



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**



**NOTICE OF PREPARATION  
LAC+USC MEDICAL CENTER MASTER PLAN PROJECT  
ENVIRONMENTAL IMPACT REPORT**

**To:** State Clearinghouse, Responsible and Trustee Agencies, and Interested Individuals

**Subject:** Notice of Preparation of an Environmental Impact Report, LAC+USC Medical Center Master Plan Project

**Project Title:** LAC+USC Medical Center Master Plan

**Lead Agency:** County of Los Angeles

The County of Los Angeles, as the lead agency, has prepared an Initial Study and will be preparing an Environmental Impact Report for the proposed project described below. The County of Los Angeles Department of Public Works (DPW), on behalf of the County, is soliciting input from members of the public, organizations, and government agencies on the scope and content of the information to be included and analyzed in the Environmental Impact Report. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project.

The project description, location, and potential environmental effects of the proposed project are described in this Notice of Preparation and attached Initial Study. This notice and attached Initial Study meet the requirements set forth in the California Environmental Quality Act (CEQA).

Scoping comments on the Environmental Impact Report should be sent to DPW in writing, no later than **June 18, 2014**. Please send all written comments, including e-mailed comments, to Clarice Nash at the address below. Comments should include the name of a contact person.

Copies of the Notice of Preparation/Initial Study are available for public review at the following Public Library locations:

Chinatown Branch Library 639 N. Hill Street Los Angeles, CA 90012 (213)620-0925	Lincoln Heights Library 2530 Workman Street Los Angeles, CA 90031 (323)226-1692	El Sereno Branch 5226 Huntington Drive Los Angeles, CA 90032 (323)225-9201
Malabar Branch Library 2801 Wabash Avenue Los Angeles, CA 90033 (323)263-1497	Benjamin Franklin Library 2200 East 1 <sup>st</sup> Street Los Angeles, CA 90033 (323)263-6901	Anthony Quinn Library 3965 East Cesar Chavez Avenue Los Angeles, CA 90063 (323)264-7715
City Terrace Library 4025 East City Terrace Drive Los Angeles, CA 90063 (323)261-0295	LAC+USC Medical Center Inpatient Tower and Outpatient Clinic- Information Desks 2051 Marengo Street Los Angeles, CA 90033 (323)409-1000	

Interested parties may submit their comments to:

Clarice Nash, Project Manager  
County of Los Angeles Department of Public Works  
Project Management Division I  
900 S. Fremont Ave.  
Alhambra, CA 91803-1331  
E-mail: [cnash@dpw.lacounty.gov](mailto:cnash@dpw.lacounty.gov)

Questions regarding this notice should be directed to Clarice Nash at (626) 300-2363 or at the e-mail shown above, Monday through Thursday, between 7:30 a.m. and 6:00 p.m.

A public scoping meeting will be held on **June 4, 2014**, from **4:30 pm to 7:30 pm**, to solicit input from interested parties on the scope and content of the Environmental Impact Report in conformance with Section 21083.9 of the Public Resources Code.

Location: LAC+USC Medical Center  
Medical Center Inpatient Tower – Conference Rooms A & B  
2051 Marengo Street  
Los Angeles, CA 90033  
Free Parking in Lot 9D on Marengo Street, (Entrance on Britannia Street)  
(Please note that all visitors are subject to screening prior to entry.)

#### **Project Location:**

The LAC+USC Medical Center is located at 2051 Marengo Street on several parcels of land owned by the County of Los Angeles and is surrounded by the Boyle Heights and Lincoln Heights neighborhoods of the City of Los Angeles, in Los Angeles County. Specifically, the site is bounded by Zonal Street, Mission Road, Marengo Street, and Chicago Street. State Street bisects the project site. The site is located east of the I-5 (Golden State) Freeway and north of the I-10 (San Bernardino) Freeway.

#### **Project Description:**

The proposed LAC+USC Medical Center Master Plan Project (proposed project) consists of a master plan that is envisioned over a period of approximately 25 years, that would be used to guide future development of the LAC+USC Medical Center campus and would influence the delivery of health care services and health related community programs. The goals of the Master Plan are to:

1. Achieve a community-friendly campus
2. Promote healthy lifestyles and wellness
3. Maximize access to the Medical Center by the community
4. Provide opportunities for appropriate education and job training
5. Incorporate on-campus business opportunities
6. Plan for future program development

Development under the Master Plan would include construction of new and renovated medical-related, office, retail, open space, and parking uses and demolition of some existing buildings and structures to accommodate new development. Full build out of the Master Plan could result in a total of approximately 1,725,000 square feet of development throughout the campus.

#### **Potential Environmental Effects:**

The Initial Study contains a preliminary analysis of the environmental impacts of the proposed project in accordance with the CEQA Guidelines that identify 16 areas where impacts could occur. These impacts, which will be analyzed in detail in the Environmental Impact Report, include: aesthetics, air quality, biological resources, greenhouse gas emissions, cultural resources, hazards and hazardous materials, hydrology and

water quality, geology and soils, recreation, population and housing, public services, utilities and service systems, land use and planning, noise, transportation and traffic, and impacts under mandatory findings of significance.

Si necesita asistencia con la traducción a Español, por favor comuníquese con el representante del departamento de Obras Públicas del Condado de Los Angeles, Sr. Anaya al (213) 312-1772.



Upon 72 hours' notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 S. Fremont Ave.), which is accessible to individuals with disabilities. To request accommodations ONLY or for more Americans with Disabilities Act information, please contact our departmental Americans with Disabilities Act Coordinator at (626) 458-4081 or by TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.

## **INITIAL STUDY – CHECKLIST**

**FOR THE PROPOSED  
LAC+USC MEDICAL CENTER MASTER PLAN PROJECT  
LOS ANGELES, CALIFORNIA**

**Prepared at the Direction of**

County of Los Angeles  
By the Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803

Lead Agency Pursuant to the California Environmental Quality Act

**Prepared by**



**MAY 2014**



# Environmental Checklist

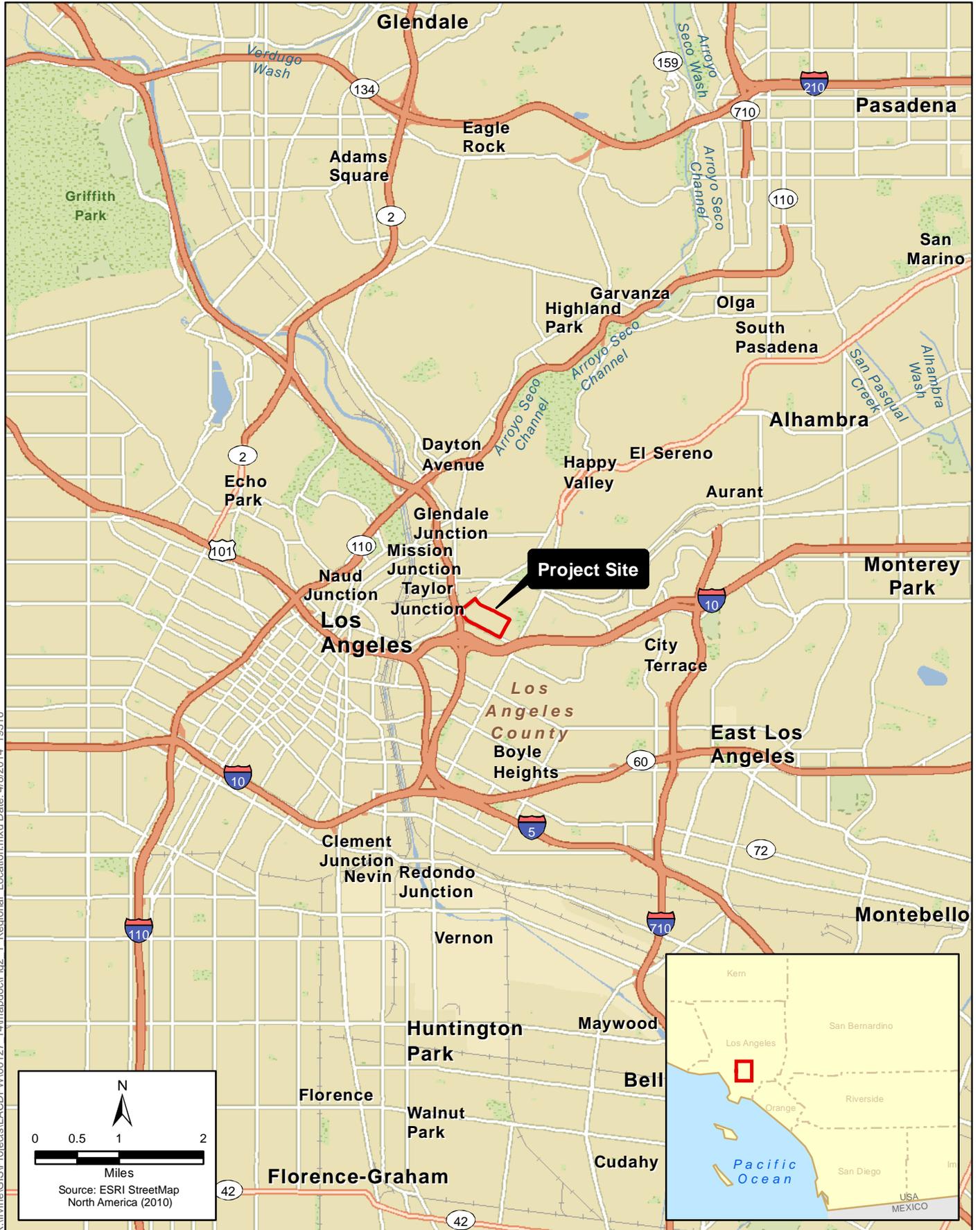
1. **Project Title:** LAC+USC Medical Center Master Plan Project
2. **Lead Agency Name and Address:** County of Los Angeles  
by the Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803
3. **Contact Person and Phone Number:** Clarice Nash  
Chief Executive Office  
(626) 300-2363
4. **Project Location:**

The LAC+USC Medical Center is located at 2051 Marengo Street on several parcels of land owned by the County of Los Angeles. The proposed Master Plan is for the entire LAC+USC Medical Center Campus, and thus the entire campus is considered the project site. LAC+USC Medical Center is surrounded by the Boyle Heights and Lincoln Heights neighborhoods of the City of Los Angeles, in Los Angeles County. Specifically, the site is bounded by Zonal Street, Mission Road, Marengo Street, and Chicago Street. State Street bisects the project site. The site is located east of the I-5 (Golden State) Freeway and north of the I-10 (San Bernardino) Freeway. See Figures 1 and 2 for the project location. .
5. **Project Sponsor's Name and Address:** County of Los Angeles  
by the Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803
6. **General Plan Designation:** Public Facilities (P)
7. **Zoning:** Public Facilities (PF)
8. **Description of Project:**

The proposed LAC+USC Master Plan Project (proposed project) consists of a master plan that is envisioned over a period of approximately 25 years, that would be used to guide future development of the campus and would influence the delivery of health care services and health related community programs. The goals of the Master Plan are to:

  1. Achieve a community-friendly campus
  2. Promote healthy lifestyles and wellness
  3. Maximize access to the Medical Center by the community
  4. Provide opportunities for appropriate education and job training
  5. Incorporate on-campus business opportunities
  6. Plan for future program development

Development under the Master Plan would include construction of new and renovated medical-related, office, retail, open space, and parking uses and demolition of existing buildings and structures to accommodate new development. Full build out of the Master Plan could result in a total of approximately 1,725,000 square feet of development throughout the campus.



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**Figure 1**  
**Regional Location**  
**LAC+USC Medical Center Master Plan EIR**



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**Figure 2**  
**Project Vicinity**  
**LAC+USC Medical Center Master Plan EIR**

# Environmental Factors Potentially Affected

The environmental factors checked below could be affected by this project (i.e., the project would involve at least one impact that is a “potentially significant impact”), as indicated by the checklist on the following pages.

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

## Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to 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 an impact on the environment that is “potentially significant” or “potentially significant unless mitigated” 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Lee Lisecki  
Signature

Lee Lisecki  
Printed Name

5/16/14  
Date

County of Los Angeles Department  
of Public Works  
For

# 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 if 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, 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 environmental impact report (EIR) is required.
4. “Negative Declaration: Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “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 the “Earlier Analyses” section may be cross-referenced.)
5. Earlier analyses may be used if, pursuant to tiering, program EIR, or other California Environmental Quality Act (CEQA) processes, 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 earlier analyses 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 Incorporated,” describe the mitigation measures that 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, when 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 a less-than-significant level.

I.	<b><u>AESTHETICS</u></b> – Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
a)	<p>Have a substantial adverse effect on a scenic vista?</p> <p>The project site is located on a hilly area and is visible from the surrounding area. The proposed project would involve the construction and operation of medical, office, and outdoor community space. Specifically, it would introduce new structures, access points, and outdoor areas to the project site and would include the demolition of a number of existing buildings on the campus to accommodate future development. The proposed project is not anticipated to have a significant adverse effect on a scenic vista. Nonetheless, this issue will be analyzed further in the Environmental Impact Report (EIR).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<p>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?</p> <p>The proposed project is not located within the vicinity of a designated State Scenic Highway (California Scenic Highways Mapping System). The proposed project, however, would include the demolition of a number of buildings on the campus, some of which may be considered historical and/or visual resources, and the removal of some existing trees and landscaping. This issue will be analyzed further in the EIR, and if impacts are found to be potentially significant, appropriate mitigation measures will be provided to reduce impacts to less than significant to the extent practicable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<p>Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>The proposed project would include the implementation of a master plan that would guide future development of the campus and would influence the delivery of health care services and health related community programs. The proposed project would include demolition and construction activities, potential reuse of existing buildings and the development of public outdoor areas. Access to the site would be improved. Construction and operation of the proposed project is not anticipated to degrade the existing visual quality. However, since the visual character of the site and views may change, this issue will be analyzed further in the EIR, and if impacts are found to be potentially significant, appropriate mitigation measures will be provided to reduce impacts to less than significant to the extent practicable.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
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- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Both the project site, which is developed with the LAC+USC Medical Center, and the surrounding area include sources of lighting and glare. Existing sources of light and glare include street lighting, parking lighting, and reflective surfaces such as windows on buildings and cars. The proposed project would introduce new buildings and parking areas onto the existing campus. These proposed buildings and parking structures may create new sources of light and glare in the area. This issue will be analyzed further in the EIR.

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**Mitigation:** Should the Draft EIR identify significant impacts to aesthetics, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.

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Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

II. **AGRICULTURE AND FOREST RESOURCES** – In determining whether impacts on 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 on 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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measures methodology provided in the Forest Protocols adopted by the California Air Resources Board.

Would the project:

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

The project site is located in a developed portion of the City of Los Angeles and is occupied by the LAC+USC Medical Center. The project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project would not convert such farmland to nonagricultural use. Since the proposed project would not have a farmland conversion impact, the proposed project would also not contribute to a cumulative farmland conversion impact. No further analysis is warranted in the EIR.

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

The site is not under Williamson Act contract (California Department of Conservation, 2008), nor is it zoned or designated for agricultural use. The project site is in the midst of a developed area with no nearby agricultural land. The proposed project would therefore have no potential to convert farmland, conflict with agricultural zoning, or lead to other changes in the existing environment that could lead to farmland conversion. Since the proposed project would not have an impact with regard to conflicts with existing land zoned for agricultural use, the proposed project would also not contribute to a cumulative impact on agriculturally zoned land. No further analysis is warranted in the EIR.

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>c) Conflict with existing zoning for or cause rezoning of forestland (as defined by Public Resources Code Section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by U.S. Government Code Section 51104(g))?</p> <p>The project site is not zoned as forestland, timberland, or timberland zoned Timberland Production. The project site is currently developed and does not contain forestland or timberland. Therefore, the proposed project would not conflict with existing zoning or cause rezoning of forest or timberland. Since the project would not affect forestland or timberland, it would also not contribute to a cumulative impact with regard to conversion of forestland or timberland. No further analysis is warranted in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forestland or conversion of forestland to non-forest use?</p> <p>The project site is not located on or near forestland. Therefore, the proposed project would not result in the loss or conversion of forestland. Since the proposed project would have no impact on forestland, it would also not contribute to a cumulative impact with regard to forestland conversion. No further analysis is warranted in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of farmland to nonagricultural use or the conversion of forestland to non-forest use?</p> <p>The proposed project would not convert farmland or forestland (see responses to Items II.a) and d), above). Since the proposed project would not have a secondary impact with regard to farmland or forestland conversion, the project would also not contribute to a cumulative farmland or forestland conversion impact. No further analysis is warranted in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p><b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>The project site is located within the South Coast Air Basin (SCAB), which is managed by the South Coast Air Quality Management District (SCAQMD). Potential emissions associated with construction and operation of the project will be evaluated in the EIR for compliance with all applicable air quality plans.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>The proposed project would involve construction and improvements to the LAC+USC Medical Center. The potential exists for project-related emissions, traffic congestion, and exceedances of SCAQMD thresholds. Furthermore, during project operation, project-related emissions may result in a cumulatively considerable net increase in criteria pollutants. Therefore, the project could exceed an air quality standard and contribute to a cumulatively considerable net increase in criteria pollutants. This issue will be analyzed further in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in nonattainment status under an applicable federal or state ambient air quality standard (this includes the release emissions the exceed quantitative thresholds for zone precursors)?</p> <p>See response to Item III.b). This issue will be analyzed further in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>Sensitive receptors are located within the site and in the surrounding area. Specifically, hospital uses are located throughout the site. Additionally, residential uses and the Bravo Medical Magnet High School are located in the area surrounding the project site. The potential exists for exposure of sensitive receptors to pollutant concentrations. This issue will be analyzed further in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
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e) Create objectionable odors that would affect a substantial number of people?

Dust and odor emissions could be produced during project construction, although these emissions would be temporary and would cease once construction is complete. Additionally, dust generated by construction within the SCAB, would be reduced through implementation of the fugitive dust control measures outlined in Rule 403. This issue will be analyzed further in the EIR.

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**Mitigation:** Should the Draft EIR identify significant impacts to air quality, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.

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Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**IV. BIOLOGICAL RESOURCES** – Would the project:

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

The project site is located on the already-developed campus of the LAC+USC Medical Center. Due to the previously disturbed nature of the site, the project site lacks significant native vegetation that would provide habitat for any unique, rare, or endangered plant or animal species. Because of its location in a highly urbanized area, it is also unlikely to serve as a wildlife corridor for terrestrial animals. However, the project may have the potential to disturb or remove some on-site mature trees located on the site. While these trees may include introduced ornamental landscaping, and are not in themselves sensitive biological resources, they have the potential to serve as habitat for nesting birds. This issue will be analyzed further in the EIR.

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

The project site is fully developed and does not contain areas with a riparian or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. A review of California Department of Fish and Wildlife maps, maps from the U.S. Fish and Wildlife Service, and County and City of Los Angeles General Plan documents shows no identified riparian habitat or other natural community on the LAC+USC Medical Center campus or adjacent to it. The freshwater pond at Lincoln Park and the Los Angeles River are both over a quarter-mile from the project site. Construction and operation activities associated with implementation of the Master Plan would follow all best management practices for the protection of wetlands and water bodies. Since the proposed project would not have an impact on any riparian habitat or other sensitive natural community, the project would also not contribute to a cumulative impact on these resources. Therefore, further analysis in the EIR is not warranted.

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including marshes, vernal pools, coastal areas, etc.), through direct removal, filling, hydrological interruption, or other means?</p> <p>The project site is developed with the LAC+USC Medical Center. No wetlands are located on the project site or in the immediate vicinity. The freshwater pond at Lincoln Park and the Los Angeles River are both over a quarter-mile from the project site. Construction and operation activities associated with implementation of the Master Plan would follow all best management practices for the protection of wetlands and water bodies. Therefore, the proposed project would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act, through direct removal, filling, hydrological interruption, or other means. Furthermore, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?</p> <p>See response to Item IV.a). Due to the previously disturbed nature of the site, the project site lacks significant native vegetation that would provide habitat for any unique, rare, or endangered plant or animal species. Because of its location in a highly urbanized area, it is also unlikely to serve as a wildlife corridor for terrestrial animals. However, the project may have the potential to disturb or remove some on-site mature trees located on the site. While these trees may include introduced ornamental landscaping, and are not in themselves sensitive biological resources, they have the potential to serve as habitat for nesting birds. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) Conflict with any local policies or ordinances to protect biological resources, such as a tree preservation policy or ordinance?</p> <p>The proposed project would include the demolition of buildings and the construction of new buildings at the project site. Community public space would also be developed under the proposed project. Tree removal may occur under the proposed project. Any tree removal would follow applicable local policies and ordinances aimed at tree preservation. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>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?</p> <p>A review of County and City planning documents (such as the General Plans, Community Plans, and Specific Plans) shows that the project site is not located within an area covered under an adopted habitat conservation plan, natural community conservation plan or other approved local, regional or state habitat conservation plan. Consequently, the proposed Master Plan would not conflict with these plans; there would be no impact, and thus no contribution to a cumulative impact. Therefore, further analysis in the EIR is not warranted.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Mitigation:</b> Should the Draft EIR identify significant impacts to biological resources, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.</p>				

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<b>V.</b>	<b><u>CULTURAL RESOURCES</u></b> – Would the project:				
a)	<p>Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines?</p> <p>The project site is occupied with the LAC+USC Medical Center, which includes buildings that have been determined eligible for the National Register of Historic Places. Additionally, the project site contains buildings older than 50 years that have not been evaluated for historical significance. These buildings would need to be evaluated to determine historical significance prior to any proposed demolition and construction proposed under the proposed project. This issue will be analyzed further in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<p>Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?</p> <p>Given the extent of previous ground disturbances in the project area and the fact that the project site is developed, unearthing of archeological resources is not expected during project construction. However, the potential for unearthing archaeological resources still exists as ground-disturbing activities would occur under the proposed project. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<p>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>Given the extent of previous ground disturbances in the project area and the fact that the project site is developed, unearthing of paleontological resources is not expected during project construction. However, the potential for unearthing paleontological resources still exists as ground-disturbing activities would occur under the proposed project. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<p>Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>The project site is not located in an area that contains formal or known informal cemeteries. Nevertheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Mitigation:</b> Should the Draft EIR identify significant impacts to cultural resources, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.</p>					

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**VI. GEOLOGY AND SOILS – Would the project:**

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

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

The project site is not located within an Alquist-Priolo Special Studies Zone, so the probability of seismic surface rupture is considered low. In addition, the site has not been designated as a zone of required investigation for earthquake-induced landslides (California Department of Conservation, September 2012). Similar to all of Southern California, active and/or potentially active faults in the region could generate strong ground shaking on the project site. The project site could experience shaking from faults in the area including the Raymond Fault, Whittier Fault, Newport-Inglewood Fault, or the San Andreas Fault. The proposed project would be required to comply with applicable provisions of the most recently adopted version of the California Building Code and County building regulations. The issue will be analyzed further in the EIR.

- ii) Strong seismic ground shaking?

Although the project site is not underlain by an active fault system, the site is susceptible to strong seismic ground shaking conditions, which are a common hazard in most of Southern California. The project site is located approximately 4 miles south of the nearest Alquist-Priolo Fault Zone. Future large earthquakes along any of the faults in the Southern California region could cause sustained ground shaking in the vicinity of the proposed project. The proposed project would involve the construction and operation of medical, office, retail, and community space. Newly constructed facilities would comply with applicable provisions of the most recently adopted version of the California Building Code and County building regulations. Therefore, a substantial risk to life or property from strong seismic ground shaking would not occur. The issue will be analyzed further in the EIR.

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>iii) Seismically related ground failure, including liquefaction?</p> <p>Liquefaction is a condition that occurs when unconsolidated, saturated soils change to a near-liquid state during ground shaking. The western portion of the project site is located within a potential liquefaction zone as identified on the State of California Seismic Hazards Zone Map, Los Angeles Quadrangle (California Department of Conservation, March 1999). This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>iv) Landslides?</p> <p>Typically, landslide activity occurs adjacent to steep slopes that lack vegetation. The project site has been extensively engineered to accommodate existing development, and has not been designated as a zone of required investigation for earthquake-induced landslides. In addition, the Seismic Hazard Zone Map indicates that the project site is not located within an area that is subject to seismically related landslides (California Department of Conservation, Division of Mines and Geology 1999). Therefore, the risk of landslide at the project site is considered unlikely. Nevertheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Construction of the proposed project could result in ground surface disruption, including disruptions from grading and excavation activities. Such activities could result in erosion at the project site during construction. However, construction projects that result in ground disturbance of 1 acre or more must apply for a Stormwater General Permit under the National Pollutant Discharge Elimination System (NPDES). All construction would follow best management practices (BMPs) to prevent erosion that might move off-site, as required under the Stormwater Pollution Prevention Plan (SWPPP) for compliance with State Water Resources Control Board NPDES Construction General Permit 2009-0009. In accordance with existing regulations, the SWPPP would be prepared to identify BMPs that would be implemented to prevent construction area runoff and sediment from entering the storm drain system. The SWPPP would be implemented during construction. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>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 landslides, lateral spreading, subsidence, liquefaction, or collapse?</p> <p>As discussed under Item VI) (a) (iii), the western portion of the project is located within an area identified as a potential liquefaction zone. According to the Seismic Hazards Report prepared by the California Department of Conservation, the project site is underlain by pre-Quaternary period bedrock and Pleistocene period alluvial-fan deposits composed of sand, silt, and gravel (1998). Such materials are not considered inherently unstable. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>See response to Item VI(c), above. Expansive soils contain minerals that absorb water when wet. This causes the soil to expand. The soil units underlying the project site are composed of bedrock, sand, silt, and gravel. Such materials are not typically associated with expansive soils. The proposed project is not anticipated to result in a substantial risk to life or property because it would not involve construction on geologic units that could be severely damaged by expansive soils. Nonetheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Have soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p> <p>The project would not propose the use of septic tanks or alternative wastewater disposal systems at the site; therefore, the proposed project would have no impact or contribute to a cumulative impact since it does not involve the use of septic tanks or alternative wastewater disposal systems. Thus, further analysis is not warranted and the issue is not carried forward to the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Mitigation:** Should the Draft EIR identify significant impacts to geology and soils, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**VII. GREENHOUSE GAS EMISSIONS** – Would the project:

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

The proposed project would generate greenhouse gas (GHG) emissions during both construction and operation of the project. This issue will need to be analyzed further in the EIR.

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

The County has enacted a variety of policies and plans, including the Los Angeles Regional Climate Action Plan, to fulfill the objectives outlined in Assembly Bill 32. The Draft Los Angeles County General Plan 2035 Update also supports the goal of reducing vehicle miles traveled and the number of vehicle trips, as well as alternative modes of transportation, to reduce GHG emissions. The project would not impede implementation of plans, policies, or regulations that meet either the state or County's GHG reduction goals. However, this issue will be analyzed further in the EIR.

**Mitigation:** Should the Draft EIR identify significant greenhouse gas emission impacts, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**VIII. HAZARDS AND HAZARDOUS MATERIALS** – Would the project:

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

The proposed project would involve the demolition of structures as well as the construction of new structures on the campus. Given the prevalence of asbestos as a prevalent building material in the past, it is reasonable to assume that asbestos-containing material (ACM) would be encountered during demolition activities. All demolition activities would be performed in a manner consistent with Occupational Safety and Health Administration standards, AQMD Rule 1403, and National Emission Standards for Hazardous Air Pollutants.

Further analysis will determine risks related to hazardous materials on or near the project site. If any contaminated soil is encountered, it would be removed and disposed of in accordance with all applicable regulations governing hazardous waste.

During project operation, medical wastes, standard janitorial, and paint chemicals, as well as minor amounts of pesticides and/or herbicides for landscaped areas would be used. These chemicals would be secured and safely stored and disposed of, and are not anticipated to pose risks to the public or the environment. With the exception of these chemicals, no other chemicals would be routinely used, transported, or disposed of during project operation. This issue will be analyzed further in the EIR.

- 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?

As discussed in response to Item VIII) (a), it is likely that ACM would be encountered during demolition activities on the project site. Compliance with asbestos removal and demolition regulations would minimize the risk of release into the environment. There is also potential that excavation activities would uncover contaminated soil, but standard construction practices would be observed so that any released hazardous materials would be appropriately contained and remediated as required by local, state, and federal law.

No reasonably foreseeable upset and accident conditions are expected during project operation, as the few chemicals used for building and grounds maintenance would be securely stored. This issue will be analyzed further in the EIR.

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>c) Emit hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?</p> <p>The project boundary is located within a quarter-mile of the Bravo Medical Magnet High School, located at 1200 N. Cornwell Street. As discussed in response to Item VIII) (b), it is possible that ACM and contaminated soils would be encountered during the construction period. These materials would need to be transported from the project site, although haul routes would not be located near the school. During project operation, hazardous wastes associated with the medical uses on the campus would be routinely transported, as is the case under existing conditions. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to U.S. Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?</p> <p>The Initial Study/Mitigated Negative Declaration prepared for the LAC+USC Wellness Center identified 21 on- and off-site locations within one-half mile of the project site as potentially contaminated, including a leaking underground storage tank on the site (1200 N State Street). A hazardous materials analysis will be conducted and this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> <p>The project site is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. Therefore, the proposed project would have no impact or contribute to a cumulative impact with regard to safety hazards near airports. Further analysis in the EIR is not warranted.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>The project site is not located in the vicinity of a private airstrip. Therefore, the proposed project would have no impact or contribute to a cumulative impact with regard to safety hazards near airstrips; thus, further analysis in the EIR is not warranted.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p>The proposed project would not impair or physically interfere with adopted emergency response or evacuation plans. During construction, temporary lane closures may be required, but vehicular access to existing medical facilities would be maintained at all times. Additionally, the proposed project includes a new central vehicular drop-off location to serve the existing hospital and future outpatient facilities, which would likely enhance emergency response and access. Nonetheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p> <p>The project site is in a highly urbanized area, and is not located adjacent to or intermixed with wildlands. Hazard Park, a 26.5-acre park located to the east of the project site (less than 0.10 mile away), is the only area with a large amount of vegetation, but is a managed and landscaped park with no connection to wildland areas. As such, there would be no risk of loss, injury, or death involving wildland fires. Since the proposed project would have no impact involving wildland fires, the project would also not contribute to a cumulative wildland fires impact. Therefore this issue will not be discussed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Mitigation:</b> Should the Draft EIR identify significant hazards and hazardous materials impacts, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.</p>				

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**IX. HYDROLOGY AND WATER QUALITY** – Would the project:

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

The proposed project would not substantially alter site drainage patterns or increase impermeable areas or runoff. There is no evidence of substantial erosion problems on the project site and the components of the project are not anticipated to result in deterioration of runoff water quality. Implementation of standard BMPs would decrease the potential for any erosion or sedimentation from the soil disturbing activities during the construction period. Standard construction practices related to erosion control, such as the use of tarps to cover stockpiled soil, would apply. During project operation, a campus-wide stormwater management system would be implemented, which would treat runoff before it leaves the site. Nonetheless, this issue will be analyzed further in the EIR.

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

Groundwater accounts for approximately 13 percent of water supply for the City of Los Angeles, but has accounted for as much as 30 percent of the total water supply in drought years (LADWP 2013). During the construction period, water would be used for activities including controlling fugitive dust emissions and mixing of concrete. Project operation would require water for cleaning, irrigation of landscaping, and the operation of sinks and restroom facilities within the buildings. The proposed project would result in an increase in the amount of permeable surface area on the site and would contribute to groundwater recharge. This issue will be analyzed further in the EIR.

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

Minor alterations of the existing drainage patterns on the project site may occur related to the implementation of the campus-wide stormwater management system and due to construction of new facilities and improvements, but no change to the course of a stream or river would occur. This issue will be analyzed further in the EIR.

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

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

See response to Item IX.c), above. Project implementation is not anticipated to result in a substantial increase in the rate or amount of surface runoff and flooding on- or off-site. This issue will be analyzed further in the EIR.

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

See responses to Items IX. (c) and (d) above. The proposed project is not expected to substantially increase runoff in the area. The project site is primarily impermeable, occupied by buildings and parking facilities. The proposed project would increase the permeability of the site through the addition of landscaping features and implement a campus-wide stormwater management system, which would be capable of handling stormwater runoff during project operation. Sedimentation and siltation of runoff during the construction period would be addressed through the implementation of standards BMPs. Nonetheless, this issue will be analyzed further in the EIR.

- f) Otherwise substantially degrade water quality?

As discussed above, the proposed project would include improvements to stormwater quality through the implementation of a campus-wide stormwater management system. Furthermore, construction-phase BMPs would be implemented in accordance with the County of Los Angeles Department of Public Works *Construction Site BMPs Manual (2007)* and the SWPPP that would be prepared in accordance with the requirements of the NPDES Stormwater General Permit. BMPs for the proposed project may involve scheduling, silt fencing, street sweeping and vacuuming, storm drain protection, stabilized construction entrances/exits, water conservation practices, paving and grinding operations, as well as procedures and practices pertaining to vehicle equipment cleaning, vehicle equipment fueling, and vehicle equipment maintenance. This issue will be analyzed further in the EIR.

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
g)	Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary Map or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Although the proposed project may include housing for the medical center community, according to the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (FEMA), the project site is identified as "X" (i.e., no flood hazard). The project site is not located within a 100-year flood hazard area, and therefore would not place housing within a 100-year flood hazard area. Since the proposed project would have no impact with regard to placing housing in a 100-year flood hazard area, the project would also not contribute to a cumulative impact. This issue will not be discussed further in the EIR.				
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	The project is not located within a 100-year flood hazard area. Therefore, the proposed project would have no impact, and thus no potential to contribute to a cumulative impact. This issue will not be discussed in the EIR.				
i)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Future development may include housing for the medical center community. Given that the area in which the proposed project would be located has less than a 0.2 percent annual chance of flooding each year currently and after project implementation according to the FEMA flood map for the area, the proposed project would not result in increased exposure to loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. As such, the project would have no impact and the project would not contribute to a cumulative impact with regard to flooding. Therefore, no further analysis in the EIR is warranted.				

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	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
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j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact  
  Less-than-Significant Impact with Mitigation  
  Less-than-Significant Impact  
  No Impact

The project site is located approximately 16 miles from the Pacific Ocean, so there is negligible risk to the site from tsunamis. An artificial lake located one-half mile to the north of the site at Lincoln Park and Hazard Reservoir, an encapsulated reservoir adjacent to the eastern end of the project site, are unlikely to produce seiches that would affect the project site. Mudflows are unlikely to affect the project site due to the lack of proximity to wildland areas. Nonetheless, this issue will be analyzed further in the EIR.

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**Mitigation:** Should the Draft EIR identify significant impacts to hydrology and water quality, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.

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Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**X. LAND USE AND PLANNING** – Would the project:

- a) Physically divide an established community?

The proposed project would result in the implementation of a master plan for the LAC+USC Medical Center. The proposed project would include demolition and construction activities and would result in improved access to the site and new public outdoor space. New buildings would be introduced to the existing LAC+USC campus. Nearby residential communities would not be divided during construction and operation of the proposed project. Nevertheless, this issue will be analyzed further in the EIR.

- b) Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project site is designated Public Facilities. The Public Facilities land use designation allows for public facilities such as fire stations, libraries, schools, parks, and police stations. The project site has a zoning designation of Public Facilities – PF. The proposed project would not change the medical use of the project site; rather it would introduce compatible buildings onto the project site. Proposed structures may vary in height and design compared to existing buildings. The proposed project would be subject to County of Los Angeles planning policies and guidelines. A consistency analysis with applicable land use plans and policies will be included in the EIR.

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

County and City of Los Angeles habitat conservation plans and natural community conservation plans were checked, and it was found that the project site does not contain any areas within the purview of any applicable habitat conservation plan or natural community conservation plan. As such, the project would not conflict with these plans. Since the proposed project would not affect habitat conservation plans or natural community conservation plans, the project would not contribute to a cumulative impact. Therefore, no further analysis in the EIR is warranted.

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**XI. MINERAL RESOURCES** – Would the project:

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

The project site and its surroundings are in a developed area with no mineral resource recovery sites nearby. The project site is developed with the LAC+USC Medical Center. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that is of value to the region and the residents of the state. Since the proposed project would not affect mineral resources, the project would not contribute to a cumulative impact on mineral resources. No further analysis in the EIR is warranted.

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

The project site is not located in a locally important mineral resource discovery site and is not identified as such a site on a local general plan, including the conservation element of the general plan, specific plan, or other land use plan, as being a locally important mineral resource discovery site. Since the proposed project would not affect mineral resource recovery sites, the project would not contribute to a cumulative impact on mineral resource recovery sites. Therefore, no further analysis is warranted.

XII.	<b>NOISE</b> – Would the project result in:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or ordinance or applicable standards of other agencies?  Increased noise levels are anticipated to occur in the vicinity of the proposed project during the construction phase. The project site is located in close proximity to sensitive receptors both on the site and in the immediate vicinity. The nearest noise-sensitive land uses consist of medical uses on the site itself. Residential uses and a school, the Bravo Medical Magnet High School, are located within one quarter mile of the project site. Construction and/or operational noise could exceed the exterior or interior noise standards contained in the County noise ordinance during construction. This issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?  See response to Item XII.a), above. Increased groundborne vibration or groundborne noise levels are anticipated to occur in the vicinity of the proposed project during the construction phase. Operation of the proposed project would not have the potential to expose persons to or generate excessive groundborne vibration or noise levels. Given the proximity of the nearby residences and the on-campus medical facilities, the potential exists for construction of the proposed project to expose persons to or generate excessive groundborne vibration or noise levels. Therefore, this issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  Project-related operational noise would mostly be interior to buildings, but some would occur outdoors in the immediate vicinity, as a result of farmers markets and other local community events. These outdoor activities may be carried out in close proximity to the medical center and other sensitive receptors including residents and the school located in the immediate vicinity of the project site. The proposed project could also result in increased traffic noise. Therefore, this issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Construction activities associated with the proposed project would involve the use of noise-generating construction equipment, resulting in a temporary and periodic increase in noise levels at specific locations. The increased noise level, including noise from trucks hauling debris during construction, could occur in close proximity to sensitive uses. This issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>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, no impacts would occur. Since no impact to airports would occur, there would be no potential contribution to a cumulative impact to airports. This issue will not be carried forward to the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>See response to Item XII.e), above. No private airstrips are located in the project vicinity. Thus, no one residing or working in the project area would be exposed to excessive noise levels associated with a private airstrip. Since no impact to airstrips would occur, there would be no potential contribution to a cumulative air traffic noise impact. This issue will not be carried forward to the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Mitigation:</b> Should the Draft EIR identify significant noise impacts, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.</p>				

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**XIII. POPULATION AND HOUSING** – Would the project:

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

The proposed project consists of a master plan that would be used to guide future development of the LAC+USC Medical Center campus and would influence the delivery of health care services and health related community programs. One of the guiding principles of the proposed project would be to maximize access to the medical center. Additionally, the proposed project may include the development of on-campus housing units. Improved medical delivery and access to the medical center may result in indirect growth. This issue will be analyzed further in the EIR.

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

The proposed project would include the implementation of a master plan for the LAC+USC Medical Center. It would introduce medical-related, office, and community uses onto the project site. Any on-site medical community housing that is demolished may be replaced on-site. No construction of off-site housing is anticipated. This issue will be analyzed further in the EIR.

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

Substantial displacement of people is not anticipated as part of the Master Plan, but this issue will be analyzed further in the EIR.

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**XIV. PUBLIC SERVICES**

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

i) Fire protection?

Fire protection services in the project area would be provided by the City of Los Angeles Fire Department. Fire Station #2, located at 1962 E. Cesar Chavez Avenue, is located approximately 1 mile from the project site. The proposed project may result in intermittent access restrictions for emergency responders during construction. The County would implement traffic control plans in construction areas to accommodate first responders and emergency vehicles and ensure that access would not be obstructed. Operation of the proposed project would introduce new medical-related, office, residential, commercial, and community space uses onto the project site. The proposed buildings and uses may increase the need for fire services. This issue will be analyzed further in the EIR.

ii) Police protection?

Police protection services on-site are currently provided by the Los Angeles County Sheriff's Department. Streets and areas surrounding the campus are policed by the Los Angeles Police Department (LAPD). The Hollenbeck Community Police Station located at 2111 E. First Street is located about 1.5 miles from the project site. The proposed project would include demolition and construction activities associated with the development of medical-related, office, and community space uses. The number of visitors to the campus may increase under implementation of the proposed Master Plan. Impacts to police services will be analyzed further in the EIR.

iii) Schools?

It is possible that development under the Master Plan may include some housing for biomedical research staff; however the proposed project would not be expected to generate a significant demand for public school services. Nonetheless, this issue will be evaluated further in the EIR.

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
iv) Parks?  The proposed project would include the future development of a park to be located at the current location of the central plant. This issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?  The project would not result in significant population growth that could result in demand for other public facilities or services, since a substantial number of new housing units are not proposed as part of the Master Plan. However, this issue will be evaluated further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**XV. RECREATION**

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

The proposed project is not expected to significantly increase the use of existing neighborhood parks or regional parks such that substantial physical deterioration of the facilities would occur or be accelerated. The proposed project would actually develop new park and recreation space on the campus. Nonetheless, this issue will be analyzed further in the EIR.

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

The Master Plan would include the development of a park to be located on the current location of the central plant. Additionally, the proposed project would develop outdoor public areas on the project site. This issue will be analyzed further in the EIR.

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
<p>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 intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> <p>Construction and operation of the proposed project would result in increased vehicle trips to the site and may alter access to the existing LAC+USC Medical Center campus site. Parking would also be provided under the proposed project. A detailed traffic impact analysis will be prepared for the proposed project and included in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with an applicable congestion management program, including LOS and travel demand measures, or other standards established by the county Congestion Management Agency for designated roads or highways?</p> <p>Construction and operation of the proposed Master Plan could increase congestion levels, degrade LOS, and interfere with travel demand and other standards for congestion management. A detailed traffic impact analysis will be prepared for the proposed project. Conclusions of the traffic impact analysis will be included in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks?</p> <p>The proposed project would not include any components that would result in a change in air traffic patterns, including either an increase in air traffic levels or a change in location that would result in substantial safety risks. Since there would be no impacts on air traffic patterns, there would be no contribution to cumulative impacts on air traffic patterns. Therefore, this issue will not be carried forward to the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>There are no significant changes associated with the proposed project that would result in an increase in hazards due to a design feature or incompatible uses. Nonetheless, this issue will be analyzed further as part of the traffic impact analysis in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>e) Result in inadequate emergency access?</p> <p>The proposed project may result in intermittent access restrictions during construction. The County would implement traffic control plans in areas where construction is occurring to accommodate first responders and emergency vehicles, and ensure that emergency access is not obstructed. Implementation of the proposed project would alter and/or introduce new visitor and emergency access points to the LAC+USC Medical Center. This issue will be analyzed further the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle facilities, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?</p> <p>The proposed project would improve pedestrian mobility within and to the project site. The proposed project would not result in changes to the public transportation system that would conflict with adopted policies plans or programs, and may actually enhance connections to public transportation. Nonetheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) Result in inadequate parking capacity?</p> <p>Construction and operation of the proposed project would result in increased vehicle trips to the site and may alter access to the existing LAC+USC Medical Center campus site. However, additional parking would also be provided under the proposed project. While CEQA no longer requires an analysis of parking, the potential changes to existing parking and the potential effects of proposed parking changes during construction and operations will be analyzed in the EIR.</p> <p><b>Mitigation:</b> Should the Draft EIR identify significant transportation/traffic impacts, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  The proposed project would introduce new multi-story structures onto the site, which would increase wastewater usage compared to existing conditions. The project site is located in an urban area that is currently served by wastewater infrastructure. The proposed project would follow all applicable wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. This issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?  The proposed project would introduce new structures onto the project site. The proposed buildings would increase the demand for water and would generate wastewater. The proposed project would not include new or expanded water or wastewater treatment facilities. In addition, it is not anticipated that the project would require the construction or expansion of water or wastewater treatment facilities. Nonetheless, this issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?  The project site is located in a developed area that is adequately served by the existing storm drain system. Construction-related activities may result in the alteration of existing facilities. This issue will be analyzed further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  The proposed project would require the use of water during both construction and operation. The project will comply with applicable ordinances. This issue, including proposed water consumption will be analyzed further in the EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
e)	<p>Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to existing commitments?</p> <p>The project would include uses or activities that would generate wastewater and require treatment. An analysis of the proposed Master Plan development's effect on wastewater treatment will be conducted and included in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<p>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>The proposed project would produce solid waste during both construction and operation. Adequate landfill capacity exists to accommodate any construction debris. If disposal were to occur at an off-site location, it would be handled in accordance with Los Angeles County regulations. Nonetheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g)	<p>Comply with federal, state, and local statutes and regulations related to solid waste?</p> <p>Disposal of all solid waste generated by the proposed project would comply with federal, state, and local statutes and regulations related to solid waste. Nonetheless, this issue will be analyzed further in the EIR.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Mitigation:</b> Should the Draft EIR identify significant impacts to utilities and service systems, appropriate mitigation measures will be proposed to reduce impacts to less than significant to the extent practicable.</p>					

Potentially Significant Impact  
 Less-than-Significant Impact with Mitigation  
 Less-than-Significant Impact  
 No Impact

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

As stated in above, the proposed project would have the potential to affect the following resources, which will be carried forward for analysis in the EIR: aesthetics; air quality; biological resources section a), c), d), e); cultural resources, geology and soils section a), b), c), d); greenhouse gas emissions; hazards and hazardous materials section a), b), c), d), g); hydrology and water quality section a), b), c), d), e), f), j); land use and planning section a), b); noise section a), b), c), d); population and housing; public services; recreation; transportation and traffic section a), b), d), e), f), g); and utilities and services systems. The following environmental areas have been determined to have no impact, and thus will not be carried forward into the EIR: agriculture and forest resources, biological resources section b), c); geology and soils section e); hazards and hazardous materials section e), h); hydrology and water quality section g),h),i); land use and planning section c); mineral resources; noise section e), f); transportation and traffic section c).

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation	Less-than-Significant Impact	No Impact
<p>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.)</p> <p>The EIR will analyze the proposed project's potential to result in cumulative impacts in conjunction with other past, present and future projects. This means the proposed development under the Master Plan will be compared to other past, current and probable future projects. The following environmental areas will be carried forward for analysis of potential significant impacts: aesthetics; air quality; biological resources section a), c), d), e); cultural resources, geology and soils section a), b), c), d); greenhouse gas emissions; hazards and hazardous materials section a), b), c), d), g); hydrology and water quality section a), b), c), d), e), f), j); land use and planning section a), b); noise section a), b), c), d); population and housing; public services; recreation; transportation and traffic section a), b), d), e), f), g); utilities and services systems. The following environmental areas have been determined to have no impact, and thus no potential to contribute to a cumulative impact: agriculture and forest resources, biological resources section b), c); geology and soils section e); hazards and hazardous materials section e), h); hydrology and water quality section g),h),i); land use and planning section c); mineral resources; noise section e), f); transportation and traffic section c) . ,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) Does the project have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly?</p> <p>The EIR will analyze the proposed project's potential to result in significant air quality, noise, and traffic impacts on individuals in the project area or expose construction workers or other individuals on the site to contaminated soils and groundwater or hazardous materials and wastes during construction and demolition activities. These were the environmental areas initially scoped with a potential to have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. However, the EIR will consider impacts to all environmental resource areas identified in this checklist in the Draft EIR. This topic will be analyzed further in the EIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>