

Volume I

**DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
HOAG MEMORIAL HOSPITAL PRESBYTERIAN
MASTER PLAN UPDATE**

SCH No. 1991071003

**Prepared for:
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California 92663
(949) 644-3200**

Contact: James Campbell

**Prepared by:
BonTerra Consulting
151 Kalmus Drive, Suite E-200
Costa Mesa, California 92626
(714) 444-9199**

Contact: Dana C. Privitt, AICP

September 2007

<u>Section</u>	<u>Page</u>
Section 1.0 Executive Summary	1-1
1.1 General Introduction	1-1
1.2 Project Location	1-1
1.3 Background.....	1-1
1.4 Project Summary	1-3
1.5 Purpose and Scope of the Supplemental EIR and Previous Environmental Documents.....	1-4
1.5.1 <i>Final EIR No. 142</i>	1-5
1.6 Areas of Controversy/Issues to be Resolved.....	1-7
1.7 EIR Focus and Effects Found Not to be Significant.....	1-8
1.7.1 <i>EIR Focus</i>	1-8
1.7.2 <i>Effects Found Not to be Significant</i>	1-9
1.8 Organization of the SEIR	1-13
1.9 Referenced Documents and Availability of Studies and Reports	1-13
1.10 Summary of Significant Effects and Mitigation Measures That Would Reduce or Avoid That Effect.....	1-14
 Section 2.0 Description of the Proposed Project	 2-1
2.1 Project Location	2-1
2.1.1 <i>Surrounding Land Uses</i>	2-1
2.2 On-site Land Uses and Permitted Development	2-2
2.3 Project Objectives.....	2-3
2.4 Project Description.....	2-4
2.4.1 <i>Proposed General Plan and Zoning Code Amendments</i>	2-4
2.4.2 <i>Development Agreement Amendment</i>	2-6
2.5 Project Phasing.....	2-6
2.6 Intended Uses of the Supplemental EIR.....	2-6
2.6.1 <i>City of Newport Beach</i>	2-7
2.6.2 <i>Responsible and Trustee Agencies</i>	2-8
 Section 3.0 Existing Conditions, Project Impact Analysis, Mitigation Program, Cumulative Impacts, and Level of Significance After Mitigation	 3-1
3.1 Introduction	3-1
3.2 Existing Conditions	3-1
3.3 Thresholds of Significance.....	3-1
3.4 Project and Cumulative Impacts.....	3-1
3.5 Mitigation Program.....	3-2
3.1 Land Use and Related Planning Programs	3.1-1
3.1.1 <i>Summary of Final EIR No. 142</i>	3.1-1
3.1.2 <i>Existing Conditions</i>	3.1-2
3.1.3 <i>Thresholds of Significance</i>	3.1-10
3.1.4 <i>Environmental Impacts</i>	3.1-9
3.1.5 <i>Mitigation Program</i>	3.1-18
3.1.6 <i>Level of Significance After Mitigation</i>	3.1-19
3.2 Transportation and Circulation.....	3.2-1
3.2.1 <i>Summary of Final EIR No. 142</i>	3.2-1
3.2.2 <i>Methodology and Assumptions</i>	3.2-1
3.2.3 <i>Existing Conditions</i>	3.2-5
3.2.4 <i>Thresholds of Significance</i>	3.2-8

3.2.5	<i>Environmental Impacts</i>	3.2-8
3.2.6	<i>Mitigation Program</i>	3.2-26
3.2.7	<i>Level of Significance After Mitigation</i>	3.2-31
3.3	Air Quality and Human Health Risk	3.3-1
3.3.1	<i>Summary of Final EIR No. 142</i>	3.3-1
3.3.2	<i>Methodology and Assumptions</i>	3.3-1
3.3.3	<i>Regulatory and Planning Requirements for the SCAB</i>	3.3-2
3.3.4	<i>Existing Conditions</i>	3.3-10
3.3.5	<i>Thresholds of Significance</i>	3.3-16
3.3.6	<i>Environmental Impacts</i>	3.3-18
3.3.7	<i>Mitigation Program</i>	3.3-29
3.3.8	<i>Level of Significance After Mitigation</i>	3.3-41
3.4	Noise	3.4-1
3.4.1	<i>Background</i>	3.4-1
3.4.2	<i>Noise Criteria Background</i>	3.4-1
3.4.3	<i>Methodology</i>	3.4-7
3.4.4	<i>Existing Conditions</i>	3.4-8
3.4.5	<i>Thresholds of Significance</i>	3.4-15
3.4.6	<i>Environmental Impacts</i>	3.4-16
3.4.7	<i>Mitigation Program</i>	3.4-30
3.4.8	<i>Level of Significance After Mitigation</i>	3.4-37
3.5	Aesthetics	3.5-1
3.5.1	<i>Summary of Final EIR No. 142</i>	3.5-1
3.5.2	<i>Existing Conditions</i>	3.5-2
3.5.3	<i>Thresholds of Significance</i>	3.5-4
3.5.4	<i>Environmental Impacts</i>	3.5-4
3.5.5	<i>Cumulative Projects Impact Analysis</i>	3.5-11
3.5.6	<i>Mitigation Program</i>	3.5-11
3.5.7	<i>Level of Significance After Mitigation</i>	3.5-13
Section 4.0	Alternatives to the Proposed Project	4-1
4.1	Introduction	4-1
4.1.1	<i>Project Summary</i>	4-2
4.1.2	<i>Project Objectives</i>	4-3
4.2	Alternative to the Proposed Project	4-3
4.2.1	<i>Reduced Transfer of Entitled Development Alternative</i>	4-3
Section 5.0	Growth-Inducing Impacts of the Proposed Project	5-1
5.1	Introduction	5-1
5.2	Growth Patterns and Trends	5-2
5.2.1	<i>Historical Trends</i>	5-2
5.3	Growth Inducing Analysis	5-3
Section 6.0	Mitigation Program	6-1
6.1	Aesthetics	6-1
6.1.1	<i>Final EIR No. 142 Previously Adopted Mitigation Measures</i>	6-1
6.2	Air Quality and Human Health Risk	6-3
6.2.1	<i>Final EIR No. 142 Previously Adopted Mitigation Measures</i>	6-3
6.3	Biological Resources	6-14
6.3.1	<i>Final EIR No. 142 Previously Adopted Mitigation Measures</i>	6-14

6.4	Cultural Resources	6-15
	6.4.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-15
6.5	Geology and Soils.....	6-16
	6.5.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-16
6.6	Hazards and Hazardous Materials	6-18
	6.6.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-18
6.7	Hydrology and Water Quality.....	6-23
	6.7.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-23
6.8	Land Use and Planning Programs.....	6-25
	6.8.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-25
6.9	Noise	6-26
	6.9.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-26
6.10	Public Services	6-30
	6.10.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-30
6.11	Recreation	6-31
	6.11.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-31
6.12	Transportation and Circulation.....	6-31
	6.12.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-31
6.13	Utilities and Service Systems	6-35
	6.13.1 Final EIR No. 142 Previously Adopted Mitigation Measures	6-35
Section 7.0	Agencies and Persons Consulted and Preparers and Contributors	7-1
	7.1 Agencies and Persons Consulted.....	7-1
	7.2 Preparers and Contributors	7-1
Section 8.0	References	8-1
Section 9.0	Acronyms and Glossary of Terms	9-1
	9.1 Acronyms.....	9-1
	9.2 Glossary of Terms	9-4

TABLES

<u>Table</u>	<u>Page</u>	
2-1	Hoag Existing Entitled Square Footage	2-3
2-2	Hoag Existing Uses Statistical Summary	2-3
2-3	Hoag Proposed Project.....	2-4
3.1-1	Consistency of the Proposed Project With Land Use-Related Goals and Policies	3.1-15
3.2-1	Existing Trip Generation.....	3.2-5
3.2-2	Existing (2007) Levels of Service/ICUs.....	3.2-6
3.2-3	Hoag Development Assumptions	3.2-10
3.2-4	Trip Generation Rates	3.2-10
3.2-5	Trip Generation Estimates	3.2-12
3.2-6	Year 2015 Without and With Proposed Master Plan Update Project: Intersection Levels of Service	3.2-14
3.2-7	Year 2025 Without and With Proposed Master Plan Update Project: Intersection Levels of Service	3.2-17
3.2-8	Vehicle Queues at Hoag Access Points.....	3.2-22

3.2-9	Project Parking Requirements	3.2-24
3.2-10	Consistency of the Proposed Master Plan Update Project With Transportation-Related Goals and Policies.....	3.2-25
3.3-1	Ambient Air Quality Standards	3.3-7
3.3-2	Designations of Criteria Pollutants for the SCAB	3.3-8
3.3-3	Air Quality Levels Measured at Costa Mesa Monitoring Station	3.3-12
3.3-4	Air Quality Levels Measured at Mission Viejo Monitoring Station	3.3-13
3.3-5	Existing (2007) Hoag Emissions	3.3-15
3.3-6	Existing Hoag Emissions Compared Regional Emissions	3.3-15
3.3-7	Existing Health Risk Summary	3.3-16
3.3-8	SCAQMD Regional Pollutant Emissions Thresholds of Significance.....	3.3-16
3.3-9	SCAQMD Thresholds of Significance for Toxic Air Contaminants	3.3-17
3.3-10	Year 2015 Hoag Emissions: No Additional Development	3.3-22
3.3-11	Year 2015 Hoag Emissions With Existing Master Plan Approved Land Uses (Final EIR No. 142)	3.3-22
3.3-12	Year 2015 Hoag Emissions Increase With Existing Master Plan Approved Land Uses (Final EIR No. 142).....	3.3-23
3.3-13	Year 2015 Hoag Emissions With the Proposed Master Plan Update Project	3.3-24
3.3-14	Year 2015 Hoag Emissions Increase With Proposed Master Plan Update Project	3.3-24
3.3-15	Future Emissions Existing Master Plan compared to Proposed Master Plan Update Project	3.3-25
3.3-16	Health Risk Summary	3.3-26
3.3-17	Proposed Master Plan Update Project Emissions Compared to Regional Emissions.....	3.3-27
3.3-18	Consistency of the Proposed Master Plan Update Project With Air Quality-Related Goals and Policies.....	3.3-28
3.4-1	City of Newport Each Noise Ordinance Standards	3.4-5
3.4-2	Ambient Noise Measurements	3.4-8
3.4-3	Existing Roadway Traffic Noise Levels	3.4-9
3.4-4	Cogeneration Facility Noise Measurement Results (dBA)	3.4-14
3.4-5	Proposed Master Plan Update Project Traffic Noise Level Changes.....	3.4-19
3.4-6	Future Noise Levels With Proposed Master Plan Update Project.....	3.4-21
3.4-7	Future Traffic Noise Levels Impacting Hoag	3.4-29
3.4-8	Consistency of the Proposed Project With Noise-Related Goals and Policies	3.4-30
3.5-1	Consistency of the Proposed Master Plan Update Project With Aesthetics-Related Goals and Policies	3.5-9
4-1	Reduced Transfer of Entitled Development Alternative	4-4
4-2	Project Trip Generation Estimates	4-6
4-3	Year 2015 Without and With Project Alternative Intersection Levels of Service	4-7
4-4	Year 2025 Without and With Project Alternative Intersection Levels of Service	4-10
4-5	Year 2015 Hoag Emissions With Project Alternative	4-13
4-6	Year 2015 Hoag Emissions Increase With Project Alternative.....	4-13
4-7	Future Emissions Existing Master Plan Compared to Project Alternative.....	4-14
4-8	Project Alternative Emissions Compared to Regional Emissions	4-14
4-9	Project Alternative Emissions Compared to Proposed Master Plan Update Project....	4-15
4-10	Project Alternative Traffic Noise Level Changes	4-16
4-11	Future Noise Levels With Project Alternative	4-18
4-12	Comparison of Traffic Noise Levels For The Project Alternative and Master Plan Update Project (dB)	4-21
5-1	Growth Projections for RSA F-39 and County of Orange	5-3

EXHIBITS

<u>Exhibit</u>	<u>Follows Page</u>
2-1 Regional Location	2-1
2-2 Local Vicinity	2-1
2-3 Project Site.....	2-1
2-4 Hoag Upper Campus and Lower Campus Boundaries	2-2
2-5 Loading Dock Area Noise Standards	2-5
3.1-1 Existing Land Uses	3.1-2
3.1-2 PC Text Development Criteria	3.1-8
3.2-1 Traffic Study Area	3.2-2
3.2-2 Existing Roadway Conditions and Intersection Controls.....	3.2-5
3.2-3 Existing (2007) AM Peak Hour Traffic Volumes.....	3.2-7
3.2-4 Existing (2007) PM Peak Hour Traffic Volumes.....	3.2-7
3.2-5 Proposed Master Plan Update AM Peak Hour Traffic Volumes.....	3.2-11
3.2-6 Proposed Master Plan Update PM Peak Hour Traffic Volumes.....	3.2-11
3.2-7 Year 2015 Without Project (Existing Master Plan) AM Peak Hour Traffic Volumes	3.2-13
3.2-8 Year 2015 Without Project (Existing Master Plan) PM Peak Hour Traffic Volumes	3.2-13
3.2-9 Year 2015 With Proposed Master Plan Update Project AM Peak Hour Traffic Volumes	3.2-15
3.2-10 Year 2015 With Proposed Master Plan Update Project PM Peak Hour Traffic Volumes	3.2-15
3.2-11 Year 2025 Without Project (Existing Master Plan) AM Peak Hour Traffic Volumes	3.2-16
3.2-12 Year 2025 Without Project (Existing Master Plan) PM Peak Hour Traffic Volumes	3.2-16
3.2-13 Year 2025 With Proposed Master Plan Update Project AM Peak Hour Traffic Volumes	3.2-18
3.2-14 Year 2025 With Master Plan Update Project PM Peak Hour Traffic Volumes	3.2-18
3.2-15 Roadway Cross Section.....	3.2-20
3.2-16 Hoag Drive/Hospital Road.....	3.2-20
3.5-1a Photograph View Locations	3.5-2
3.5-1b Site Photographs.....	3.5-2
3.5-1c Site Photographs.....	3.5-2
3.5-1d Site Photographs.....	3.5-2
3.5-1e Site Photographs.....	3.5-2
3.5-1f Site Photographs.....	3.5-2
3.5-1g Site Photographs.....	3.5-2
3.5-1h Site Photographs.....	3.5-2
3.5-1i Site Photographs.....	3.5-2
3.5-2 Development Criteria	3.5-4
4-1 Project Alternative AM Peak Hour Traffic Volumes.....	4-5
4-2 Project Alternative PM Peak Hour Traffic Volumes.....	4-5
4-3 Year 2015 With project Alternative AM Peak Hour Traffic Volumes	4-9
4-4 Year 2015 With project Alternative PM Peak Hour Traffic Volumes	4-9
4-5 Year 2025 With project alternative AM Peak Hour Traffic Volumes.....	4-9
4-6 Year 2025 With Project Alternative PM Peak Hour Traffic Volumes.....	4-9
5-1 Regional Statistical Area/Community Analysis Areas	5-2

VOLUME II

TECHNICAL APPENDICES

- A Notices of Preparation and Initial Studies
- B Draft Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations (PC Text)
- C Traffic Report
- D Air Quality
- E Human Health Risk Assessment
- F Noise Report