

# 1.0 INTRODUCTION

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This Draft Environmental Impact Report (EIR) has been prepared for the proposed Harbor-UCLA Medical Center Campus Master Plan Project (Master Plan Project or Project). The Project would be a redesign of the existing County of Los Angeles Harbor-UCLA Campus to address the future needs of the communities served by the Harbor-UCLA Medical Center Campus (Harbor-UCLA Campus or Medical Center Campus). The existing 72-acre Harbor-UCLA Campus, located at 1000 West Carson Street in Torrance, California, currently includes 1,279,284 square feet of developed floor area, including a recently completed Surgery and Emergency Room Replacement Project (Replacement Project). The Master Plan Project, which will be developed into a total of approximately 2,457,355 square feet of developed floor area, will include development of a new Hospital tower (New Hospital Tower) on schedule to meet increasing state law seismic requirements for acute care facilities, renovation of the existing Hospital tower (Existing Hospital Tower) to house non-acute care support uses, replacement of aging facilities, reconfigured vehicular and pedestrian access to and circulation within the Harbor-UCLA Campus, and implementation of a cohesive site design that enhances the experience of staff, patients, and visitors. The redesigned Medical Center Campus would consolidate outpatient facilities and locate them in proximity to the New Hospital Tower in the north-central portion of the Medical Center Campus. The western side of the Medical Center Campus would be utilized for the development of a biotechnical research campus (Bioscience Tech Park) and would support open space, surface parking, and other similar ancillary short-term uses.

The Project Site is currently developed with multiple facilities throughout the Campus. The Existing Hospital Tower, related treatment facilities, and the majority of Campus support facilities (i.e., facilities management and utilities) occupy the eastern third of the Harbor-UCLA Campus, while buildings occupied by LA BioMed take up a portion of the central Campus, and outpatient services, including MFI and the related Imaging Center, CII, and other facilities, occupy the western end of the Campus. Patient diagnostic facilities, administration offices, and additional facilities management functions are scattered throughout the Campus.

The Project would remove many of the existing original and older buildings, including the original WWII barracks and modular structures. However, several existing buildings would remain, including the Existing Hospital Tower, which would be decommissioned and reused to provide non-acute care support services. Other major facilities to remain include the PCDC and the CII Burton E. Green Campus building at the western end of the Campus. The Campus's emergency generator would also remain in its current location.

The Project would provide a continuous pedestrian circulation network throughout the Harbor-UCLA Campus. Multiple north/south walks and promenades would connect the center of the Campus with the public edge along Carson Street. Landscaped outdoor spaces would accommodate active social gatherings and passive gardens for contemplation and relaxation. Landscaped areas for exercise would be provided to help maintain staff's endurance during long shifts and educate the public regarding preventative healthcare. Landscaped courtyard gardens and plazas and a network of walkways or trails that form a continuous circulation system will allow staff and guests to reach their destinations with minimal opportunities for pedestrian/vehicular conflicts.

Vehicle access would be improved by the addition of a new signalized public entrance on Carson Street and one additional unsignalized staff entrance on Vermont Avenue. Staff entries and parking would be located in the southeastern corner of the Campus, while access for the public would be provided on Carson Street along

the northern perimeter. Sidewalk connections to the public transit system would continue to be provided, and on-site sidewalks would be added along the primary routes on the Campus between the main parking areas and the New Hospital Tower and Outpatient buildings.

The Master Plan Project will provide a long-term guide for future development throughout the Harbor-UCLA Campus. Although the actual timing, phasing, and scheduling of future construction projects comprising Master Plan Project buildout has not been precisely determined, at this time it is reasonably anticipated that development would occur in an estimated six main construction phases, culminating in 2030.

Discretionary actions that would be required for the Project are anticipated to include certification of the Final EIR; approval of demolition, excavation, and building approvals for non-acute care buildings and ancillary structures; review and approval of proposed acute care facilities (i.e., New Hospital Tower) by the California Office of Statewide Health Planning and Development (OSHPD); approval of the haul route; helistop permit approval by the California Department of Transportation (Caltrans) Division of Aeronautics; and other entitlements and approvals as may be required.

## **A. PURPOSE OF THE DRAFT EIR**

The purpose of this Draft EIR is to inform decision-makers and the general public of the environmental impacts resulting from the proposed Project. The County is the Lead Agency under the California Environmental Quality Act (CEQA) responsible for preparing an EIR. This Draft EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The principal State CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Contents of an EIR), and Section 15161 (Project EIR). This is a Project EIR, in accordance with Section 15161 of the State CEQA Guidelines, and in accordance with that Section is intended to “examine the environmental impacts of a specific development project” – in this instance, all phases of the proposed Harbor-UCLA Medical Center Master Plan Project.

The County will consider the information in this Draft EIR, along with other information that may be presented during the CEQA process, including the Final EIR prior to making any decisions to implement the Project. The EIR will be used in connection with all other permits and all other approvals necessary for the construction and operation of the Project. The EIR will be used by the County’s Department of Public Works, including the Divisions of Land Development, Geotechnical and Materials Engineering, Traffic and Lighting, Environmental Programs, Sewer Maintenance, and Land Development to provide CEQA clearance in support of future improvements on the Medical Center Campus. The EIR will also be relied upon by OSHPD in the review and approval process for proposed acute care facilities, which require its approval, as well as by the California Department of Transportation, Division of Aeronautics as part of its review and approval of proposed temporary and proposed helistop facilities on the Medical Center Campus.

In accordance with Section 15121 of the State *CEQA Guidelines*, this Draft EIR provides specific information regarding the environmental effects associated with development of the Project Site, and ways to minimize any significant environmental effects through mitigation measures or reasonable alternatives to the Project. For some effects, significant environmental impacts cannot be mitigated to a level considered less than significant; in such cases, impacts are considered significant and unavoidable. In accordance with Section 15093(b) of the State CEQA Guidelines, if a public agency approves a project that has significant unavoidable impacts where impacts cannot be mitigated to less than significant levels, the agency must state

in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is known as a “statement of overriding considerations.”

This document analyzes the environmental effects of the Project to the degree of specificity appropriate to the underlying actions described in the EIR, as required under Section 15146 of the State CEQA Guidelines. This analysis considers the actions associated with the Project, to determine the short-term and long-term effects. This EIR discusses both the direct and indirect impacts of this Project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. CEQA requires the preparation of an objective, full disclosure document to inform agency decision-makers and the general public of the direct and indirect environmental effects of the proposed action, including mitigation measures and reasonable alternatives that can reduce or eliminate any identified significant adverse effects.

## **B. EIR SCOPING PROCESS**

In compliance with the State CEQA Guidelines, the County has taken steps to provide opportunities for public participation in the environmental process. During the preparation of the Draft EIR various federal, state, regional, and local government agencies and other interested parties were notified to solicit comments on the contents of a Draft EIR and inform the public of the Project. As further described below, early consultation with the public included the distribution of an Initial Study and Notice of Preparation (NOP), and noticing for and conducting of a Public Scoping Meeting.

### **1. Initial Study**

In accordance with Section 15063(a) of the State CEQA Guidelines, the County prepared an Initial Study. The Initial Study, provided in Appendix A of the Draft EIR, determined that the Project had the potential to result in significant impacts associated with a number of environmental issues. As a result, this Draft EIR addresses those issues where the Project potentially could result in significant environmental impacts and proposes feasible mitigation measures.

The Draft EIR focuses on changes in the environment that would result from the Project, individually and cumulatively with other development projects. The EIR identifies potentially significant direct and indirect impacts resulting from construction and operation of the Project, and provides Project Design Features and mitigation measures to reduce or avoid such effects. This Draft EIR addresses environmental effects in the following areas:

- Aesthetics
  - Visual Character
  - Views
  - Light and Glare
  - Shading
- Air Quality
- Energy
- Geology and Soils

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
  - Fire Protection and Emergency Services
  - Sheriff Protection
  - Parks and Recreation
  - Schools
  - Libraries
- Traffic and Transportation
- Utilities and Services Systems
  - Water Supply
  - Wastewater
  - Solid Waste

Based on the Initial Study, issues for which no significant impacts are anticipated to occur are addressed in Chapter 6.0, Other CEQA Considerations, of this Draft EIR. Those include Aesthetics (scenic resources within a scenic corridor); Agriculture and Forestry Resources and Mineral Resources; Biological Resources (riparian habitat or other sensitive natural community, federally protected wetlands, conflicts with local policies or ordinance protecting biological resources, and conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan); Geology and Soils (rupture of a known earthquake fault within an Alquist-Priolo Earthquake Fault Zoning Map, landslides, or soils capable of supporting a septic tank or alternative wastewater disposal system); Hydrology and Water Quality (placement of housing or other structures within a 100-year flood hazard area, exposure of people or structures to significant risk of flooding, or inundation by tsunami, seiche or mudflow); Land Use (physical division of an established community or conflict with any applicable habitat conservation plan or natural community conservation plan); and Population and Housing (displacement of existing housing or people requiring housing elsewhere). See also the Initial Studies in Appendix A of this Draft EIR.

## 2. Notice of Preparation for Scoping Process

Pursuant to the provision of Section 15082 of the State CEQA Guidelines, the County circulated an NOP to state, regional, and local agencies, and members of the public for a 30-day scoping period commencing November 3, 2014 and ending December 2, 2014 and for a second 30-day period commencing June 29, 2015 and ending July 29, 2015. The purposes of the NOPs were to formally convey that the County was preparing

a Draft EIR for the Project, and to solicit input regarding the scope and content of the environmental information to be included in the Draft EIR. See Appendix A1, NOP and Initial Study, of this Draft EIR.

### 3. Public Scoping Meeting

Both NOPs included notification that public scoping meetings would be held in an open house format to further inform public agencies and other interested parties of the Project and to solicit input regarding the Draft EIR. The meetings were held November 12, 2014 between 5:30 p.m. and 7:30 p.m. and on July 15, 2015, from 5:30 p.m. to 7:30 p.m. at the Parlow Library on the Harbor- UCLA Campus. The meetings provided interested individuals, groups, and public agencies the opportunity to view materials, ask questions, and provide comments to the Lead Agency regarding the scope and focus of the Draft EIR as described in the respective NOPs and Initial Studies. See Appendix A-2 of this Draft EIR for Scoping Meeting Materials from both meetings.

### 4. Scoping Comments Received

Seven written comment letters responding to the NOP were submitted to the County by public agencies, interested parties, and individuals. Comment letters were received from the following: State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit; State of California, Department of Transportation (Caltrans); State of California, Native American Heritage Commission; Metropolitan Transportation Authority (Metro); the Southern California Association of Governments (SCAG); South Coast Air Quality Management District (SCAQMD); Los Angeles Unified School District (LAUSD); the County of Los Angeles Fire Department; the County Sanitation Districts; the City of Carson; and two individuals. Comments were also received orally on the scope and contents of the Draft EIR at the public scoping meeting. Public comments received during the NOP circulation period are provided in Appendix A-3 of this Draft EIR and are summarized in the Executive Summary, Subsection D, Areas of Controversy/Issues to be Resolved, in this Draft EIR. These comments are also addressed in general throughout this Draft EIR where applicable.

## C. FORMAT OF THE DRAFT EIR

The Draft EIR includes an Executive Summary, nine Chapters, and appendices, which are organized as follows:

**Executive Summary.** This section of the Draft EIR provides a brief summary of the proposed actions and environmental consequences. It briefly recaps the proposed Project location and key characteristics; summarizes the environmental review process including opportunities for public input and review; summarizes areas of controversy raised by agencies and the public; provides a summary of Project impacts and required mitigation measures that would reduce or avoid significant Project impacts; and identifies the level of impact significance following implementation of mitigation measures for each significant effect.

**1.0 Introduction.** This section provides a summary of the Project; describes the CEQA process undertaken for the Project to date; and summarizes the Draft EIR organization and contents and discusses opportunities for public review of the Draft EIR.

- 2.0 Project Description.** This section describes and depicts the Project Site location; defines the Project's underlying purpose lists the specific Project objectives; provides a general description of the Project's technical, economic, and environmental characteristics; describes the intended uses of the EIR, including a list of agencies expected to use the EIR in decision making, a list of permits and other approvals required to implement the Project; and a list of environmental review and consultation requirements required.
- 3.0 General Description of Environmental Setting.** This section presents an overview of the Project's environmental setting, including on-site and surrounding land uses. This section also provides a list and mapped locations of past, present, and probable future projects considered in the analysis of potential Project contributions to cumulative impacts.
- 4.0 Environmental Impact Analysis.** This section provides a description of the physical conditions in the Project vicinity at the time the Notice of Preparation was published, which serves as the baseline physical conditions against which a Lead Agency determined whether an impact is significant. Each technical section within this chapter describes, for the environmental resource in question, existing conditions, the pertinent regulatory framework, the technical methodology employed to determine impacts, the applicable thresholds of significance, relevant Project characteristics for purposes of analysis, Project Design Features (PDFs) and/or regulatory compliance measures that serve to avoid potential impacts, Project and cumulative impact analyses, mitigation measures, and conclusions regarding the level of significance after mitigation.

Prior to the environmental impact analysis for each technical section in this chapter, PDFs, if applicable, are listed and numbered. PDFs are specific design elements or other requirements incorporated into the Project that are included in the Project's contractor specifications and final plans, which are implemented in accordance with County protocol to prevent the occurrence of, or reduce the significance of, potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures as defined by CEQA. However, PDFs are identified in the Mitigation Monitoring and Reporting Program (MMRP) for convenience of tracking to ensure compliance monitoring. In addition, various regulatory requirements, which are summarized in each section under Regulatory Framework Summary, include applicable local, State, or federal regulations that are required independently of CEQA review and also serve to prevent the occurrence of, or reduce the significance of, potential environmental effects. Typical regulatory requirements include compliance with the provisions of the California Building Code, South Coast Air Quality Management District rules, local agency requirements, and other regulations and standards. An analysis of the potential environmental impacts that may result from the Project and any related improvements follows in each section. This impact analysis assumes the implementation of PDFs and regulatory requirements. The analysis addresses each applicable impact threshold, and includes a discussion of cumulative impacts at the end.

Where a potentially significant environmental effect has been identified, Project-specific mitigation measures are included. Section 15126.4(a) of the State CEQA Guidelines requires lead agencies to consider feasible to avoid or substantially reduce a project's significant environmental impacts. A summary of the significance of environmental impacts after

compliance with the PDFs and regulatory requirements and implementation of the mitigation measures, if any, are then stated for each environmental issue.

This discussion of impacts is provided in the Draft EIR for each of the following environmental issues: (1) Aesthetics – Visual Character, Views, Light and Glare, Shading; (2) Air Quality; (3) Energy, (4) Geology and Soils; (5) Greenhouse Gas Emissions; (6) Hazards and Hazardous Materials; (7) Hydrology and Water Quality; (7) Land Use and Planning; (8) Noise and Vibration; (9) Population and Housing; (10) Public Services – Fire Protection and Emergency Services, Sheriff Protection, Parks and Recreation, Schools, Libraries; (11) Transportation and Parking; and (12) Utilities and Service Systems – Water Supply, Wastewater, Solid Waste.

- 5.0 Alternatives.** This section describes a reasonable range of alternatives to the Project, including the No Project/No Build Alternative, Reduced Intensity Alternative A (Acute Bed and Other Plan Reductions), Reduced Intensity Alternative B (Further Acute Bed and Other Plan Reductions), and Reduced Intensity Alternative C (New Acute Bed Hospital Tower Only Alternative). This section also evaluates the environmental effects of the alternatives for each issue area analyzed in the Draft EIR.
- 6.0 Other CEQA Considerations.** This section includes a discussion of issues required by CEQA that are not covered in other chapters or technical sections. This includes significant unavoidable impacts, reasons why the Project is being proposed notwithstanding significant unavoidable impacts, growth-inducing impacts, potential secondary effects caused by the implementation of the mitigation measures for the Project, and effects found not to be significant.
- 7.0 References.** This section lists the references and sources used in the preparation of this Draft EIR.
- 8.0 List of EIR Preparers.** This section lists the persons who contributed to the preparation of this Draft EIR and their professional qualifications.
- 9.0 Standard Terms, Definitions, and Acronyms.** This section provides a listing of the common acronyms and abbreviations used throughout this document.

The Environmental Analyses in this Draft EIR are supported by the following appendices:

- Appendix A – Notice of Preparation (NOP), Initial Study, Scoping Meeting Materials, and NOP and Scoping Meeting Comments
  - A-1 November 2014 Initial Study/NOP, Scoping Materials, and Comments
  - A-2 June 2015 Initial Study/NOP, Scoping Materials, and Comments
- Appendix B – Air Quality Data Worksheets
- Appendix C – Preliminary Geotechnical Evaluation
- Appendix D – Greenhouse Gas Emissions Data Worksheets
- Appendix E – Hazardous Materials Assessments
  - E-1 Phase I Hazardous Materials Assessment

- E-2 Hazardous Building Materials Survey Report
- Appendix F – Energy Data Worksheets
- Appendix G – Service Provider Correspondence
  - G-1 Fire Department Correspondence
  - G-2 Sheriff’s Department Correspondence
  - G-3 Parks and Recreation Department Correspondence
  - G-4 School District Correspondence
  - G-5 Library Correspondence
- Appendix H – Noise Data and Reports
  - H-1 Noise Data Worksheets
  - H-2 Helicopter Noise Impact Study
  - H-3 Helistop Relocation and Operations Study
- Appendix I – Transportation and Traffic
  - I-1 Traffic Impact Analysis Report
  - I-2 Traffic Impact Analysis Report Appendices
- Appendix J – Water Supply Assessment

#### **D. PUBLIC REVIEW OF THE DRAFT EIR**

The Draft EIR is subject to a minimum 45-day public review period in which the document is made available to responsible and trustee agencies, interested parties and members of the public. In compliance with the provision of Sections 15085(a) and 15087(a)(1) of the State CEQA Guidelines, the County, serving as the Lead Agency: (1) published a Notice of Completion and Availability (NOCA) of a Draft EIR in two (2) newspapers of general circulation, including the Daily Breeze (English language) and La Opinión (Spanish language), which indicated that the Draft EIR was available for review at the Harbor-UCLA Medical Center, (2) provided copies of the NOCA and Draft EIR to seven (7) local libraries, including the Carson Library, Harbor Gateway City Library, Southeast Branch Library, Lomita Library, Dr. Martin Luther King, Jr. Library, the Katy Geissert Civic Center Library, and the Wilmington Library, (3) posted the NOCA and the Draft EIR on the County website (<http://dpw.lacounty.gov/landing/publicBuildings.cfm>), (4) prepared and transmitted a NOCA to the State Clearinghouse; (5) mailed a NOCA to all property owners within 500 feet of the Project Site; and (6) sent a NOCA to the last-known name and address of all organizations and individuals who previously requested such notice in writing or attended one or both of the public scoping meetings about the Project. Proof of mailing is available at the County. The public review period commenced on August 17, 2016, and will end on October 3, 2016, for a total of 48 days.

Any public agency or members of the public desiring to comment on the Draft EIR must submit their comments in writing by mail or email to the following address prior to the end of the public review period:

**Mail:** Clarice Nash, Project Manager  
County of Los Angeles Department of Public Works  
Project Management Division I  
900 S. Fremont Ave.  
Alhambra, CA 91803-1331

**Email:** [cnash@dpw.lacounty.gov](mailto:cnash@dpw.lacounty.gov)

**Phone:** (626) 300-2363

Upon the close of the public review period, the County will proceed to evaluate and prepare responses to all written comments received from public agencies and other interested parties during the public review period. A Final EIR will then be prepared. The Final EIR will consist of the Draft EIR, possible revisions to the Draft EIR, comments submitted by responsible agencies or reviewing parties during the public circulation period for the Draft EIR, and County responses to those comments. After the Final EIR is completed and at least 10 days prior to its presentation to the County Board of Supervisors for consideration of certification of the Final EIR and action on the Project, responses to comments made by public agencies on the Draft EIR will be provided to the commenting agencies.