, the effects of the activities of which are regulated or controlled pursuant to regulations of the United States Treasury Department or executive orders of the President of the United States of America issued pursuant to the Trading with the Enemy Act of 1917, as amended (including the Arms Export Control Act of 1979, as amended); and

(v) any Person or Affiliate of a Person that is a “blocked person” or “Specially Designated Terrorist” under the Patriot Act or any list maintained pursuant to the Patriot Act or is otherwise subject to any prohibition or regulation under the Patriot Act

(36) “Qualified Foreclosure Transferee” shall mean a Person that is not a Prohibited Person and is (a) a not-for-profit corporation or similar entity exempt from federal taxation under Section 501(c)(3) of the Internal Revenue Code, that has the financial resources to carry out the Permitted Uses and otherwise comply with the terms of this Lease, or (b) a Leasehold Mortgagee or its nominee, provided that any such nominee acquires the leasehold interest hereunder solely for the purpose of holding title on behalf of the Leasehold Mortgagee as “REO” pending disposition of Lessee’s interest in this Lease and not for purposes of operating the Premises for business purposes.

(37) “Renewal Term shall have the meaning set forth in Section 3(C)(2).

(38) “Rent” shall have the meaning set forth in Section 4(A).

(39) “Separate Leases” shall have the meaning set forth in Section 10(F).

(40) “Sublease” and “Sublessee” shall mean, respectively, any lease, sublease, license or other agreement for occupancy of the Premises, or any part thereof, other than this Lease, and a tenant or occupant under a Sublease.

(41) “Taxes” shall have the meaning set forth in Section 6(A).

(42) "Term" shall mean the Initial Term and any Renewal Terms that Lessee has duly exercised.

(43) "Unavoidable Delay" has the meaning set forth in Section 29(F).

(44) "Utility Infrastructure" means wires, pipes, cables, conduits, ducts, transformers, drains, connections, meters, lighting and all related improvements, vaults, equipment, machinery and appurtenances comprising any facility or system for delivering, transmitting or distributing communications, power, light, heat, gas, oil, electricity, storm water, waste, water, steam or other similar services or commodities, including wireless telecommunications, television transmission signals and fire and police signal systems.

(45) "Work" has the meaning set forth in Section 8(B)(1).

B. Construction. Unless the context clearly indicates to the contrary, the following rules shall apply to the construction of this Lease:

(1) Words importing the singular number shall include the plural number and vice versa.

(2) Words importing the feminine, masculine and neuter genders shall each include correlative words of the other genders.

(3) Except where expressly provided otherwise herein, all approvals, consents and acceptances required to be given or made by any person or party hereunder shall be at the sole discretion of the person or party whose approval, consent or acceptance is required.

(4) All references herein to particular articles or sections without reference to a specific document are references to articles or sections of this Lease.

(5) The captions and headings herein are solely for convenience of reference and shall not constitute a part of this Lease nor shall they affect its meaning, construction or effect.

(6) The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Lease, refer to this Lease in its entirety and not the particular article or section of this Lease in which they appear, and the term "hereafter" means after, and the term "heretofore" means before, the date of this Lease.

(7) The words "include" or "including" and words of similar import mean "including but not limited to."

(8) All exhibits and appendices to this Lease, including any amendments and supplements hereto, are hereby incorporated herein and made a part of this Lease.

2. PRE-EXISTING LEASES AND MREA.

A. Amendment and Consolidation of Pre-Existing Leases. The Pre-Existing Leases are hereby amended, consolidated and restated in their entirety as set forth herein such that from and after the Effective Date this Lease shall govern and supersede the terms and conditions set forth in the Pre-Existing Leases. This Lease shall constitute an amendment and restatement of the Pre-Existing Leases and shall not be deemed a novation.

B. Declaration of Use Restrictions. If required pursuant to the terms of Lessee's existing funding from the National Institutes of Health or a similar institutional funding source in connection with the amendment, consolidation and restatement of the Pre-Existing Leases pursuant to this Lease, Lessee shall be permitted, at its sole cost and expense, to record a Declaration of Use Restrictions or similar instrument against a portion of Lessee's leasehold interest in the Premises, provided that such instrument is (1) substantially in the form attached as Exhibit D<sup>4</sup>, or (2) in such other form as is reasonably acceptable to the County and, in either case, does not encumber or otherwise affect the County's fee interest in the Premises or otherwise impose any present or future obligation or liability on the County.

C. Termination of Occupancy Rights Under The MREA. Lessee's right to occupy the MREA Premises pursuant to the MREA is hereby terminated as fully and completely as if the Effective Date were the date originally set forth in the MREA for termination of such rights, subject, however, to the following provisions of this Section 2(C) and of Section 26 of this Lease. Notwithstanding the termination of such rights of Lessee under the MREA, Lessee shall have and is hereby granted a license to continue to occupy and utilize the MREA License Area pursuant to this Lease, provided that, (i) such license shall expire as provided for in Section 27 of this Lease, and (ii) until the expiration of such license Lessee's use and occupancy of the MREA License Area shall



be subject to the terms and conditions of this Lease as if the MREA License Area were part of the Premises and references in this Lease to the Premises shall be deemed to include the MREA License Area except as otherwise expressly provided.

D. Existing Claims. The County and Lessee each represents and warrants to the other that, to the best of its knowledge as of the Effective Date, except as set forth in Exhibit B to this Lease, it has no claim against the other pursuant to the Pre-Existing Leases or with respect to the MREA Premises.

3. GROUND LEASE; TERM; QUITCLAIM OF IMPROVEMENTS.

Subject to the terms, covenants, conditions, exceptions, and/or reservations set forth in this Lease, the County hereby leases to Lessee and Lessee hereby leases from the County, the Premises, excluding Utility Infrastructure comprising County Improvements and further excluding Lessee Improvements currently and hereafter existing on the Premises, which Lessee Improvements the County hereby quitclaims and conveys to Lessee, with no representation or warranty of any type or nature whatsoever, express or implied. Without limiting the preceding sentence, it is the parties' intention that Lessee shall own, among other things, the improvements comprising the Pre-Existing Buildings and, to the extent constructed, the New Buildings but that the County shall own the buildings currently located on the MREA Premises, including the buildings currently located on the MREA Leased Premises until such buildings are demolished in accordance with this Lease. Together with the foregoing leasehold and fee interests, Lessee shall have the right to use the street entrances, roads, sidewalks, driveways, passageways and walkways as they currently or may hereafter exist on or providing access to the Medical Center, including the Premises, for pedestrian and vehicular ingress and egress to, from and over the Premises, in common with, and to the extent available to, the general public, provided that in the event the availability of any such access to the general public access is modified or reduced, in the County's discretion, Lessee shall nonetheless be afforded reasonable pedestrian and vehicular access to the Premises.

A. As-Is.

Lessee accepts the Premises in its present condition notwithstanding the fact that there may be certain defects in the Premises or the Improvements, whether or not known to either party to this Lease, at the time of the Effective Date. Lessee hereby acknowledges that it has been in possession and control of portions of the Premises under the Pre-Existing Leases and the MREA and represents that in connection with its acceptance of the Premises Lessee has been given the opportunity to perform such tests, inspections, reviews, studies and investigations respecting the Premises as it considers necessary or appropriate to adequately evaluate the condition and other aspects of the Premises. Lessee hereby accepts the Premises on an "AS IS WITH ALL FAULTS" basis and, except as expressly set forth in this Lease, Lessee is not relying on any representation or warranty of any kind whatsoever, express or implied, from County or any other governmental authority or public agency, or their respective agents or employees, as to any matters concerning the Premises, including, without limitation, representations or warranties (express or implied) regarding: (i) the quality, nature, adequacy and physical condition and aspects of the Premises, including, but not limited to, the appurtenances, access, landscaping, parking facilities and the electrical, mechanical, utility systems, and the square footage of the land; (ii) the quality, nature, adequacy and physical condition of soils, geology and any groundwater; (iii) the development potential of the Premises, and the use, habitability, merchantability or fitness, or the suitability, value or adequacy of the Premises and/or any improvements located thereon for any particular purpose; (iv) the zoning or other legal status or entitlement or lack thereof of the Premises or any other public or private restrictions on use of the Premises; (v) the compliance of the Premises, the Medical Center or any other Person with any Applicable Laws, including relevant provisions of the Americans with Disabilities Act and similar State disability laws, and any laws or regulations relating to hazardous materials or other environmental or land use matters; (vi) the presence of any underground storage tank or Hazardous Substances or Hazardous Medical Substances on, under or about the Premises or the adjoining or neighboring property; (vii) the quality of any labor and materials used on any portion of the Premises; (viii) the condition of title to the Premises; and (ix) the economics of the operation of the

Premises. The County shall not be responsible for any land subsidence, slippage, soil instability or damage resulting therefrom at or on the Premises. The County shall not be presumed to have any actual or constructive knowledge of any defects in the Premises that would adversely affect Lessee's leasehold interest or use or value thereof

B. Reservations.

(1) Lessee expressly agrees that this Lease and all rights and grants hereunder shall be subject to all encumbrances, reservations, licenses, easements and rights of way in, to, over or affecting the Premises for any purpose whatsoever, including matters of record: (a) existing as of the Effective Date, (b) otherwise referenced in this Lease, or (c) consented to in writing by Lessee (collectively, the "Permitted Encumbrances"). Without limiting the foregoing, Lessee expressly agrees that this Lease and all rights hereunder shall be subject to the ongoing right of the County to operate, maintain, repair, replace, alter, expand and otherwise manage the County Improvements, including the right to install, construct, maintain, service and operate public roads and sidewalks, fire access roads, Utility Infrastructure including sanitary sewers storm drains, drainage facilities, electric power lines, telephone lines and access and utility easements across, upon or under the Premises, together with the right of the County to convey such easements and transfer such rights to others. In addition, the County shall have such rights as are necessary or convenient to perform its obligations under this Lease with respect to any County Improvements. In exercising the foregoing reserved rights the County shall make reasonable efforts to accommodate Lessee's development plans for the Premises as set forth in the Development and Sequencing Plans, any Future Development Plans and any Development Documents approved by the County and to otherwise cooperate with Lessee, upon reimbursement to the County of its Actual Cost, in Lessee's efforts to address title matters, if any, which would prevent Lessee from proceeding with construction of improvements pursuant to the foregoing, provided in all instances that such efforts do not materially adversely affect the County (e.g., by way of illustration only, cooperating with Lessee in the relocation, at Lessee's cost, of any easements that interfere with the construction of the New Buildings, to the extent such relocation is reasonably acceptable to the County).

(2) Lessee acknowledges that the County is entering into this Lease in its proprietary capacity as owner of the fee interest in the Premises. Nothing in this Lease shall be construed as a waiver or delegation of or as otherwise impairing any police or other governmental rights, powers or privileges of the County, all of which are fully reserved.

(3) Lessee acknowledges that the portions of the Premises constituting roads and sidewalks shall be subject to use by the County and the general public for vehicular and pedestrian ingress to, egress from and circulation within the Medical Center.

C. Term.

(1) Subject to subdivision (3) below, the initial term of this Lease (the "Initial Term") shall be for a period of forty (40) years, beginning upon the Effective Date and ending at 11:59 p.m. on the last day of the month in which the fortieth (40<sup>th</sup>) anniversary of the Effective Date occurs, unless earlier terminated pursuant to the terms hereof.

(2) Subject to subdivision (3) below, in addition to the Initial Term, Lessee shall have the option to extend the term of the Lease for up to three (3) additional ten-year terms, (each a "Renewal Term") provided that:

(a) Lessee shall give the County written notice of its election to extend the Term (a "Renewal Notice") not more than eighteen (18) months nor less than twelve (12) months prior to the then applicable expiration date of this Lease, as to which time period time shall be of the essence;

(b) Lessee shall not be in default under this Lease beyond any applicable notice or cure period at the time a Renewal Notice is given or at the commencement of any Renewal Term;

(c) Lessee shall be in occupancy of substantially all of the Premises except for Subleases permitted under this Lease; and

(d) In the event Lessee shall have failed to exercise its option for a Renewal Term then its option for any subsequent Renewal Term shall irrevocably lapse.

(3) Notwithstanding anything to the contrary in the foregoing subdivisions (1) or (2) of this Subsection 3(C) or any other provision of this Lease, in the event that the County shall have exercised the County Take-Back Right under Section 26, then the Term shall expire on December 31, 2043 and Lessee shall have no right to extend or renew the Term beyond such date.

4. LEASE CONSIDERATIONS.

As consideration for the County leasing the Premises and quitclaiming Lessee Improvements to Lessee hereunder:

A. Rent. Lessee shall pay rent as follows (collectively, "Rent"):

(1) Basic Rent in the amount of One Dollar (\$1.00) per year, payable in advance on the first day of each calendar year, without notice or demand by the County and without offset, credit, deduction, abatement, diminution or counterclaim of any type or nature whatsoever by Lessee provided, however, Lessee may pay in advance Base Rent for future years at Lessee's election; and

(2) Any additional amounts to be paid by Lessee to the County pursuant to this Lease, including but not limited to amounts in respect of utility services pursuant to Section 7, Actual Costs and reimbursement of any amounts with respect to Taxes advanced, or amounts otherwise incurred by the County in performing any obligation of Lessee following Lessee's failure to perform, all of which shall constitute additional rent (all such amounts being hereinafter referred to as "Additional Rent"). Except as otherwise expressly provided for in this Lease, all Additional Rent shall be due and payable thirty (30) days after written demand by the County; and

B. Payment of Rent. Rent shall be paid in lawful money of the United States of America to the County at an address as may be designated in writing by the County from time to time or as otherwise directed by the County in writing.

C. Triple Net Lease. The County and Lessee intend that this shall be a “triple net” lease and that Rent shall be paid to the County absolutely net of all costs, expenses and obligations of every kind and nature whatsoever with respect to the Premises, including the construction and operation of the New Buildings. Lessee’s obligation to pay Rent as and when required under this Lease is absolute and not contingent. The County shall not be required to render any service or make any payment of any kind to Lessee or any other Person except as may be expressly provided for in this Lease. In no event shall any services performed or amounts due or payable under the MREA affect Lessee’s obligations under this Lease or serve as the basis for any offset or counterclaim in respect of Rent.

D. Lessee Obligations Unaffected by Casualty. Subject to Section 13, Lessee’s obligations under this Lease shall not be affected by reason of damage to or destruction of the Premises from whatever cause or, except as expressly provided in Section 16, any taking by condemnation or eminent domain or by agreement between the County and those authorized to exercise such right, it being the intention of the parties that Lessee’s obligations be separate and independent covenants and agreements and that the Rent due and all other charges and sums payable by Lessee hereunder shall continue to be payable in all events unless the obligations to pay the same shall be terminated pursuant to the provisions of this Lease.

E. Late Payments. Any installment of Rent accruing hereunder which shall not be paid when due shall remain due and payable until received by the County and to the extent permitted by law shall bear interest at the rate of five percent (5%) per annum from the date when the same is due hereunder until the same shall be paid. In the event that any payment of rent shall become overdue for thirty (30) days beyond the date on which it is due and payable, an additional late charge of five percent (5%) on the sum so overdue shall become immediately due and payable to the County as a cost

of collection. In the event of non-payment of any late charges or interest on overdue Rent, the County, in addition to all other rights and remedies, shall have the rights and remedies provided for herein and by law. No failure by the County to insist upon the strict performance by Lessee of Lessee's Obligations to pay interest or late charges shall constitute a waiver by the County of its right to enforce the provisions of this section in any instance thereafter occurring.

F. Security Interest in Development Documents. Lessee represents that it is or will be the owner of, and hereby assigns to the County and grants a security interest in, the Project Documents, provided that the County shall not exercise its rights under such assignment except following a default by Lessee under this Lease as provided for below, and provided further that the County's rights to and interest in the Project Documents shall be subordinate to any rights granted by Lessee to a Leasehold Mortgagee in connection with any Project Financing. Lessee further acknowledges its affirmative obligation to promptly secure the full right, title and lien-free ownership interest in all Project Documents and shall promptly provide copies of each Project Document to the County. The County is authorized to file or record such financing statements as may be necessary or desirable to perfect or further assure the security interest provided for herein and, upon request, Lessee shall execute such documents as the County may reasonably request in order to confirm the foregoing assignment. Subject to the senior rights or interests of any Leasehold Mortgagee, upon any default beyond applicable notice and cure periods under this Lease, the County, or its assignee, shall be entitled to execute and enforce such rights and remedies with respect to the Project Documents as may be available at law or in equity. The County shall not use the Project Documents for any purpose other than in connection with the completion, operation, maintenance, repair, alteration, restoration or remodeling of the Premises following a default by Lessee under this Lease beyond applicable notice and cure periods or following the expiration of the Term, without the prior express written consent of Lessee.

G. Lessee To Perform Its Obligations. Lessee shall perform all obligations required by this Lease, including those contained in the exhibits to this Lease.



H. Development At Lessee's Sole Cost. Lessee acknowledges that all costs associated with development by Lessee of the New Buildings or any other Lessee Improvements related to this Lease, including the costs associated with the demolition or removal of any Improvements or other structures on the Premises in connection with the New Buildings or any Future Development Plans and all permitting, approvals, studies, preparation of any and all environmental documentation for compliance with CEQA and legal descriptions, shall be solely Lessee's responsibility.

I. County To Approve Development Documents. Lessee shall provide Development Documents to the County for approval in accordance with Section 8.D hereof.

J. Reimbursement of Actual Costs. Lessee shall reimburse the County for all of the County's Actual Costs in cooperating with, negotiating with, and providing services to Lessee under this Lease, and in performing the obligations required to be performed by Lessee under the Lease which Lessee fails to perform under this Lease, provided, however, that Lessee shall have no obligation to reimburse the County for its legal fees in connection with the negotiation of this Lease.

5. USES; APPLICABLE LAWS.

A. Uses.

(1) The use of the Premises shall be restricted to use as a biomedical research campus as its principal use and shall not be used for any other purposes (except as expressly provided below in this Section 5(A)). Consistent with the foregoing, Lessee shall operate and maintain the Premises in accordance with the terms of this Lease, and shall utilize the Premises for any lawful use consistent with the operation of a biomedical research campus, including, without limitation, medical research, education and training activities, general office and administrative use, the provision of services and amenities to Lessee's employees, support functions by staff and invitees (such as food service, sundries, etc.), and any uses ancillary to and in support of any of the foregoing (collectively, "Permitted Uses"). Lessee acknowledges that housing (including short-term bunking) shall not constitute a Permitted Use,

provided, however, that short-term medical sleep studies shall not be considered housing and shall be a Permitted Use.

(2) The Premises, or any part thereof, shall not be used or permitted to be used for any illegal purpose, for any purpose or in any manner that interferes with the operation of the Medical Center or the County's use, enjoyment or improvement of adjacent or nearby County properties, by any Prohibited Person, or for any activity that constitutes a nuisance.

B. Compliance With Applicable Laws.

(1) Subject to Lessee's right to contest in accordance with Section 5(C) hereof, Lessee shall comply with any and all laws, statutes, regulations, orders, ordinances or other requirements of any governmental or quasi-governmental entity or authority applicable to or binding upon Lessee or the Premises (including but not limited to the development and construction of the New Buildings and the operation, maintenance and repair of the entire Premises), any appurtenance thereto, or to the use or manner of use thereof, including without limitation (a) any applicable environmental, ecological, zoning, building, landmark, subdivision and land use laws, (b) the requirements, terms or conditions of any permits, consents, certificates (including without limitation certificates of occupancy) and approvals of any governmental authority, (c) the terms, conditions and requirements of any easement, restrictive declaration or other encumbrance upon the Premises, and (d) the orders, rules and regulations of the Board of Fire Underwriters or any body now or hereafter performing similar functions, in each case as promulgated or otherwise in effect from time to time (collectively "Applicable Laws"). Lessee acknowledges that the responsibility to cause the Premises to be in compliance with Applicable Laws is solely Lessee's notwithstanding the County's ownership of the fee interest in portions of the Premises. Lessee covenants and agrees to indemnify and to hold the County harmless from any penalties, damages, or charges imposed for any violation of any and all Applicable Laws, whether occasioned by neglect, omission, or willful act of Lessee or any Person

(other than the County, its officers, agents, employees, guests, and invitees) by license, invitation, sublease, assignment, or any other arrangement with Lessee.

(2) Notwithstanding the foregoing subdivision (1) of this Subsection 5(B) or clause (ii) of Subsection 2(C), with respect to buildings and structures constituting County Improvements located on the MREA Premises and occupied by Lessee pursuant to this Lease:

(a) The County shall be responsible for structural or other capital repairs, replacements or alterations necessary to comply with Applicable Laws, including repairs, replacements or alterations necessary to comply with Applicable Laws relating to Hazardous Substances, except for any such repairs, replacements or alterations necessitated by acts or omissions of Lessee or by alterations or other work carried out or proposed by or on behalf of Lessee (including the New Buildings) or by Lessee's manner of use (as opposed to mere occupancy and use) of any such buildings, provided that, if the County determines in its sole discretion that the cost of such repairs, replacements or alterations will exceed Twenty-Five Thousand Dollars (\$25,000) for any calendar year or is otherwise not commercially reasonable under the circumstances then the County may elect to terminate Lessee's occupancy and possession of such building(s) or the affected portion(s) thereof by written notice and to demolish or decommission and seal such building(s) or portion(s) thereof instead of carrying out such repairs, replacements or alterations, provided however, that if Lessee notifies the County in writing within fifteen (15) days after the foregoing notice that Lessee elects to pay the costs of such repairs in excess of Twenty Five Thousand Dollars (\$25,000) and deposits the amount of such excess (as estimated by the County) with the County within fifteen (15) days after notifying the County of such election, then Lessee's occupancy and possession of such building(s) shall not terminate and the County shall proceed with such repairs, replacements or alterations and shall apply the funds deposited by Lessee to the cost of such repairs, replacements or alterations. In the event the final cost of such repairs, replacements or alterations, as determined by the County, exceeds

the sum of Twenty-Five Thousand Dollars (\$25,000) plus the amount deposited by Lessee then Lessee shall pay the amount of such deficiency to the County as Additional Rent within thirty (30) days after notice of such amount. In the event that the final cost of such repairs, replacements or alterations, as determined by the County, is less than the sum of Twenty-Five Thousand Dollars (\$25,000) plus the amount deposited by Lessee then the County shall promptly return the excess of Lessee's deposit to Lessee. The County shall reasonably consult with Lessee in connection with any determination regarding the scope and necessity of such repairs, replacements or alterations, provided, however, that the County's determination shall be in its sole discretion.

(b) If the County elects to demolish or decommission and seal any building(s) or portion(s) thereof as provided for in subdivision (a) above then Lessee shall vacate such building or portion thereof upon one hundred eighty (180) days' written notice or such shorter period as may be necessary to allow the County to timely comply with Applicable Law. Lessee's obligation to vacate in such circumstance is a condition of this Lease and shall not constitute an actual or constructive eviction or give rise to any other claim by Lessee against the County.

(c) Nothing in this Subsection 5(B)(2) shall impose any obligation on the County in connection with ordinary or cosmetic repairs, replacements or alterations, the repair, replacement or alteration of Lessee's property or equipment or the development of the New Buildings, for each of which Lessee shall be solely responsible, including all site preparation and demolition activities. Upon the commencement of Lessee's vacating of any of the buildings and structures referenced in this Subsection in contemplation of the construction of either of the New Buildings all of the County's responsibilities under this Subsection shall terminate.

(3) Notwithstanding the foregoing subdivision (1) of this Subsection 5(B), the County shall maintain the roads and associated sidewalks located within the

Premises in compliance with Applicable Laws as part of its compliance with Section 9(A)(3) of this Lease.

C. Right to Contest Applicable Laws.

Lessee shall have the right to contest, by appropriate judicial or administrative proceedings, without cost or expense to the County, the validity or application of any present or future Applicable Laws which restrict Lessee's use of the Premises or which require Lessee to repair, maintain, alter, or replace the Premises in whole or in part. Lessee shall not be in default for failing to exercise its rights under this clause or for failing to commence repairs, maintenance, alterations, or replacement obligations imposed by such Applicable Laws, until a reasonable time following the final judgment and conclusion of appeals in Lessee's administrative and judicial proceedings, provided that Lessee protects the County and the Premises from any lien by surety bond or other security satisfactory to the County, and provided further that Lessee's delay in compliance shall not subject the County to any civil or criminal liability. The County may, but is not obligated to, join in Lessee's contest, but the County shall have full subrogation rights in the event of Lessee's failure to contest. Lessee's right to contest shall only be exercised in such manner as to avoid any exposure of the Premises or any part thereof to foreclosure or execution sale and to avoid the imposition upon the County of any liability of any type.

6. TAXES AND ASSESSMENTS.

A. Payment of Taxes.

Lessee shall have sole responsibility to pay promptly any applicable personal property taxes, real property taxes, rental taxes, excise taxes, business and occupation taxes and assessments, or taxes or charges of any kind or nature whatsoever (hereinafter referred to collectively as "Taxes") levied or assessed against the Premises, Lessee's operations on the Premises, or against Lessee's possessory interest, by any government entity. Lessee acknowledges that its fee and/or leasehold interests in the Premises may be subject to property taxation and Lessee agrees to pay any property tax levied on any such interests. In no event shall Lessee assert any entitlement to

exemption from property taxation or any other governmental imposition or assessment by virtue of the County's interest in the Premises.

B. Indemnity.

Lessee agrees to indemnify and hold the County harmless from the payment of Taxes, including any penalties and interest associated therewith. Lessee further agrees to prevent said Taxes from becoming delinquency liens upon the Premises or otherwise affecting the Premises, and except where Lessee notifies the County in writing that Lessee is contesting or proposes to contest Taxes, to allow the County to pay such Taxes which have become more than ninety (90) days delinquent. Subject to Section 6.C below, the County may, but shall in no way be obligated to, pay such Taxes which come delinquent; but, if the County makes such payments, they will become immediately due and payable to the County as Additional Rent and shall include any late charge or penalties assessed by the County on account of Lessee's failure to pay such Taxes when due.

C. Lessee's Right to Contest Taxes.

Lessee shall have the right, at its own expense, to contest the amount or validity of any Taxes by appropriate proceedings diligently conducted in good faith and which shall operate to prevent the collection of any Taxes so contested or the sale of the Premises or any part thereof to satisfy the same. Pending final judgment and appeals of any such legal proceedings, the County shall not have the right to pay, remove, or discharge any Taxes thereby contested, provided that Lessee shall protect the County and the Premises from any lien by adequate surety bond or other security deemed appropriate by the County.

D. Proration of Taxes.

If, at any time during the Term of this Lease, any Taxes are levied for a benefit which shall have a useful life longer than the remaining Lease Term and which Taxes may be paid in installments, Lessee shall only be responsible to pay those installments of the Taxes payable during or allocable to the Term of this Lease. If any installments

of Taxes become due and payable after the expiration or termination of the Lease, Lessee, within 15 days of such expiration or termination, shall pay the County its prorata share of such Taxes. To the extent that Lessee pays such taxes in excess of its prorata share prior to termination, the County shall promptly return the excess upon expiration or other termination of the Lease.

7. UTILITIES.

A. Responsibility.

Lessee shall be solely responsible for obtaining at its sole cost and expense any and all utility services necessary or desirable for the operation and development of the Premises. Notwithstanding the foregoing but subject to the other terms of this Section 7, until such time as Lessee is obligated to vacate any portion of the MREA Premises the County shall continue to provide to such portion of the MREA Premises such utility services as it provides on the Effective Date and Lessee shall pay for such utility services in accordance with the terms of this Lease. The County makes no representation or warranty regarding the availability or adequacy of any utility services to the Premises or the MREA Premises and Lessee acknowledges that no failure or disruption to utility services (including any services provided by the County) shall give rise to any claim or liability under this Lease or relieve Lessee of any of its obligations under this Lease.

B. County Utility Services.

(1) Lessee may elect to utilize such utility services as the County is able to provide to the Premises. The County shall have no obligation to provide any additional utility services to the Premises or to increase the level of any utility services presently provided to the Premises. In addition, the County may, at any time, discontinue providing any utility services to the Premises, provided that in such event the County shall give Lessee sufficient notice of such election to permit Lessee, with commercially reasonable effort and diligence, to obtain such utility service directly from the applicable utility company, provided that such notice shall be not less than one



hundred eighty (180) days unless a shorter period is required by Applicable Law or exigent circumstances.

(2) To the extent that Lessee uses utility services provided by the County Lessee shall pay for such services at the standard rate determined by the County. Payment of such charges shall be due within thirty (30) days after Lessee's receipt of the bill for such services. The County may also include with such charges its reasonable allocation to the Premises of the costs of operating, maintaining, replacing or expanding the County's utility infrastructure serving the Premises.

C. Consent From County.

Lessee shall not enter into any contract or agreement with any governmental agency or body or public utility regarding Utility Infrastructure, including easements, without the prior written consent of the County. All costs associated with bringing utilities to the Premises, including related professional and service charges, and the costs of connections to the utility system shall be considered part of the construction cost of the Premises, and shall be solely Lessee's responsibility. To the extent that separate meters for any utilities serving the Premises do not exist on the Effective Date Lessee shall promptly cause separate meters to be installed at Lessee's sole cost and expense. Until such separate meters are installed the County shall reasonably allocate such utility costs to the Premises.

D. Ownership.

Except as provided for in this Section 7(D), title to all Utility Infrastructure constructed or installed by Lessee upon the Premises shall vest in the County upon construction or installation to the extent that they are not owned by a utility company or other third party provider. Notwithstanding the foregoing, Utility Infrastructure solely serving Lessee Improvements shall not become County Improvements during the Term and shall be maintained, repaired and replaced by Lessee or its utility providers at their sole cost and expense and in a manner that does not adversely affect any Utility Infrastructure owned by the County or otherwise serving any County Improvements or

any portion of the Medical Center outside of the Premises. Lessee shall coordinate with the County prior to undertaking any maintenance, repairs, alterations or replacement of Lessee Utility Infrastructure that will affect Utility Infrastructure owned by the County or that otherwise serves any County Improvements or any portion of the Medical Center outside of the Premises and shall not create or cause any direct connection to any such Utility Infrastructure without the County's prior written consent, which may be subject to such conditions or requirements as the County may establish.

8. CONSTRUCTION AND LIENS.

A. Development Work.

(1) Development and Sequencing Plans. The County hereby approves Lessee's Schematic Plans for Research Buildings A and B, Landscape Plan and Premises Site Plan, each of which is attached hereto as Exhibit C (as so approved, collectively referred to as the "Development and Sequencing Plans"). Lessee shall be responsible for all costs and expenses incurred in connection with the Development Work for the New Buildings. The "Development Work" for the New Buildings consists of: the design, engineering and other work necessary for the preparation and acquisition of the Development Documents, including final construction plans and specifications; the acquisition of and compliance with all permits, consents and approvals required under Applicable Law or otherwise required for the site work, demolition work, construction, equipping, fit-out, commissioning, operation and occupancy of the New Buildings in accordance with the Permitted Uses (including municipal and other governmental planning and entitlement approvals); the procurement of all materials and equipment provided for in the Development Documents; the prosecution of the demolition, construction, equipping, fit-out, commissioning, landscape, hardscape and other site work described in the Development Documents; the preparation and publication of CEQA studies and reports; and all other work, including governmental inspections and filings, necessary to complete the New Buildings so they may be legally occupied and operated for the Permitted Uses, in each instance in accordance with the Development and Sequencing Plans, including the scope, design, density, site coverage, layout and open space, view corridors, height, construction materials,

landscaping, hardscaping, demolition work, and other improvement specifications pertaining to the New Buildings described, depicted or otherwise indicated in the Development and Sequencing Plans.

(2) Implementation of Development and Sequencing Plans. There shall be no changes, modifications or exceptions to the Development and Sequencing Plans, except as expressly approved in advance in writing by the County, and the Development Documents shall be consistent with and carry out the design and schedule provided for in the Development and Sequencing Plans. Any request for the County's approval of changes to the Development and Sequencing Plans or the Development Documents shall be made in accordance with Section 8(D). The remaining sections of this Section 8 pertain to the prosecution of the Development Work and to any other Work which Lessee may be required or desire to make to the Premises during the Term.

B. Construction of the Improvements.

(1) Construction. The Development Work and any other demolition, construction, alteration, or repair work permitted in this Lease (collectively, the "Work") shall be carried out subject to the conditions hereinafter set forth, which Lessee covenants to observe and perform.

(2) Governmental Approvals. The Work shall not be undertaken until Lessee has obtained and paid for, so far as the same may be required from time to time, all applicable municipal and other governmental permits and authorizations of the various municipal departments and governmental agencies having jurisdiction over the Work. No zoning changes or variances may be obtained by Lessee except with the County's prior written consent, provided that the County shall not unreasonably withhold its consent to any petition or application for a zoning change or variance as may be required for the construction of Lessee Improvements or the use of the Premises by Lessee for the Permitted Uses.

(3) Commencement and Completion of Construction. All Work shall be carried out and completed at the expense of Lessee, including capital and financing costs, and without expense to the County. All Work, once commenced, shall be prosecuted to completion with due diligence and in accordance with the applicable Development Documents as approved by the County. In addition, all Work with respect to the New Buildings shall be carried out in accordance with the Development and Sequencing Plans approved by the County. For purposes of this Lease, the commencement of construction, with respect to each New Building or any other Work, shall be the first date upon which actual and substantially continuous on-site construction activity in accordance with the applicable Development Documents is begun.

(4) County Approval of Commencement. Commencement of construction pursuant to the Development and Sequencing Plans shall be subject to the approval of the County. At least ninety (90) days prior to the proposed commencement of construction, Lessee shall provide evidence to the County that Lessee has sufficient financial resources (or a sufficient commitment from its financing source, which has been approved by the County) to complete the construction of the New Buildings in accordance with the Development and Sequencing Plans and the applicable Development Documents. The County shall, within sixty (60) days following Lessee's delivery of such evidence, either provide such approval or notify Lessee of any deficiencies in the financial information and/or assurances provided, in which event Lessee may seek to address such deficiencies in such manner as Lessee may determine but subject to the County's approval.

(5) Performance and Payment Bonds. Prior to the commencement of construction of a New Building on the Premises, Lessee shall purchase or cause Lessee's contractor to purchase surety bonds as stated in Section 12(D) of this Lease.

(6) Insurance. Lessee shall at all times during any construction (including any renovation or alteration) on the Premises keep and maintain the insurance required under Section 12(C) of this Lease.

(7) Coordination. Lessee acknowledges that from time to time the County will be carrying out various construction and development activities at the Medical Center during the Term, including during the period when Lessee may be constructing the New Buildings. Lessee shall keep the County reasonably apprised of its schedule for any Work and shall notify the County at least fifteen (15) days in advance of any Work that may affect traffic circulation or other activities at the Medical Center. Lessee and the County shall reasonably consult with each other and coordinate their construction activities to the extent practicable, provided, however, that notwithstanding any other provision of this Lease no Work shall interfere with the County's hospital operations at the Medical Center, or materially interfere with any other operations of the County at the Medical Center, including the County's own improvement work, or its use or enjoyment of its adjacent or nearby properties.

C. Construction Standards.

(1) General Construction Standards. In connection with all Work, Lessee shall take all reasonably necessary measures to minimize any damage, disruption or inconvenience to the County and the Medical Center caused by said Work and shall make adequate provision for the safety and convenience of all Persons affected thereby. Lessee shall repair, at its own cost and expense, any and all damage caused by said Work, and shall restore the area upon which said Work is performed to a condition which is at least equal to the condition which existed prior to the beginning of such Work, ordinary wear and tear and casualty and condemnation excepted. In addition, Lessee shall pay or cause to be paid all Actual Costs and expenses associated therewith and shall indemnify and hold the County harmless from all damages, losses, or claims attributable to the performance of such Work.

(2) Utility Work. Any work performed by or on behalf of Lessee or any occupant of the Premises to connect to, repair, relocate, maintain or install any Utility Infrastructure that also serves or affects service to portions of the Medical Center other than the Premises shall be performed upon not less than thirty (30) days notice to the County and otherwise so as to minimize interference with the provision of such services

to occupants of the Medical Center and other Persons, provided that in the event of emergency repairs required to prevent a threat to human health or safety or damage to property Lessee shall give notice as promptly as is practicable.

(3) Compliance with Applicable Laws. All Improvements on the Premises shall be constructed (and performed) in compliance with all Applicable Laws, the Harbor-UCLA Master Plan and all rules, regulations, policies and procedures governing the Medical Center or the Premises that may be in effect, provided that such rules, regulations, policies and procedures are made available to Lessee (which availability may include dissemination by general publication, general email distribution or by posting on relevant websites). Lessee shall have the sole responsibility for obtaining all necessary permits for the New Buildings or any other Lessee Improvements and shall make application for such permits directly to the Person or governmental agency having jurisdiction thereover.

(4) Prevailing Wages. Where labor is required for public work as part of any requirements covered by this Lease, pursuant to the provisions of the Labor Code of the State of California (the "Labor Code"), Lessee shall pay no less than the prevailing wages ascertained and published by the State Department of Industrial Relations and on file with the Board of Supervisors, and shall cause notice of such wages to be posted as required by the Labor Code.

(5) Construction Safeguards. Lessee shall erect and properly maintain at all times, as required by the conditions and the progress of Work performed by Lessee, all necessary safeguards for the protection of workers and the public required by Applicable Law or prudent industry practice.

(6) Rights of Access. Representatives of the County shall have the right of reasonable access to the Premises and the Improvements thereon at normal construction hours during the period of construction, for the purpose of ascertaining compliance with the terms of this Lease, including, but not limited to, the inspection of the construction work being performed. The County's access shall be reasonably calculated to minimize interference with Lessee's construction and/or operations.

(7) Notice of Completion. Upon completion of construction of any Work by Lessee on the Premises, including the New Buildings (but excluding routine repairs and replacements, minor remodeling or alterations of the Improvements, or substantially cosmetic alterations, except, in each such instance, if required by Applicable Law or prudent industry practice), Lessee shall file or cause to be filed in the Official Records of the County of Los Angeles a Notice of Completion (each a "Notice of Completion") with respect to said Work. In addition, upon completion of any Work, including each New Building, Lessee shall furnish the Medical Center and the County's Chief Executive Office, Real Estate Division each with one complete set of electronic reproducible as-built drawings and provide to the County a diagram labeling and identifying all electrical panels, circuit breakers, switches, fire sprinklers and plumbing shut off valves as to areas controlled both on the drawings and on the breaker panels and valves.

D. Approval of Plans.

(1) Approval of Plans, Drawings and Related Documents. The County shall have the right to review and approve all Development Documents, including any material changes or amendments thereto. Lessee shall submit three copies of all Development Documents for each New Building to the County. The County's failure to approve the Development Documents within thirty (30) days following receipt of same shall be deemed disapproval thereof. The County's approval shall be in writing and shall not be unreasonably withheld, delayed or conditioned. However, such County review and approval is for the sole benefit of the County and shall not constitute a representation or warranty of the sufficiency of the Development Documents for any purpose (including compliance with Applicable Law) or relieve Lessee of any obligations under this Lease, including any regulatory requirements imposed by federal, state or local governments.

(2) Changes to Plans Following Approval. No material changes to the approved Development and Sequencing Plans or any approved Development Documents shall be made without the prior written approval of the County. Any such



proposed changes shall be submitted to the County for the County's approval with a clear indication of each change being requested. The County shall have thirty (30) days following receipt of any such proposed changes in which to give its approval or disapproval. The County shall reasonably consider any such proposed changes that do not (a) materially affect the size, location, appearance or function of the improvements described in the Development and Sequencing Plans or Development Documents, as the case may be, or (b) affect the compatibility of the improvements described in the Development and Sequencing Plans or Development Documents with (i) existing uses and improvements on the Premises, (ii) existing or potential future uses and improvements on the Medical Center, including but not limited to Utility Infrastructure and other infrastructure serving or likely to be necessary to serve the Medical Center, parking or traffic circulation at the Medical Center or, (iii) the Harbor-UCLA Master Plan (including any proposed changes to such master plan), *provided, however*, that in each such instance the County may grant or withhold its approval of any such changes in its sole discretion. The County's failure to approve such proposed changes within the thirty (30) day period shall be deemed disapproval thereof.

E. Following Completion of Construction.

(1) Remodeling. Lessee shall have the right, at its sole expense, following issuance of a Notice of Completion for an Improvement, without the County's consent (but subject to all other provisions of this Lease, including the obligation to comply with all Applicable Law), to undertake any interior remodeling or alteration of any structure or any of the said Improvement that does not materially alter the exterior appearance, or the preexisting location of the said Improvement on the Premises and does not materially reduce the usable square footage or value of the Premises, provided that Lessee shall provide the County with not less than 30 days prior notice of such remodeling or alteration, which notice shall describe the scope of the intended work in reasonable detail and shall identify the funds to be used for the cost of such remodeling or alteration. Lessee shall not be required to provide prior written notice for minor interior remodeling or alterations of the Improvements located on the Premises or substantially cosmetic alterations such as repainting or re-carpeting.

(2) Alterations and Additions. Lessee shall have the right, at its sole expense, at any time following issuance of the Notice of Completion for an Improvement to undertake any alteration or addition to the Improvement or immediate vicinity of said Improvement on the Premises that is not included in Section 8(E)(1) above, subject to the prior written approval of the County and compliance with all of the provisions of this Lease.

(3) As-Built Plans. Lessee shall deliver to the County as-built plans following completion of any New Building or any remodeling, alteration or addition except for minor or substantially cosmetic remodeling or alterations of the Improvements located on the Premises such as repainting or re-carpeting.

F. Future Development. If Lessee desires to undertake any further development of the Premises beyond the development contemplated by the Development and Sequencing Plans (including, without limitation, the reconfiguration of any roads, sidewalks, walkways, parking or other open space located on the Premises), such future development shall be subject to the prior written approval of the County. In such instance Lessee shall prepare development plans ("Future Development Plans") for the review and approval of the County and shall provide such Future Development Plans to the County together with such supporting information as may be requested by the County. The County shall timely review the Future Development Plans and shall reasonably consider any such future development that is compatible with (a) the then-existing uses and improvements on the Premises, (b) the then-existing or potential future uses and improvements on the Medical Center, including but not limited to utility and other infrastructure serving or likely to be necessary to serve the Medical Center, parking and traffic circulation at the Medical Center and, (c) the Harbor-UCLA Master Plan (including any proposed changes to such master plan), provided, however, that in each such instance the County may grant or withhold its approval of any such future development in its sole discretion. In the event that the County approves the Future Development Plans then Lessee shall proceed in accordance with this Section 8, including submitting for the County's approval the Development Documents for any such Future Development.

G. Protection of County.

(1) No Consent of County. Nothing in this Lease shall be construed as constituting the consent of the County, express or implied, to the performance of any labor or the furnishing of any materials or any specific improvements, alterations of, or repairs to, the Premises or any part thereof by any contractor, subcontractor, laborer or materialman, nor as giving Lessee or any other Person any right, power or authority to act as agent of or to contract for, or permit the rendering of, any services, or the furnishing of any materials, in such manner as would give rise to the filing of mechanics' liens or other claims against the fee of the Premises or Lessee's Premises.

(2) Protection Against Liens. The County shall have the right at all reasonable times to post, and keep posted, on the Premises any notices which the County may deem necessary for the protection of the County and of the Premises and the Improvements thereof from mechanics' liens or other claims. Lessee shall give the County at least ten (10) days' prior written notice of the commencement of any work to be done on the Premises, other than minor or cosmetic alterations or ordinary repair and maintenance in the ordinary course of operating the Premises, to enable the County to post such notices. In addition, Lessee shall make, or cause to be made, prompt payment of all monies due and legally owing to all Persons doing any work or furnishing any materials or supplies to Lessee or any of its contractors or subcontractors in connection with the Premises and the Improvements thereon in accordance with Section 11 hereof.

(3) Notice. Should any claims of lien be filed against the Premises or the Improvements thereon, or any action affecting the title to the Premises or the Improvements thereon be commenced, the party receiving notice of such lien or action shall forthwith give the other party written notice thereof.

H. Obligations Not Contingent Upon Financing for New Buildings.

In no event are Lessee's obligations under this Lease contingent upon, limited by or subject to Lessee's ability to secure financing for the New Buildings or the Premises

or to generate adequate revenues for the operation and maintenance of the Premises following its completion. Lessee shall, however, have the right to finance the construction of the New Buildings or any future Lessee Improvements, subject to and in accordance with Section 10 of this Lease.

9. MAINTENANCE OF PREMISES.

A. County Responsibilities.

(1) The County shall not be required or obligated to make any changes, alterations, additions, improvements, or repairs to the Premises during the term of this Lease except as set forth in subdivisions (2) and (3) of this Subsection 9(A).

(2) Notwithstanding the foregoing subdivision (1) of this Subsection 9(A) or Subsection 9(B) below, with respect to buildings and structures constituting County Improvements located on the MREA Premises and occupied by Lessee pursuant to this Lease:

(a) The County shall be responsible for structural and other maintenance and repairs, replacements or alterations, except for (i) day to day housekeeping and similar light maintenance currently performed by Lessee with respect to the MREA Premises or (ii) any such repairs, replacements or alterations necessitated by acts or omissions of Lessee or by alterations or other work carried out or proposed by or on behalf of Lessee (including the New Buildings) or by Lessee's manner of use (as opposed to mere occupancy and use) of any such buildings, provided that, if the County determines in its sole discretion that the cost of such maintenance, repairs, replacements or alterations will exceed Twenty-Five Thousand Dollars (\$25,000) for any calendar year or is otherwise not commercially reasonable under the circumstances then the County may elect to terminate Lessee's occupancy and possession of such building(s) or the affected portion(s) thereof by written notice and to demolish or decommission and seal such building(s) or portion(s) thereof instead of carrying out such maintenance, repairs, replacements or alterations, provided however, that if Lessee notifies the County in writing within fifteen (15) days after the foregoing

notice that Lessee elects to pay the costs of such repairs in excess of Twenty Five Thousand Dollars (\$25,000) and deposits the amount of such excess (as estimated by the County) with the County within fifteen (15) days after notifying the County of such election, then Lessee's occupancy and possession of such building(s) shall not terminate and the County shall proceed with such maintenance, repairs, replacements or alterations and shall apply the funds deposited by Lessee to the cost of such maintenance, repairs, replacements or alterations. In the event the final cost of such maintenance, repairs, replacements or alterations, as determined by the County, exceeds the sum of Twenty-Five Thousand Dollars (\$25,000) plus the amount deposited by Lessee then Lessee shall pay the amount of such deficiency to the County as Additional Rent within thirty (30) days after notice of such amount. In the event that the final cost of such maintenance, repairs, replacements or alterations, as determined by the County, is less than the sum of Twenty-Five Thousand Dollars (\$25,000) plus the amount deposited by Lessee then the County shall promptly return the excess of Lessee's deposit to Lessee. The County shall reasonably consult with Lessee in connection with any determination regarding the scope and necessity of such repairs, replacements or alterations, provided, however, that the County's determination shall be in its sole discretion.

(b) If the County elects to demolish or decommission and seal any building(s) or portion(s) thereof as provided for in subdivision (a) above then Lessee shall vacate such building or portion thereof upon ninety (90) days' written notice. Lessee's obligation to vacate in such circumstance is a condition of this Lease shall not constitute an actual or constructive eviction or give rise to any other claim by Lessee against the County.

(c) Nothing in this Subsection 9(A)(2) shall impose any obligation on the County in connection with minor or cosmetic maintenance or repairs or the maintenance, repair or replacement of Lessee's property or equipment or the development of the New Buildings, for which Lessee shall be solely responsible, including all site preparation and demolition activities. Upon the commencement

of Lessee's vacating of any of the buildings and structures referenced in this Subsection in contemplation of the construction of either of the New Buildings all of the County's responsibilities under this Subsection shall terminate.

(3) Notwithstanding the foregoing subdivision (1) of this Subsection 9(A) or Subsection 9(B) below, the County shall maintain and repair the roads and associated sidewalks located within the Premises in accordance with the maintenance standards and procedures (including notice and the establishment of temporary detours) by which it maintains and repairs the roads and sidewalks generally at the Medical Center. Lessee shall reimburse the County for its Actual Costs in carrying out such maintenance and repairs (including any maintenance and repairs required to comply with Applicable Laws) within thirty (30) days after receiving a written statement of the amount of such Actual Costs.

B. Lessee's Responsibility.

Throughout the term of this Lease, Lessee shall, at Lessee's sole cost and expense, maintain the Premises in good condition and repair and in accordance with the requirements of: (i) all Applicable Laws (including requirements necessitating structural alterations); (ii) the insurance underwriting board or insurance inspection bureau having or claiming jurisdiction; (iii) any insurance companies insuring all or any part of the Improvements, if applicable; (iv) applicable hospital and healthcare licensing entities; and (v) the rules, regulations, policies and procedures of the County regarding the operation of the Medical Center, provided that such rules, regulations, policies and procedures are made available to Lessee (which availability may include dissemination by general publication, general email distribution or by posting on relevant websites), subject to Subsection 9(A)(2) above.

C. Waste.

Lessee shall not commit or permit the commission of any waste upon the Premises. Notwithstanding the foregoing Lessee may, following the County's approval of the commencement of construction pursuant to Section 8(B)(4), demolish the

buildings and structures located on the MREA Leased Premises in connection with the development of the New Buildings and in accordance with the Development and Sequencing Plans and Development Documents as approved by the County.

D. Security.

The County will arrange for the security services patrolling the Medical Center to include the exterior common areas of the Premises (e.g., roads and sidewalks) within its patrols at no expense to Lessee. Lessee shall otherwise be solely responsible for providing adequate security in and for the buildings located within the Premises.

10. PROJECT FINANCING.

A. No Encumbrance. Except as may be expressly provided in this Section 10, Lessee agrees that it shall not create or suffer any encumbrance upon the Premises or the Improvements without the prior written consent of the County, which may be granted, conditioned or withheld by the County in its sole and absolute discretion. Without limiting the generality of the foregoing, Lessee shall not, without obtaining the written consent of the County, mortgage, pledge, assign, transfer or otherwise hypothecate or encumber any of Lessee's interest in, to or under this Lease or the Premises as security for any portion of the financing of any Improvements or for any other obligation of Lessee (a "Project Financing"). Any consent required by this Section 10 shall be evidenced by letter signed by the County's Chief Executive Office. The County shall provide a response to any request for consent pursuant to this Section 10 within 30 days of such request (which response may be a request for additional information in which case Lessee shall promptly provide such additional information as the County requests); provided, however, that the County's failure to timely provide a response shall not be construed as consent.

B. Non-Subordination. This Lease and all rights and interests of Lessee and any Person claiming through or under Lessee's interest herein is and shall be subject and subordinate to the County's fee interest in the Premises. In no event shall the County be required to or be deemed to have subordinated or encumbered any portion of its fee interest in the Premises as security for any Project Financing and no consent



by the County to any Project Financing shall be construed as creating any such encumbrance or subordination.

C. No County Financing Obligation. Lessee acknowledges that the County has not agreed to issue any lease revenue bonds and/or certificates of participation or to undertake any other financing for Lessee's benefit. In the event that, at Lessee's request, the County elects in its sole and absolute discretion to provide any Project Financing then, notwithstanding anything to the contrary herein, certain of Lessee's rights, including but not limited to its rights with respect to uses of the Premises, Subletting or assigning this Lease, severing this Lease into Separate Leases, further financings and/or encumbering its interest in the Premises, may be adversely affected or precluded.

D. Certain Lessee Financing Permitted. Notwithstanding the foregoing provisions of this Section 10, Lessee shall have the right to obtain financing for the New Buildings and for any additional Improvements pursuant to County approved Future Development Plans, provided that any financing structure that requires encumbering, transferring or otherwise affecting Lessee's interest in this Lease, Lessee's interest in the Premises or any portion thereof, including by means of one or more Subleases, shall be subject to the County's review and reasonable approval.

E. Leasehold Mortgages. In the event any Project Financing approved by the County is to be secured by a Leasehold Mortgage encumbering this Lease the following provisions shall apply:

(1) Lessee shall have the right to place a Leasehold Mortgage on Lessee's interest in this Lease, upon the condition that all rights acquired under such Leasehold Mortgage shall be subject and subordinate to all of the rights and interests of the County hereunder and to all the terms and conditions hereof. The execution and delivery of a Leasehold Mortgage shall not be deemed to constitute a transfer of Lessee's leasehold interest nor shall any Leasehold Mortgagee be deemed to be an assignee or transferee of this Lease so as to require such holder to assume the performance of any of the terms, covenants or conditions on the part of Lessee to be

performed hereunder; and the County's consent shall not be required with respect to any sale of Lessee's interest hereunder upon or in lieu of the foreclosure of any Leasehold Mortgage to a Qualified Foreclosure Transferee; provided, however, that no purchaser at a foreclosure sale or sale in lieu of foreclosure shall acquire any interest in the leasehold unless such purchaser or its designee shall execute, acknowledge and deliver to the County an instrument in recordable form whereby such purchaser or designee assumes and agrees duly to perform all of the obligations, terms and conditions of this Lease to be performed on the part of Lessee (including its obligations to complete construction of the New Buildings if construction is commenced). If Lessee shall grant a Leasehold Mortgage on its interest in this leasehold, Lessee or the holder of such Leasehold Mortgage shall deliver to the County a true copy of such mortgage or deed of trust, together with written notice specifying the name and address of the Leasehold Mortgagee and the recording date. Provided that the County shall have received such notice, the County agrees that so long as a Leasehold Mortgage shall remain unsatisfied of record or until written notice of satisfaction is given by the holder, the following provisions shall apply:

(a) There shall be no cancellation, surrender, modification or amendment of this Lease by joint action of the County and Lessee without the prior written consent of each Leasehold Mortgagee and any modification or amendment entered into without such written consent shall not be binding on any Leasehold Mortgagee whose consent was required.

(b) The County shall, contemporaneously with the service upon Lessee of any notice of default, serve a copy of such notice upon each Leasehold Mortgagee. The holder of any Leasehold Mortgage shall have the same period to cure the default as does Lessee, plus an additional thirty (30) days; provided, however, that, in the case of a non-monetary default that is susceptible to cure but which cannot, with due diligence, be remedied by the holder of any Leasehold Mortgage within such additional thirty (30) days the period of time in which the holder of any Leasehold Mortgage may cure the non-monetary default shall be extended, without further act by the County, for an additional thirty (30)

days. The County may, at its option, terminate the right of any Leasehold Mortgagee to cure any such non-monetary default if the Leasehold Mortgagee does not commence such cure within the initial thirty (30) day period referred to in this subparagraph (b) and thereafter proceed with all due diligence to cure the default or if there is not evidence of continuing progress in curing such default.

(c) If any non-monetary default has not been, and cannot by its nature be, cured without excluding Lessee from possession of the Premises, then the County shall grant an additional cure period to any Leasehold Mortgagee, provided that the Leasehold Mortgagee shall have, within such thirty (30) day cure period:

(i) notified the County of its election to proceed with due diligence to foreclose its Leasehold Mortgage or otherwise to proceed promptly to acquire possession of the Premises; and

(ii) delivered to the County a written instrument, in form and substance reasonably satisfactory to the County, duly executed and acknowledged wherein such Leasehold Mortgagee agrees that:

(A) during the pendency of any such foreclosure or other proceedings and until the interest of the then lessee in this Lease shall terminate, it will pay or cause to be paid to the County all Rent due under this Lease; and

(B) if delivery of possession of the Premises shall be made to such Leasehold Mortgagee or to its nominee, whether voluntarily or pursuant to any foreclosure or other proceedings, such Leasehold Mortgagee shall promptly perform or cause its nominee to perform all the covenants and agreements herein contained on Lessee's part to be performed (including its obligation to complete construction of the New Buildings if construction is commenced), except such covenants and agreements which cannot by their nature with the exercise of due diligence be performed by such Leasehold Mortgagee or such nominee.

(2) Subject to the foregoing, the County will postpone the service of notice of election to end the Term of this Lease as provided in Section 14(B) and postpone any other action as a consequence of such default for such period or periods of time as may be necessary for such Leasehold Mortgagee, with due diligence, to foreclose its Leasehold Mortgage or otherwise acquire Lessee's interest in this Lease and to perform or cause to be performed all of the covenants and agreements herein contained. Upon the acquisition of Lessee's interest in this Lease and the curing of such Event of Default (except an Event of Default which cannot by its nature be remedied) by such Leasehold Mortgagee or such nominee, or by any purchaser of this Lease pursuant to any foreclosure proceeding, the County's right to serve a notice of election to end the Term of this Lease by reason of such Event of Default shall be waived as a ground for termination of this Lease. If prior to any sale pursuant to or in lieu of any proceeding brought to foreclosure by any Leasehold Mortgagee, or if prior to the date on which the then lessee's interest in this Lease shall otherwise be extinguishable, the Event of Default shall have been remedied and possession of the Premises shall be restored to the then lessee, the obligation of the holder of any Leasehold Mortgage shall be null and void and of no further effect. For the avoidance of doubt, subject to the otherwise applicable terms of this Lease, the County's consent shall not be required in connection with a foreclosure or deed in lieu of foreclosure by any Leasehold Mortgagee to a Qualified Foreclosure Transferee.

(3) In the event that, in connection with a Project Financing, a Leasehold Mortgagee requests a modification of the definition of Qualified Foreclosure Transferee, the County, in its sole and absolute discretion, may but shall have no obligation to, modify such definition by written instrument signed by the parties hereto. If the County, in its sole and absolute discretion, elects to make any such modification then the County's Chief Executive Office shall have the authority to execute an amendment to this Lease effectuating such modification.

F. SEVERANCE OF LEASE. In connection with the development and financing of Improvements pursuant to the Development and Sequencing Plans or any Future Development Plans, Lessee shall have the right to sever this Lease into two or

more separate ground leases for portions of the Premises (“Separate Leases”), subject in each instance to the following conditions:

(1) Lessee shall not be in default under this Lease beyond any applicable notice and cure periods,

(2) all such Separate Leases shall be cross-defaulted with each other and otherwise on the same terms and conditions as this Lease, subject to only such changes as may be required by the particular Project Financing structure (subject to the County’s approval) and as otherwise are mutually agreed to by the County and Lessee, provided, however in no event shall the County’s fee interest in the Premises ever be subordinated or encumbered,

(3) Lessee shall have provided the County with not less than thirty (30) days’ notice of its intention to sever this Lease into the Separate Leases, which notice shall be accompanied by an explanation in reasonable detail as to why the creation of the Separate Leases is necessary,

(4) such severance shall be permissible under all Applicable Laws, including CEQA, and all applicable regulations and policies of the County, and all applicable requirements and conditions thereunder shall have been satisfied,

(5) the severance of this Lease, including the instruments by which it is effected, shall have been approved by the Board of Supervisors of the County of Los Angeles,

(6) to the extent any discretionary determination or finding is legally necessary to effectuate or authorize the severance of this Lease the County shall have no obligation to make any such determination or finding,

(7) Lessee shall be responsible for any cost or expense incurred by the County to effectuate such severance, and

(8) any issues related to any then-outstanding lease revenue bonds, certificates of participation or other financing that was undertaken by the County in connection with the Premises shall be resolved to the County's satisfaction, as determined by the County in its sole discretion.

11. LIENS.

A. General.

Subject to the provisions of Section 6 regarding Taxes and Assessments, Section 10 regarding Project Financing and this Section 11, Lessee hereby covenants to keep the Premises and every part thereof free and clear of any and all liens or encumbrances of any kind whatsoever created by Lessee's acts or omissions and/or created by the performance of any labor or furnishing of any material, supplies, or equipment contemplated hereunder, other than matters described in clauses (a) or (b) of Permitted Encumbrances. Except to the extent subordinate to this Lease or as otherwise provided for in this Lease, including Section 3(B), the County covenants to keep the Premises and every part thereof free and clear of any and all liens or encumbrances of any kind whatsoever created by the County's acts or omissions, and shall indemnify and hold Lessee harmless from any such County created liens. Lessee further agrees to hold the County and the Premises and all parts thereof free and harmless from any such Lessee-created liens, claims, or demands, and any and all costs, damages or liability in connection therewith, together with reasonable attorneys' fees and all Actual Cost and expenses incurred by the County in negotiating, settling, defending, and otherwise protecting the Premises or any part thereof against such liens, claims or demands.

B. Mechanics' and Other Liens.

Lessee shall pay, or cause to be paid, with respect to any Work, the total cost and expense of all works of improvement as that phrase is defined in the applicable mechanics' lien law in effect when the Work begins. Lessee shall not permit any mechanic's, materialman's, contractor's, subcontractor's or other lien, arising out of the performance of this Lease, to stand against the Premises or any part thereof. If any

such lien shall be filed against the Premises, Lessee shall cause the same to be discharged within thirty (30) days after actual notice of such filing, by payment, deposit, or bond. If Lessee fails to discharge any such lien then the County may, but shall not be obligated to, discharge the same, and any amount so paid or deposited by the County and all Actual Costs and expenses incurred by the County, including reasonable attorneys' fees, shall become immediately due and payable by Lessee to the County as Additional Rent, together with interest thereon computed at the rate of seven percent per annum. Notwithstanding the preceding provisions of this Subsection 11(B), if Lessee desires to contest any such lien, Lessee shall notify the County in writing of Lessee's intention to do so within ten (10) days after the filing of and service upon Lessee of such lien, or lose the right to contest. In such case, provided that Lessee shall furnish a bond sufficient to free the Premises from the effect of such lien, Lessee shall not be in default until five (5) days after the final determination of the validity thereof, within which time Lessee shall satisfy and discharge any such lien to the extent held valid, but the satisfaction and discharge of any such lien shall not, in any case, be delayed until execution is had upon any judgment rendered thereto, and such delay shall be a material default of Lessee hereunder. In the event of any such contest, Lessee shall protect and indemnify the County against all loss, Actual Cost, expense and damage, including reasonable attorneys' fees, resulting therefrom.

12. INDEMNIFICATION AND INSURANCE.

A. Indemnification.

(1) Lessee shall indemnify, defend, and hold harmless the County, its special districts, elected and appointed officials, the Board of Supervisors, officers, employees, agents, and trustees (the "Indemnified Parties") from and against any and all liability, loss, injury, or damage, including, but not limited to, demands, claims, lawsuits, actions, proceedings, judgments, settlements, awards, fees, costs, and expenses (including any fees of accountants, attorneys, experts, or other professionals, and costs of investigation, mediation, arbitration, litigation, and appeal), which arise out of, pertain to, or relate to the Premises, this Lease or Work performed by Lessee, or Lessee's agents, assignees, permittees, subcontractors, subconsultants, or anyone



directly or indirectly engaged by Lessee relating to or in connection with the Work, this Lease or the Premises, including, but not limited to, any design-related services and/or non-design related services (including, but not limited to, construction services). Lessee's duty to defend, indemnify, and hold harmless the Indemnified Parties includes, but is not limited to, bodily injury, death, property damage, and other damage (including, but not limited to, economic loss, and liability arising from contract, tort, patent, copyright, trade secret, or trademark infringement), and, except for certain matters to the extent provided for in Section 5(B)(2), violations of Applicable Laws including regulatory violations relating to the environment, hazardous materials and disabled persons.

(2) In the event that California Civil Code Section 2782.8 is determined by a court of competent jurisdiction to apply to Lessee's indemnity and defense obligations under Section 12.A(1), as applied to the design-related services provided by Lessee or its agents, subcontractors, subconsultants, or assignees, then with respect to such design-related services only, Lessee agrees to indemnify, defend, and hold harmless the Indemnified Parties from and against any and all liability, loss, injury or damage, including, but not limited to, demands, claims, lawsuits, actions, proceedings, judgments, settlements, awards, fees, costs, and expenses (including any fees of accountants, attorneys, experts, or other professionals, and costs of investigation, mediation, arbitration, litigation, and appeal), which arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Lessee or its subcontractors and subconsultants in connection with the Work, this Lease or Premises. In such event, however, with respect to any non-design-related services (including, but not limited to, construction services) provided by Lessee, Lessee's indemnity and defense obligations under Section 12.A(1), shall fully apply thereto as stated at Section 12.A(1).

(3) The indemnity and defense obligations provided for in this section are separate and apart from the insurance provisions set forth in this Section 12 and do not limit, in any way, the applicability, scope, or obligations of Lessee set forth in such insurance provisions.

(4) The indemnity and defense obligations provided for in this section shall survive the termination, rescission, breach, abandonment, or completion of the Work or the Lease. If Lessee fails to perform any of these indemnities or defense obligations, the County may at its sole and absolute discretion charge Lessee for the County's costs and damages resulting therefrom.

B. Insurance.

(1) Without limiting Lessee's indemnification of the County, and during the Term of this Lease, Lessee shall provide and maintain the following insurance. Such insurance shall be primary to and not contributing with any other insurance or self-insurance programs maintained by the County, and such coverage shall be provided and maintained at Lessee's own expense.

(2) Evidence of Insurance. Such insurance shall be provided by insurer(s) satisfactory to the County and evidence of such insurance shall be delivered to the County at the Chief Executive Office, Real Estate Management Division, 222 South Hill Street, Los Angeles. Certificate(s) or other evidence of coverage satisfactory to the County shall be delivered to the County prior to the Effective Date and shall:

- (a) Specifically identify this Lease;
- (b) Clearly evidence all coverages required in this Lease;
- (c) Contain the express condition that insurer will give written notice by mail to the County at least thirty (30) days in advance of cancellation for all policies evidenced on the certificate of insurance; and
- (d) Identify any deductibles or self-insured retentions exceeding \$25,000.

(3) Insurance Coverage Requirements. Lessee shall maintain the following:

(a) General Liability insurance (written by ISO policy form CG 00 01 or its equivalent) and endorsed to name the County as an additional insured, with limits of not less than the following:

General Aggregate:	\$ 10 million
Products/Completed Operations:	\$ 5 million
Personal and Advertising Injury:	\$ 5 million
Each Occurrence:	\$ 5 million

(b) Automobile Liability insurance (written on ISO policy form CA 00 01 or its equivalent) with a limit of liability of not less than \$5 million for bodily injury property damage, in combined or its equivalent split limits, for each single accident. Such insurance shall cover liability arising out of Lessee's use of vehicles, including owned, leased, hired, and/or non-owned autos, as each may be applicable. Lessee will provide pollution insurance for the transport of waste generated and the coverage will be at least as broad as provided with the ISO endorsement policy form CA 99 48 03 06.

(c) Workers Compensation and Employers' Liability insurance providing workers compensation benefits, as required by the Labor Code of the State of California and for which Lessee is responsible, and including Employers' Liability coverage with limits of not less than the following:

Each Accident:	\$ 1 million
Disease – policy limit:	\$ 1 million
Disease – each employee:	\$ 1 million

(d) Commercial Property Insurance providing special form (All Risk) coverage, including coverage for improvements and betterments, excluding EQ and flood, and including ordinance or law coverage, written for the full replacement value of the Building and the Improvements. In addition, Lessee shall maintain business interruption insurance in amount sufficient to cover all

Rent obligations under this Lease for a period of not less than twenty-four (24) months.

(e) Pollution Liability Insurance (providing scope of coverage equivalent to ISO policy form CG 00 39), naming the County and its agents as an additional insured, with limits of not less than \$10 Million. The County and its agents shall be named as an Additional Insured and Loss Payee on Lessee's insurance as its interests may appear.

(f) Professional Liability/Errors and Omission insurance providing coverage of liability arising from any error, omission, negligent or wrongful act of Lessee, its officers or employees arising from or related to the design and construction with limits of not less than \$2 million per occurrence and \$4 million in the aggregate. The coverage shall also provide an extended five years from the date the construction is completed and accepted by Lessee and the County.

(4) Waivers of Subrogation. Lessee shall obtain appropriate endorsements upon all insurance policies waiving subrogation by the insurer(s) against the County.

C. Construction Insurance.

In addition to the above Insurance Requirements, and throughout the period of construction for each New Building and any other Work, Lessee shall provide and maintain or cause to be provided and maintained the following programs of insurance. Such insurance shall be primary to and not contributing with any other insurance or self-insurance programs maintained by the County, and such coverage shall be provided and maintained at no cost to the County. Such coverage shall contain the express condition that the County is to be given written notice by mail at least 30 days in advance of cancellation for all policies evidenced on the certificate of insurance.

(1) Builder's risk course of construction insurance. Such coverage shall:

(a) Insure against damage from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30), and be endorsed to include ordinance or law coverage, coverage for temporary off site storage, pollutant clean-up and removal, preservation of property, and full collapse coverage during construction (without restricting collapse coverage to specified perils);

(b) Be written on a completed value basis and cover the entire work against loss or damage until completion and acceptance by Lessee; and

(c) Provide a per occurrence deductible of not greater than five percent (5%) of the value insured for all perils.

(2) General Liability or Owners/Contractors Protective (OCP) insurance (written on ISO policy form CG 00 01 or its equivalent) with limits of not less than the following:

General Aggregate:	\$ 20 million
Products/Completed Operations Aggregate:	\$ 20 million
Personal and Advertising Injury:	\$ 10 million
Each Occurrence:	\$ 10 million

The County also shall be named as an additional insured (ISO form CG 20 10 or equivalent) under the contractor's policy.

(3) Automobile Liability insurance (written ISO policy form CG 00 01 or its equivalent) with a limit of liability of not less than \$10 million for each accident. Such insurance shall include coverage for all "owned", "hired" and "non-owned" vehicles (or for "any auto") utilized by any contractor.

(4) Professional Liability insurance covering liability arising from any error, omission, negligent or wrongful act of any contractor, its officers or employees with limits of not less than \$1 million per occurrence and \$2 million aggregate. The coverage also shall provide an extended two year reporting period commencing upon termination or cancellation.

(5) Workers Compensation and Employers' Liability insurance providing workers compensation benefits, as required by the Labor Code of the State of California and for which a contractor is responsible. Such insurance shall include Employers' Liability coverage with limits of not less than the following:

Each Accident:	\$ 1 million
Disease – policy limit:	\$ 1 million
Disease – each employee:	\$ 1 million

(6) Asbestos or Pollution Abatement Liability Insurance. In the event that the construction requires remediation of asbestos or pollutants, covering liability for personal injury and property damage arising from the release, discharge, escape, dispersal, or emission of asbestos or pollutants, whether gradual or sudden, and include coverage for the costs and expenses associated with voluntary clean-up, testing, monitoring, and treatment of asbestos or pollutants in compliance with governmental mandate or requests. If the asbestos or pollutant will be removed from the construction site, asbestos or pollution liability is also required under the contractor's or subcontractor's Automobile Liability Insurance. Contractor shall maintain limits of not less than \$1,000,000.

(7) Contractors Pollution Liability. Each contractor and all subcontractors shall be covered for pollution liability, including transportation and cleanup arising from the handling, application or other release of pollution from operations under this Lease. Coverage shall be for sudden and accidental occurrences with limits no less than \$1,000,000. Coverage shall apply for the entire construction period and include coverage for completed operations for a period of at least ten (10) years after final completion and for each and every New Building.

D. Performance Security Requirements.

(1) Prior to execution of any construction contract between Lessee and any contractor, such contractor shall file surety bonds with Lessee in the amounts and for the purposes noted below. All such bonds shall be duly executed by a solvent

surety company that is authorized by the State of California, is listed in the United States Department of the Treasury's Listing of Approved Sureties Treasury (Circular 570) (see [www.fms.treas.gov/c570/](http://www.fms.treas.gov/c570/)) and is satisfactory to Lessee, and it shall pay all premiums and costs thereof and incidental thereto. Each bond shall be signed by both such contractor (as Principal) and the Surety. Lessee shall require each contractor to provide two surety bonds with good and sufficient sureties: the first in the sum of not less than 80% of the respective construction contract price to assure the payment of claims of material men supplying materials to such contractor, subcontractors and mechanics and laborers employed by such contractor on the Work and the second in the sum of not less than 100% of the contract price to assure the faithful performance of such construction contract.

(2) The "Materials and Labor Bond" (or "Payment Bond") shall be so conditioned as to inure to the benefit of Persons furnishing materials for or performing labor upon the Work. This bond shall be maintained by each contractor in full force and effect until the Work is completed and accepted by Lessee, and until all claims for materials, labor and subcontracts are paid. The "Bond for Faithful Performance" shall be so conditioned as to assure the faithful performance by each contractor of all Work under a construction contract, within the time limits prescribed, including any maintenance and warranty provisions, in a manner that is satisfactory and acceptable to Lessee, that all materials and workmanship supplied by such contractor will be free from original or developed defects, and that should original or developed defects or failures appear within a period of one year from the date of Acceptance of the Work by Lessee, such contractor shall, at the contractor's own expense, make good such defects and failures and make all replacements and adjustments required, within a reasonable time after being notified by Lessee to do so, and to the approval of the County. This bond shall be maintained by such contractor in full force and effect during the performance of the Work under this Lease and for a period of one (1) year after acceptance of the Work by Lessee.

(3) Should any surety or sureties upon said bonds or any of them become insufficient or be deemed unsatisfactory by Lessee, the contractor shall replace



said bond or bonds with good and sufficient sureties within ten (10) days after receiving notice from Lessee that the surety or sureties are insufficient or unsatisfactory. Lessee shall stipulate in each construction contract that no further payment shall be deemed due or will be made to such contractor until the new sureties shall qualify and be accepted by Lessee.

13. REPAIR AND RESTORATION.

A. No Abatement. If, during the Term of this Lease, the Premises is damaged, whether or not such damage is covered by insurance maintained under Section 12 of this Lease, Rent shall not abate and, except as otherwise expressly provided in this Section 13, Lessee shall cause the damage to be repaired and the damaged Improvements restored to substantially the same condition as they were in immediately before such damage. In the event the cost of any such restoration exceeds the amount of any available insurance proceeds then Lessee shall be solely responsible for any such deficiency.

B. Right To Terminate. If the Premises is substantially damaged during the last three (3) years of the Term of this Lease then either party may elect to terminate this Lease. Said election shall be made by written notice to the other party within 60 days of the occurrence of the damage. In the absence of a timely election by either party, the parties shall be deemed not to have terminated this Lease. As used in this Section 13.B, the term "substantial" means damage to any of the Improvements requiring repair or restoration at a cost in excess of fifty percent of the per-damage replacement cost value of the damaged Improvements.

C. Party To Whom Insurance Proceeds Are Payable. The loss payable under any policy providing any property coverage shall be payable (a) in the case of any occurrence resulting in a loss payment of Three Hundred Fifty Thousand Dollars \$350,000 or less, to Lessee, or (b) in case of any occurrence resulting in a loss payment in excess of Three Hundred Fifty Thousand Dollars (\$350,000), to a Leasehold Mortgagee or a financial institution acceptable to the County (the "Depository"), in either instance to be held and disbursed in accordance with the terms of this Lease.

D. Application of Insurance Proceeds. If Lessee is required or elects to repair any damage to the Improvements, such damage shall be repaired and the Improvements restored to substantially the same condition as they were in immediately before the damage as promptly as is reasonably possible. To the extent the damage is due to a risk covered by insurance maintained under this Lease, such repairs shall be made from the proceeds of such insurance and the proceeds of such insurance shall be made available to Lessee for such purpose as provided for herein, provided that Lessee's repair obligations shall not be limited by the availability of insurance proceeds. Any funds held by the Depositary shall be disbursed in reimbursement of costs incurred for restoration work completed in accordance with the Depositary's customary and commercially reasonable procedures for the disbursement of insurance proceeds for the cost of repair and restoration. All work shall be performed in a good and workmanlike manner and shall be completed as promptly as is reasonably possible and in accordance with all Applicable Laws, and otherwise in accordance with the requirements of Section 8 of this Lease. Commencement of the repair and restoration shall require (a) securing the area to prevent injury to Persons and/or vandalism to the Improvements and (b) the placement of a work order or contract for obtaining the labor and materials to accomplish the repair and restoration of the damaged Improvements.

E. Termination For Change In Applicable Laws. Notwithstanding any provision contained in this Lease to the contrary, if the Applicable Laws existing at the time of the damage do not permit the repair or restoration of a material portion of the Premises to substantially the same use or condition as existed before the damage, then Lessee may terminate this Lease immediately by giving written notice to the County, provided, however, that if the extent of such casualty is such that Lessee will, as a result of such limitation be substantially precluded from operating the Premises for the Permitted Uses then either party may terminate this Lease immediately by giving written notice to the other party. If this Lease is terminated pursuant to any of the provisions in this Section 13.E, then the proceeds of any and all insurance maintained under this Lease shall be the sole property of Lessee and shall, if received by the County, be promptly paid to Lessee; provided, however, in such instance the proceeds are to be used first to comply with Lessee's surrender obligations under Section 19 of this Lease.

F. Waiver. Lessee waives the provisions of California Civil Code Sections 1932(2) and 1933(4) which relate to termination of leases when the thing leased is destroyed and agrees that such event shall be governed exclusively by the terms of this Lease.

14. DEFAULT AND REMEDIES.

A. Default.

The occurrence of any of the following shall constitute a material default and breach of this Lease, which shall allow the County, in addition to any other rights or remedies at law or in equity, to terminate this Lease:

(1) A failure by Lessee to pay Rent (including any Additional Rent) when due when such failure continues for ten (10) days after written notice thereof to Lessee;

(2) A failure by Lessee to observe and perform Lessee's obligations hereunder (other than as provided for in Sections 14.A(1), (3) or (4)) when such failure continues for thirty (30) days after written notice thereof to Lessee; provided, however, that if the nature of such default is such that the same cannot reasonably be cured within such thirty (30) day period, Lessee shall not be deemed to be in default if Lessee shall within such period commence such cure and thereafter diligently prosecute the same to completion. Failure to observe and perform Lessee's obligations shall not include those instances where the Premises are not in use because of remodeling, repairs, or the replacement of equipment, provided that such remodeling, repairs, and replacement are undertaken and completed in a prompt manner by Lessee.

(3) A default under Sections 17 or 20 of this Lease.

(4) A failure to maintain at any time all insurance then required under Section 12 of this Lease.

B. Remedies.

If Lessee defaults under this Lease, the County, without further notice to Lessee shall, in addition to any other remedies available by law or in equity, have one or more of the following remedies at the County's election:

(1) Without barring later election of any other remedy and without terminating Lessee's right to possession of the Premises, or any part thereof, the County may require strict performance of all covenants and obligations herein as the same shall accrue or become due, without terminating this Lease, and the County shall have the right of action therefor without awaiting the end of the Lease term.

(2) If the County obtains possession of the Premises under a judgment pursuant to Section 1174 of the California Code of Civil Procedure (unless Lessee obtains relief under Section 1179 of that Code) or if the County, by written notice, declares the Lease to be terminated because of breach of this Lease, then the County may enter upon the Premises and remove any and all Persons and or property whatsoever situated thereon, and place all or any portion of said property in storage for the account of and at the expense of Lessee and dispose of such property in accordance with Applicable Laws. The County shall be entitled to recover in one or more awards or judgment from Lessee:

(a) Any amount necessary to compensate the County for all the detriment proximately caused by Lessee's failure to perform Lessee's obligations under this Lease, or which in the ordinary course of things would be likely to result therefrom. Such other amount shall include, but not be limited to, such expenses (including reasonable attorney's fees) as the County may have paid, assumed, or incurred in recovering possession of the Premises, placing the Premises in good order and condition, preparing or altering the Premises for reletting, and reletting the Premises during any part of time for which a rental concession, if any, had been given by the County.

(b) The County may at the County's election terminate this Lease by giving Lessee notice of termination. On the giving of the notice to Lessee, all of Lessee's rights in the Premises and in the Improvements shall terminate. The

County shall not be deemed to have terminated this Lease unless the County shall have so declared in writing to Lessee, nor shall the County be deemed to have accepted or consented to an abandonment by Lessee by performing acts intended to maintain or preserve the Premises, making efforts to relet the Premises or appointing a receiver to protect the County's interest under this Lease. Promptly after notice of termination, Lessee shall surrender and vacate the Premises in a broom-clean condition, and the County may re-enter and take possession of Lessee's Premises and/or eject all parties in possession, some and not others, or eject none. Termination under this Section shall not relieve Lessee from any obligations under this Lease or from any claim for damages incurred or accruing against Lessee up to the date of termination.

(3) The County may at the County's election enter the Premises and, without terminating this Lease, at any time and from time to time may use or let the Premises or the Improvements or any part or parts of them for the account and in the name of the County or otherwise. Any reletting may be for the remainder of the Term or for a longer or shorter period. The County may execute any lease made under this provision either in the County's name or in Lessee's name and shall be entitled to all rents from the use, operation, or occupancy of the Premises or any part thereof without any duty to account to Lessee. Lessee shall, upon such election by the County, have the right to immediately remove its personal property and trade fixtures.

(4) Subject to Lessee's and the County's rights to contest as provided elsewhere in this Lease, if, at any time during the Term of this Lease, Lessee fails, refuses, or neglects to do any of the things herein required to be done by Lessee, the County shall have the right, but not the obligation, to do the same, but at the cost of and for the account of Lessee; provided, however, that except in the case of an emergency, the County shall not take such action until first giving Lessee written notice of such failure, refusal, or neglect and allowing time periods, as specified in this Lease, within which Lessee may commence and diligently and continuously prosecute a bona fide effort to cure the same.

C. Equitable Relief.

Nothing contained herein shall affect, change, or waive any rights of the County or Lessee to obtain equitable relief when such relief is otherwise appropriate, or to obtain the relief provided by Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure, relating to actions for unlawful detainer, forcible entry, and forcible detainer.

D. Cumulative Remedies.

The remedies of the County as provided above are cumulative and in addition to, rather than exclusive of, any other remedy of the County herein given or that may be permitted by law or in equity. Any lawful re-entry as provided for herein shall not make the County liable in damages or guilty of trespass because of any such lawful re-entry.

E. Notices.

Any notice periods required to be given by the County under this Lease shall, in each case, be in lieu of and not in addition to any notice required to be given under Applicable Law, including California Code of Civil Procedure Sections 1161 through 1162 or any successor or other applicable unlawful detainer statutes.

F. Waiver of Consequential Damages.

Notwithstanding anything to the contrary contained herein, in no event shall either party be entitled to recover consequential, special or punitive damages.

15. WAIVER OF CONDITIONS OR COVENANTS.

Any waiver by the County of any breach of any one or more of the covenants, conditions, terms and agreements of this Lease must be in writing signed by the County and shall not be construed to be a waiver of any subsequent or other breach of the same or of any other covenant, condition, term, or agreement of this Lease, nor shall failure on the part of the County to require exact, full and complete compliance with any of the covenants, conditions, terms, and agreements of this Lease be construed as in any manner changing the terms hereof, nor shall the terms of this Lease be changed or

altered in any manner whatsoever other than by written agreement between the County and Lessee. No delay, failure, or omission of the County to re-enter the Premises or to exercise any right, power, privilege, or option, arising from any default shall impair any such right, power, privilege, or option or be construed as a waiver of or acquiescence in such default or as a relinquishment of any right. No notice to Lessee shall be required to restore or revise "time is of the essence" after the waiver by the County of any default. No option, right, power, remedy, or privilege of the County shall be construed as being exhausted by the exercise thereof in one or more instances. The rights, powers, options, and remedies given the County by this Lease shall be cumulative.

16. EMINENT DOMAIN.

If the whole or any part of the Premises shall be taken by any paramount public authority under the power of eminent domain, then the Term of this Lease shall cease as to the part so taken from the day the possession of that part shall be taken for any public purpose, and from that day Lessee shall have the right to either cancel this Lease or to continue in the possession of the remainder of the Premises under the terms herein provided, provided that Lessee may not cancel this Lease unless the remaining portion of the Premises is no longer sufficient to operate on a commercially reasonable basis. All damages awarded for such taking shall belong to and be the property of the County and any such award received by Lessee shall be deemed received in trust and shall be promptly paid over to the County, provided, however, that the County shall not be entitled to any portion of the award made for loss of structures, buildings, or other improvements or personal property, equipment, and trade fixtures belonging to Lessee immediately prior to the taking of possession by the condemning authority.

17. ASSIGNMENT/SUBLETTING.

A. No Assignment.

Lessee shall not, without the prior written consent of the County, either directly or indirectly give, assign, hypothecate, encumber, transfer, or grant control of this Lease or any interest, right, or privilege therein, or Sublease the whole or any portion of the Premises, or license the use of the same in whole or in part. In addition, for purposes of



this Section 17, the County consent to any assignment or transfer of this Lease (but not a subletting pursuant to a Sublease, a license or a transfer in connection with a Leasehold Mortgage) shall require a written amendment to this Lease, which amendment must be formally approved and executed by the parties. Any purported assignment, hypothecation, encumbrance, transfer, Sublease or grant of control of this Lease or of any interest, right, or privilege herein, or sublet of the whole or any portion of the Premises, or license of the use of the same in whole or in part in violation of this Section 17 shall be void *ab initio* and ineffective as to the purported transferee.

For purposes of this provision, the following acts of Lessee shall be considered an assignment requiring the prior written consent of the County to be effective:

(1) Any disposition(s) or transaction(s) that effectuates a change in the control of Lessee to any Person(s) other than the controlling interest therein at the time of execution of this Lease; and

(2) Any assumption, assignment, delegation, or takeover of any of Lessee's duties, responsibilities, obligations, or performance of same hereunder by any entity other than Lessee (whether through assignment, subcontract, delegation, merger, buyout, or any other mechanism), with or without consideration, for any reason whatsoever.

In the event one of the above occurs without the County's express prior written approval, such occurrence shall constitute a material breach of this Lease which shall entitle the County, at its discretion, to terminate this Lease. In the event of such termination, the County shall be entitled to pursue the same remedies against Lessee as it could pursue in the event of default by Lessee pursuant to the terms hereof, including without limitation Section 14, at law and in equity.

B. No Involuntary Assignment.

Lessee represents that it is entering into this Lease for the purpose of developing and operating the Premises as provided for herein and not for the purpose of speculating in land; Lessee further acknowledges that the County is relying on the

experience and expertise of Lessee and its principals and that the County would not enter into this Lease but for such experience and expertise. Accordingly, Lessee acknowledges and agrees that neither this Lease nor any interest therein shall be assignable or transferable in proceedings in attachment, garnishment or execution against Lessee, or in voluntary or involuntary proceedings in bankruptcy or insolvency or receivership taken by or against Lessee, so that the same and the making by Lessee of any general assignment for the benefit of creditors; or the filing of a petition to have Lessee adjudicated a bankruptcy, or the filing of a petition for reorganization or arrangement under any law relating to bankruptcy unless, in the case of a petition filed against Lessee, the same is dismissed within sixty (60) days; or the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, when such seizure is not discharged within sixty (60) days, shall be a material default under this Lease.

C. No Release.

No assignment or other transfer of this Lease or Lessee's interest herein shall release Lessee of its obligations under this Lease regardless of whether the County shall have consented to such assignment or transfer unless the County's written consent shall have expressly provided for such release.

D. Certain Subleases.

(1) Notwithstanding any contrary provision of this Section 17, the County will not unreasonably withhold its consent to Subleases for which the following criteria are satisfied:

(a) Lessee shall not be in default under this Lease beyond any applicable notice and cure period;

(b) the stated term of the proposed Sublease shall expire no later than one day prior to the then applicable scheduled expiration date of this Lease;

(c) the proposed Sublessee will be carrying out biomedical research or other work that is, in either case, supportive of or ancillary to Lessee's biomedical research work at the Premises;

(d) no more than 30% of the total leasable square footage of the buildings in the Premises will be Subleased at any given time,

(e) the County shall be entitled to receive consideration that is reasonable and appropriate in connection with the use of a portion of the Premises by a party other than Lessee,

(f) the County is not otherwise engaged in efforts to Sublease a portion of the Medical Center to the proposed Sublessee;

(g) the proposed Sublease and the terms and conditions thereof are not inconsistent with Applicable Law, including Government Code Sections 25374(b) or 26227; and

(h) the Sublessee is not a Prohibited Person.

(2) In connection with any proposed Sublease for which Lessee seeks the County's consent pursuant to this Section 17(D), Lessee shall provide to the County the final form of Sublease for the proposed transaction, along with additional information regarding the proposed transaction and the proposed Sublessee, including a description of the principals of the proposed Sublessee, a description of the consideration payable by the Sublessee to Lessee, whether pursuant to the Sublease or any separate agreement, current financial statements for the Sublessee and a description of the proposed activities of the Sublessee, from which the County can make a determination as to the satisfaction of the foregoing criteria. Lessee shall promptly furnish such additional information as the County may request.

(3) In the event that the County shall have approved any Sublease pursuant to this Section 17(D) then any material amendment to such Sublease shall be subject to the County's approval. For purposes of this Subsection 17(D)(3) "material

amendment” shall include any proposed assignment or other transfer of the Sublease, any amendment that affects the term of the Sublease, the identity or control of the Sublessee, the consideration payable to Lessee by the Sublessee (whether pursuant to the Sublease or otherwise), the activities of the Sublessee, or that affects the criteria set forth in Section 17(D)(1). In addition, in the event that the County shall have approved any Sublease pursuant to this Section 17(D) but such Sublease shall not have been executed by all parties within ninety (90) days after such consent then such consent shall be deemed to have lapsed and Lessee shall be required to again request consent to such transaction.

E. Subleases Subject To This Lease. Every subletting shall be subject to the condition, and every Sublessee shall, by accepting a Sublease, be conclusively deemed to have agreed that the Sublessee shall be subject to all of the obligations of Lessee under this Lease and the further condition and restriction that such Sublease shall not be assigned, encumbered or otherwise transferred or the Premises further sublet by the Sublessee in whole or in part, or any part thereof suffered or permitted by the Sublessee to be used or occupied by others, without the prior written consent of the County in each instance.

F. Consent Required For Each Assignment or Sublease. The consent of the County to an assignment or a subletting shall not relieve Lessee from obtaining the express consent in writing of the County to any further assignment or subletting.

G. Lessee To Remain Responsible. Lessee shall deliver to the County a copy of each Sublease or assignment made hereunder within ten (10) days after the date of its execution. Lessee shall remain fully liable for the performance of all of Lessee’s obligations hereunder notwithstanding any subletting or assignment provided for herein and, without limiting the generality of the foregoing, shall remain fully responsible and liable to the County for all acts and omissions of any Sublessee, assignee or anyone claiming by, through or under any Sublessee or assignee which shall be in violation of any of the obligations of this Lease, and any such violation shall be deemed to be a violation by Lessee. Notwithstanding any assignment and

assumption by the assignee of the obligations of Lessee hereunder, Lessee herein named, and each immediate or remote successor in interest of Lessee herein named, shall remain liable jointly and severally (as a primary obligor) with its assignee and all subsequent assignees for the performance of Lessee's obligations hereunder, and shall remain fully and directly responsible and liable to the County for all acts and omissions on the part of any assignee subsequent to it in violation of any of the obligations of this Lease.

H. Sublessee To Surrender or Attorn. Every subletting hereunder is subject to the express condition, and by accepting a Sublease hereunder each Sublessee shall be conclusively deemed to have agreed, that if this Lease should be terminated prior to the stated expiration date of the Term or if the County should succeed to any portion of Lessee's estate in the Premises, then at the County's election such Sublessee shall either surrender that portion of the Premises to the County within sixty (60) days of the County's request therefor, or shall attorn to and recognize the County as such Sublessee's landlord under such Sublease, and such Sublessee shall promptly execute and deliver any instrument the County may reasonably request to evidence such attornment.

18. OWNERSHIP OF IMPROVEMENTS DURING TERM.

Subject to Section 7(D) hereof, until expiration or sooner termination of this Lease, the Improvements and all alterations, additions, or betterments made thereto by Lessee, except for County Improvements, shall be owned by Lessee. The County shall have no right, title or interest therein except as expressly set forth in this Lease; provided, however, that Lessee's rights and powers with respect to the Improvements are subject to the terms, conditions and limitations of this Lease. Once constructed, the Improvements shall not be removed from the Premises, nor shall Lessee waste, destroy or modify any Improvements except as specifically permitted by this Lease. Notwithstanding the foregoing, Improvements shall not be deemed to include medical or scientific equipment, trade fixtures or Lessee's personal property, all of which shall remain solely Lessee's property and may be modified or, subject to the terms of this

Lease, removed from the Premises by Lessee at any time during the Term or following the expiration or earlier termination of the Term.

19. REVERSION OF IMPROVEMENTS AND SURRENDER.

A. Surrender of Premises. Upon the expiration or sooner termination of this Lease, at the election of the County and without notice to Lessee, all of the Improvements, structures, alterations, additions, and betterments thereto, and all other improvements made to or upon the Premises (except for Lessee's personal property and all medical and scientific equipment) shall remain upon and be surrendered with the Premises as part thereof broom clean, vacant and in a clean and safe condition and title thereto shall automatically vest in the County without compensation therefor to Lessee, provided that the foregoing shall not require Lessee to perform any alterations to upgrade the condition of any Improvements in the MREA Premises from their condition on the Effective Date. Upon request Lessee shall promptly deliver to the County a quitclaim deed and bill of sale confirming the reversion of title to the foregoing property to the County, along with such executed forms, affidavits, tax returns and other documents and instruments as may be necessary to record the quitclaim deed and otherwise confirm such vesting of title.

B. Election to Require Removal of Property. In the alternative, at the expiration or sooner termination of this Lease, the County may, at the County's sole and absolute election, require the removal from the Premises, at Lessee's sole cost and expense, all or a portion of the Improvements, personal property, equipment and/or trade fixtures, as specified in the written notice provided for hereinbelow (the "Removal Notice"). A Removal Notice to take effect at the normal expiration of the Term shall be effected by notice given at least sixty (60) days before the expiration date. A Removal Notice to take effect on any date other than the normal expiration of the Term of this Lease shall be effectuated by notice given concurrently with notice of such termination or within ten days after such notice of termination. Lessee shall be liable to the County for costs incurred in effecting the removal of personal property and trade fixtures of Lessee which Lessee has failed to remove after demand pursuant to this Section.

C. Lessee Right to Remove Certain Property. Lessee may, at its election, from time to time during the Term and within forty-five (45) days (or such longer period as agreed to in writing by the County in its sole discretion) following the expiration of the Term remove any equipment or other personal property not necessary for the physical operation of the Improvements and any trade fixtures (including medical equipment). Lessee shall repair all damage (structural or otherwise) caused by any such removal; provided that damage to any Improvements which are obsolete, economically or functionally, or which are not of material need, not be repaired so long as the Improvements are or are made structurally sound. Any personal property and trade fixtures not removed by Lessee within forty-five (45) days following expiration of the Term shall be deemed abandoned by Lessee and shall, without compensation to Lessee, then become the County's property free and clear of all claims to or against them by Lessee or any other Person, except as otherwise provided in this Lease.

D. County Waiver. In the event that the County elects to require the removal from the Premises of any or all the Improvements, personal property and/or trade fixtures, the County, within ten days of such demand from Lessee, shall execute and deliver any document required by any supplier, the County, vendor, or lender in connection with the installation on the Premises of Lessee's personal property or Lessee's trade fixtures in which the County waives any right it may have or acquire with respect to that property, if the supplier, the County, vendor or lender agrees in writing that: (i) it will remove or commence the removal of, or cause Lessee to remove or commence the removal of, that property from the Premises before expiration of the Term or within 30 days thereafter, and (ii) it will make, or require Lessee to make, whatever restoration to the Premises is reasonably necessitated by the removal.

E. Survival of Obligations. Lessee's obligations under this Section 19 shall survive the expiration or earlier termination of this Lease.

20. HAZARDOUS SUBSTANCES.

A. Definition.

For purposes of this Lease:



(1) "Hazardous Substances" shall mean the hazardous substances defined in California Health and Safety Code Section 25316, and those chemicals and substances identified pursuant to Health and Safety Code Section 25249.8, and any other hazardous, toxic, flammable, corrosive or radioactive material or substance classified as such under Applicable Law, including asbestos or any substance containing asbestos, polychlorinated biphenyls ("PCB"), PCB contaminated material, including, but not limited to, PCB contaminated electrical equipment as defined in 40 C.F.R. 761.3, lead, lead in the form of lead based paint materials or paint with lead ("LBP"), flammable explosives, radioactive materials, petroleum, petroleum fractions, petroleum constituents, petroleum distillates, chemicals known to cause cancer or reproductive toxicity or that pose a risk to human health or safety or the environment or that are regulated under Applicable Law, pollutants, effluents, residues, contaminants, emissions or related materials, natural gas liquids, and any items defined or regulated as "hazardous waste," "hazardous materials," "hazardous substances," "toxic waste," "toxic materials," or "toxic substances" or words of similar import, all under any applicable Applicable Law.

(2) "Hazardous Medical Substances" shall mean used needles and syringes, gloves and linen, uniforms and laundry, and cleaning equipment or materials used to clean any of the foregoing; any solid, liquid or gas that is capable of producing harmful effects on humans or the environment; material that is ignitable, corrosive, reactive or toxic; or any materials that are classified as biohazardous waste, hazardous medical substances, medical waste or hazardous medical waste under Applicable Law, including the California Medical Waste Management Act, California Health & Safety Code Section 117600 *et. seq.*

B. Warranties and Representations.

(1) Lessee hereby warrants and represents that it will not cause the presence, use, storage, or disposal of any Hazardous Substances or Hazardous Medical Substances on or about the Premises without the prior written consent of the County except as may be necessary for the Permitted Uses as reasonably determined

by Lessee, including without limitation Hazardous Substances and Hazardous Medical Substances utilized in medical research activities and in the maintenance of the Premises and de minimus levels of Hazardous Substances contained in cleaning supplies customarily used by lessees with a similar use as the Permitted Use, but in all instances in accordance with Applicable Law.

(2) Lessee hereby warrants and represents that it shall comply with all Applicable Laws concerning the use, release, storage, and disposal by Lessee, its agents, and contractors of Hazardous Substances and Hazardous Medical Substances on the Premises.

C. Notice.

Lessee agrees to immediately notify the County when Hazardous Substances or Hazardous Medical Substances have been released on the Premises, upon becoming aware of the same, provided that the foregoing shall not require notice of de minimis releases occurring in the ordinary course of Lessee's operations that do not result in a violation of Applicable Law.

D. Indemnity.

Lessee agrees to indemnify, defend, and hold harmless the Indemnified Parties, from and against all liability, expense (including defense costs, legal fees, and response and clean-up costs imposed by law) and claims for damages of any nature whatsoever arising out of the presence, release or threatened release of Hazardous Substances and Hazardous Medical Substances on or affecting the Premises whether relating to matters currently known or unknown to Lessee or the County, including but not limited to Hazardous Substances and Hazardous Medical Substances that (a) existed or occurred prior to the beginning of the term of the Pre-Existing Leases as to the Pre-Existing Leased Premises; (b) existed or occurred prior to the Term as to the MREA Premises, or (c) caused by Lessee and occurring after the Term of this Lease commences.

The County agrees to indemnify, defend and hold harmless Lessee, from and against all liability, expense (including defense costs, legal fees, and response and clean-up costs imposed by law) and claims for damages of any nature whatsoever arising out of the presence or release of Hazardous Substances on the Premises that is caused solely by the County and occurs after the Term of this Lease commences.

Notwithstanding the first paragraph of this Subsection (D), neither the County nor Lessee shall be deemed to indemnify the other with respect to Hazardous Substances or Hazardous Medical Substances affecting the Premises as a result of migration from third party-owned premises, provided that the foregoing shall not be construed as relieving Lessee of its obligation to comply with Applicable Law with respect to the Premises.

The indemnity provided by this Section 20 shall survive the expiration or earlier termination of this Lease.

E. Default.

Lessee's failure to comply with the provisions of this Section 20 may, in the County's sole and absolute discretion, be deemed a default of this Lease and entitle the County to terminate this Lease immediately.

21. ADMINISTRATION.

The County Chief Executive Officer or his authorized designee shall have the authority to administer this Lease on behalf of the County and shall furnish all approvals and consents provided for in the Lease.

22. LOBBYISTS.

Lessee and each County lobbyist or County lobbying firm, as defined in Los Angeles County Code Section 2.160.010, retained by Lessee shall fully comply with the County's lobbyist ordinance, Los Angeles County Code Chapter 2.160 (the "County's Lobbyist Ordinance"). Failure on the part of Lessee or any County lobbyist or County lobbying firm retained by Lessee to fully comply with the County's Lobbyist Ordinance

shall constitute a material breach of this Lease upon which the County may immediately terminate or suspend this Lease.

23. NOTICES.

Notices desired or required to be given by this Lease or by any law now or hereinafter in effect shall be in writing and shall be given by enclosing the same in a sealed envelope with postage prepaid, registered mail, return receipt requested, with the United States Postal Service or with a reputable overnight courier such as Federal Express, UPS or DHL. Notices shall be effective three (3) business days after deposit with the United States Postal Service or on the next business day after deposit with an overnight courier service, as applicable. Addresses and Persons to be notified may be changed by providing at least ten (10) days' written notice to the other party except that Lessee shall at all times maintain a mailing address in California.

Notices to Lessee shall be addressed as follows:

Los Angeles Biomedical Research Institute at  
Harbor-UCLA Medical Center  
1124 Carson Street  
Torrance, CA 90502  
Attn: President and CEO

Notices to the County shall be addressed as follows:

- (1) Department of Health Services  
Contracts and Grants Division  
313 N. Figueroa Street, 6th Floor  
Los Angeles, California 90012  
Attn: Division Chief
- (2) Harbor-UCLA Medical Center  
Box 1, 1000 W. Carson Street  
Torrance, CA 90509  
Attn: Chief Executive Officer
- (3) Chief Executive Officer  
Real Estate Division  
222 South Hill Street, 3rd Floor  
Los Angeles, California 90012  
Attn: Director of Real Estate

24. SIGNAGE.

Lessee will have the right to install signage on the Premises, subject to Applicable Law, the Medical Center's signage rules and the County's reasonable approval. Lessee will also have the right to maintain its monument sign at the corner of Normandie Avenue and Medical Foundation Drive. Any signs placed on the Premises by the County shall be subject to Lessee's reasonable approval. Lessee shall be permitted to install reasonably appropriate signs at the Premises, but shall comply with any rules regarding signage that the Medical Center may impose from time to time on the Premises.

25. PARKING.

Lessee will have the non-exclusive right to use the parking located throughout the Medical Center, at a fee to Lessee no less favorable than fees paid by County employees for similar parking rights at the Medical Center. Lessee acknowledges that the County shall have the right to modify or reconfigure the existing parking arrangements outside the Premises in its sole discretion and that no such modification or reconfiguration shall constitute an actual or constructive eviction or give rise to any claim by Lessee against the County. Lessee also will have the right to reconfigure the parking currently located on the Premises, subject to the County's prior approval, and provided that in no event shall such reconfiguration result in materially less parking than exists at the Medical Center as of the date of such reconfiguration by Lessee. The County shall reasonably consider any such reconfiguration that is compatible with (a) the then-existing uses and improvements on the Premises, (b) the then-existing or potential future uses and improvements on the Medical Center, including but not limited to utility and other infrastructure serving or likely to be necessary to serve the Medical Center, parking and traffic circulation at the Medical Center and, (c) the Harbor-UCLA Master Plan (including any proposed changes to such master plan), *provided, however*, that in each such instance the County may grant or withhold its approval of any such reconfiguration in its sole discretion. Lessee may use parking located on the Premises and the Medical Center to satisfy any code-required parking necessary for permitting of

projects authorized by the Development and Sequencing Plans and any Future Development Plans.

26. THE COUNTY TAKE-BACK RIGHTS.

A. Termination of Lease With Respect to MREA Premises. In the event that Lessee has not commenced the construction of either of the New Buildings on or before the second (2<sup>nd</sup>) anniversary of the Commencement Date (subject to Unavoidable Delays, including, without limitation, delays beyond any time period provided for herein with respect to any County's approvals, delays in CEQA clearance, and delays in permitting), the County shall have the right at any time thereafter, in its sole discretion, to terminate this Lease with respect to the MREA Premises (the "County Take-Back Right"). If the County desires to exercise the County Take-Back Right, the County shall provide Lessee with written notice thereof, and Lessee shall have one hundred eighty (180) days following such notice to commence construction of either of the New Buildings or have this Lease terminated with respect to the MREA Premises. In the event that the County delivers notice to Lessee exercising the County Take-Back Right and Lessee does not commence construction of either of the New Buildings within the one hundred eighty (180) days following such notice, Lessee's right to occupy the MREA Premises pursuant to this Lease shall terminate (and this Lease shall remain in effect only with respect to the Pre-Existing Leased Premises), and Lessee's right to occupy the MREA Premises under the MREA shall be reinstated and shall continue pursuant to the terms and conditions thereof. The County Take-Back Right shall be the County's sole remedy for Lessee's failure to timely commence construction of either of the New Buildings, provided that such limitation shall not be construed to limit or otherwise impair the County's rights and remedies in connection with any other matter, including matters relating to or resulting from such failure by Lessee.

B. Lessee's Relocation Obligation Unaffected. The reinstatement of Lessee's right of occupancy under the MREA in connection with the County's exercise of the County Take-Back Right will not affect Lessee's relocation obligation provided for in Section 27.

27. LESSEE RELOCATION OBLIGATION.

Notwithstanding any provision of this Lease to the contrary and regardless of the progress of Lessee's Development Work, Lessee shall vacate all of the MREA License Area on or before June 30, 2016 (the "Lessee Vacate Date"). Upon the occurrence of the Lessee Vacate Date the license granted pursuant to Section 2(C) of this Lease shall terminate as to the MREA License Area and possession and use thereof shall be subject to the County's sole and exclusive control and Lessee shall have no further right to possess or occupy any portion of the Medical Center other than the Leased Premises.

28. LESSEE TERMINATION RIGHT FOLLOWING MEDICAL CENTER CLOSURE.

In the event that substantially all of the Medical Center is closed or otherwise ceases operations, Lessee shall have the right to terminate this Lease on sixty (60) days written notice, in which case this Lease shall terminate and expire on the date set forth in such notice, and the parties shall thereafter be relieved of their respective obligations hereunder except for such obligations as are stated to survive the expiration or termination of this Lease.

29. GENERAL PROVISIONS.

A. Marginal Headings.

The Section titles in this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part hereof.

B. Time.

Time is of the essence for this Lease and each and all of its provisions in which performance is a factor.

C. Recordation.

Either party may record a Memorandum of this Lease at any time without the prior written consent of the other party.



D. Binding on Successors.

Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of Lessee, and whatever the context permits or requires, the successors in interest to the County.

E. Prior Agreements.

This Lease, agreements incorporated by reference and attachments hereto contain all of the agreements of the parties hereto with respect to any matter covered or mentioned in this Lease, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose. For purposes of the immediately preceding sentence this Lease shall be deemed to be separate from and independent of the MREA and, except as expressly provided for herein, nothing in this Lease shall affect the MREA nor shall any provision of the MREA affect this Lease.

F. Amendment.

No provision of this Lease may be amended or added except by an agreement in writing signed by the parties hereto or their respective successors-in-interest.

G. Effectiveness of Lease.

This Lease shall not be effective or binding on any party until fully executed by both parties hereto.

H. Unavoidable Delay.

Any prevention, delay, non-performance or stoppage due to any of the following causes shall excuse non-performance for a period equal to any such prevention, delay, non-performance or stoppage, provided that the party experiencing such prevention, delay, non-performance or stoppage shall (i) immediately give notice thereof to the other party, which notice shall set forth in reasonable detail the nature of such prevention, delay, non-performance or stoppage, and (ii) diligently use commercially reasonable efforts to eliminate or mitigate the effect of such prevention, delay, non-

performance or stoppage on such party's obligations hereunder. The causes referred to above are: strikes, lockouts, labor disputes, failure of power, irresistible superhuman cause, acts of public enemies, riots, insurrections, civil commotion, inability to obtain labor or materials or reasonable substitutes for either, governmental restrictions or regulations or controls, casualties not contemplated by insurance provisions of this Lease, or other cause beyond the reasonable control of the party obligated to perform. In no event shall lack of adequate financial resources constitute an Unavoidable Delay.

I. Separability.

Any provision of this Lease which shall prove to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and such other provisions shall remain in full force and effect.

J. Cumulative Remedies.

No remedy or election hereunder shall be deemed exclusive but shall wherever possible be cumulative with all other remedies at law or in equity.

K. Choice of Law and Forum.

This Lease shall be governed by the internal laws of the State of California. Any litigation with respect to this Lease shall be conducted in the County of Los Angeles, State of California.

L. Arbitration.

In the event of any dispute regarding the terms, conditions, rights, or obligations of the parties hereto, such dispute may, at the request of either party, be submitted to arbitration in accordance with the provisions of California Code of Civil Procedure Section 1280 et. seq., as they now exist or may later be amended. The settlement of any dispute is subject to approval by the County's Board of Supervisors.

M. Interpretation.

Unless the context of this Lease clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) “or” is not exclusive; and (iv) “includes” and “including” are not limiting.

N. Limitation of County’s Liability.

(1) The term “County” as used in this Lease so far as covenants or obligations on the part of the County are concerned shall mean the County of Los Angeles only for so long as it is the fee owner of the Premises and, following any transfers thereof, shall mean such transferees for so long as they are the respective fee owners of the Premises. Each transferee of the Premises shall be deemed to have assumed the obligations of the County arising from and after such transfer. Any funds in which Lessee has an interest that are being held by the grantor at the time of any transfer of the fee interest in the Premises shall be turned over to the grantee, and any liquidated amount then due and payable to Lessee by the fee owner shall be paid at such time to Lessee, it being intended hereby that the covenants and obligations contained in this Lease on the part of the County shall, subject as aforesaid, be binding on the initial landlord, and its successors and assigns, only during and in respect of their respective successive periods of ownership.

(2) The County shall have no personal liability with respect to any of the provisions of this Lease and if the County is in breach or default with respect to its or his obligations or otherwise under this Lease, Lessee shall have recourse only against the estate of the County in the Premises.

O. County’s and Lessee’s Covenants.

(1) All covenants, stipulations, promises, agreements and obligations of the County contained in this Lease shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the County only and not of any member, director, officer, employee or agent of the County in his or her individual capacity, and

no recourse shall be had for any pecuniary liability or for any claim based hereunder for any reason whatsoever against any such member, director, officer, employee or agent.

(2) All covenants, stipulations, promises, agreements and obligations of Lessee contained in this Lease shall be deemed to be the covenants, stipulations, promises, agreements and obligations of Lessee only and not of any member, director, officer, employee or agent of Lessee in his or her individual capacity, and no recourse shall be had for any pecuniary liability or for any claim based hereunder for any reason whatsoever against any such member, director, officer, employee or agent.

P. Lessee's Acknowledgements.

Lessee agrees and acknowledges as follows:

(1) The County is a body politic and corporate and a political subdivision of the State of California.

(2) To the extent permitted by Applicable Law, the County shall have no liability to Lessee, Lessee's agents or employees, or others working at the direction of Lessee or on its behalf, regardless of any negligent act or omission of the County, provided that the foregoing shall not be construed to limit such liability as the County would otherwise have under this Lease as a result of its default under this Lease.

Q. Sovereign Immunity.

Nothing in this Lease is intended or shall be construed as a waiver of any right to sovereign immunity that the County may enjoy.

R. County's Liability for Injury or Damage.

The County shall not in any event whatsoever be liable for any injury or damage to any Person or property occurring on, in or about the Premises and its appurtenances, nor for any injury or damage to the Premises or to any property belonging to Lessee or any other Person which may be caused by any fire or breakage, flood, leakage, or other water flow, the use, misuse or abuse of the Premises, or which may arise from any

other cause whatsoever, except as is solely due to the County's intentional or wilful acts or that of its representatives, agents, employees, officers and directors acting within the scope of their authority.

The County shall not be liable for any failure of water supply, gas or electric current, nor for any injury or damage to any property or any Person or to the Premises caused by or resulting from gasoline, oil, steam, gas, electricity, or hurricane, tornado, flood, wind or similar storms or disturbances, or water, rain or snow which may leak or flow from the street, sewer, subsurface area or from any part of the Premises or leakage of gasoline or oil from pipes, tanks, appliances, sewer or plumbing works therein, or from any other places, nor the interference with light or other incorporeal hereditaments by any body, or caused by any public or quasi-public work except as is solely due to the County's intentional or wilful acts or that of its representatives, agents, employees, officers and directors acting within the scope of their authority.

S. Lessee's Binding Authority.

Lessee represents to the County that it is a duly organized and validly existing California public benefit not-for-profit corporation, in good standing under all applicable laws; that it has the full power and authority to enter into and perform this Lease; that all authorized and required officers of Lessee have executed this Lease; that this Lease constitutes a valid, binding and legal obligation of Lessee; and that on the date of execution of this Lease, the individual signing this Lease on behalf of Lessee is authorized and empowered on behalf of the corporation to execute and deliver this Lease on behalf of Lessee.

T. County's Binding Authority.

Only the County's Board of Supervisors has the authority, by formally approving and/or executing this Lease, to bind the County to the terms included herein. Lessee understands that no material terms of this Lease may be altered or deleted, nor may any new material terms be added to this Lease, without the express written approval of the Board of Supervisors, either through an amendment to the Lease or by other formal

board action. No County officer, employee, agent or independent contractor has any authority to alter, add or delete the material terms of this Lease unless such authority is so delegated in writing by the Board of Supervisors, and Lessee may not rely upon any representations to the contrary. This limitation of authority applies to all material terms of the Lease including, without limitation, any financial agreements established for the Improvements. Notwithstanding the foregoing, the Chief Executive Officer of the County or its delegee (the "Chief Executive Officer") may take any administrative act on behalf of the County hereunder that does not have the effect of increasing any of the financial obligations of the County under this Lease, including without limitation, granting any approvals, terminating this Lease in the manner provided herein or otherwise, signing any lease commencement documents and confirmation of lease terms. Each individual executing this Lease on behalf of the County represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of the County, and that this Lease is binding upon the County in accordance with its terms.

U. Office of Foreign Asset Control Compliance.

Lessee represents that Lessee and each director and officer of Lessee, are in compliance with the requirements of Executive Order No. 13224, 66 Fed. Reg. 49079 (September 25, 2001) (the "Order"), and other similar requirements contained in the rules and regulations of the Office of Foreign Asset Control, Department of the Treasury ("OFAC"), and in enabling legislation or other Executive Orders in respect thereof (the Order and such other rules, regulations, legislation or orders are collectively called the "Orders"). Without limiting the generality of the foregoing, Lessee represents that neither Lessee, nor to Lessee's knowledge, any officer or director of Lessee: (i) is listed on the Specially Designated Nationals and Blocked Persons List maintained by OFAC pursuant to the Order and/or on any other list of terrorists or terrorist organizations maintained pursuant to any of the rules and regulations of OFAC pursuant to any other applicable Orders (such lists being collectively referred to as the "Lists"), (ii) is a person who has been determined by competent authority to be subject to the prohibitions contained in the Orders; or (iii) is owned or controlled by, or acts for or on behalf of, any person on the Lists or any other persons who have been determined by competent

authority to be subject to the prohibitions contained in the Orders. Lessee shall execute such certificates as may be reasonably requested by the County from time to time to enable the County to comply with the Orders and/or any anti-money laundering laws as relates to this Lease.

V. Energy Disclosure.

Lessee acknowledges and agrees that the County has provided Lessee with all energy use data and materials for the Premises in accordance with, and in satisfaction of, the required disclosures mandated by California Public Resources Code Section 25402.10 and California Code of Regulations Title 20, Sections 1680-1684.

W. Access Inspection.

Lessee acknowledges that the Premises have not undergone an inspection by a Certified Access Specialist (CASp) and the County has no knowledge whether or not the Premises meet all applicable construction-related accessibility standards pursuant to California Civil Code §55.51 et seq.

X. Rights of Redemption.

Lessee hereby waives any and all rights of reinstatement, redemption or relief from forfeiture granted under any present and future laws (including without limitation under California Civil Code Section 3275 or California Code of Civil Procedure Sections 1174 and 1179) in the event the County obtains the right to possession of the Premises by reason of the violation by Lessee of any of the covenants and conditions of this Lease or otherwise. Further, the County and Lessee hereby waive the provisions of any statutes (including, without limitation, Section 1265.130 of the California Code of Civil Procedure) or court decisions which provide a party to a Lease with a right to abatement of rent or termination of this Lease when leased property is condemned or taken and agree that such event shall be exclusively governed by the terms of this Lease. Additionally, Lessee hereby waives the provisions of any statutes (including, without limitation, Sections 1941 and 1942 of the California Civil Code) or court decisions which provide a party to a Lease with a right to make repairs at the expense of the lessor or in



lieu thereof to vacate the leased premises and agree that such event shall be exclusively governed by the terms of this Lease. Finally, the County and Lessee hereby waive the provisions of any statutes (including, without limitation, Sections 1932(2) and 1933(4) of the California Civil Code) or court decisions which provide a party to a Lease with a right to abatement of rent or termination of this Lease when leased property is damaged or destroyed and agree that such event shall be exclusively governed by the terms of this Lease.

**[signature page immediately follows]**

DRAFT

**IN WITNESS WHEREOF**, the Board of Supervisors of the County of Los Angeles has caused this Lease to be subscribed by its Chair and Lessee has caused this Lease to be subscribed in its behalf by its duly authorized officer, the day, month, and year first above written.

**ATTEST:**

**COUNTY OF LOS ANGELES**

\_\_\_\_\_  
SACHI A. HAMAI  
Executive Officer-Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Chairman, Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk of the Board of Supervisors

**LOS ANGELES BIOMEDICAL  
RESEARCH INSTITUTE AT HARBOR-  
UCLA MEDICAL CENTER, a California  
Public Benefit Not-For-Profit  
Corporation**

By: \_\_\_\_\_  
Name:  
Title:

By: \_\_\_\_\_  
Name:  
Title:

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Richard D. Weiss  
Acting County Counsel

By: \_\_\_\_\_  
Deputy

**EXHIBIT A**

DRAFT

**EXHIBIT A-1**

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**EXHIBIT A-2**

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**EXHIBIT B**

DRAFT

**EXHIBIT C**

DRAFT



**EXHIBIT D**

DRAFT