

City of Long Beach City Council Hearing

Long Beach Memorial Medical Center Expansion Project EIR
2005 Master Plan



June 7, 2005

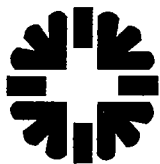


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Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

CEQA Goals:

- Maintain a quality environment
- Disclose significant environmental effects
- Provide project alternatives
- Provide mitigation measures
- Foster interagency coordination
- Facilitate public participation

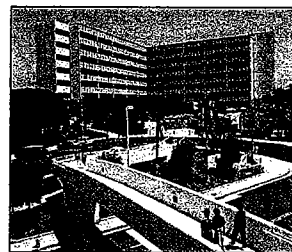


Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Project Description: Master Plan of Land Uses

- Consistency with General Plan
- Recommendation of modification to PD-29 and CHW zoning designations
- Design Guidelines
- Landscape Plan
- Lighting Plan
- Updated Security Plan
- Six capital improvement projects
- EIR Certification

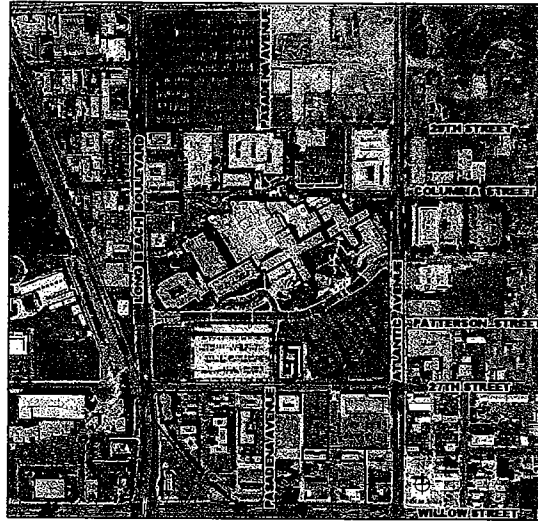




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

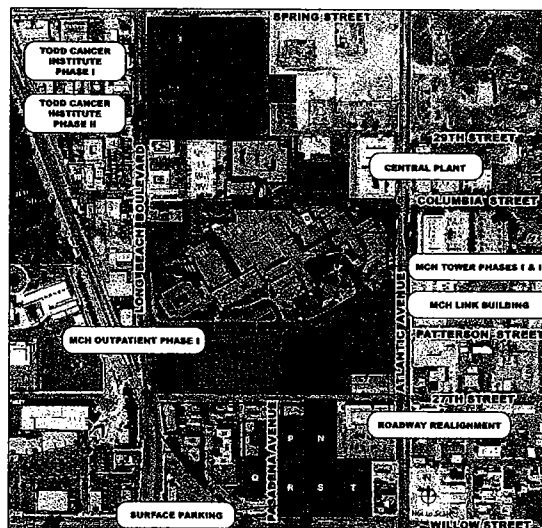
Existing Conditions



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

2005 Master Plan



- LEGEND**
- Inpatient (MCH Tower)
 - Outpatient (TCI, MCH Outpatient)
 - Mixed Use (Link Building)
 - Utilities
 - Circulation
 - Parking
 - LBMHC Boundary
 - Buildings Controlled by LBS&C
 - Roadway Realignment
 - Blue Line (Willow Station)

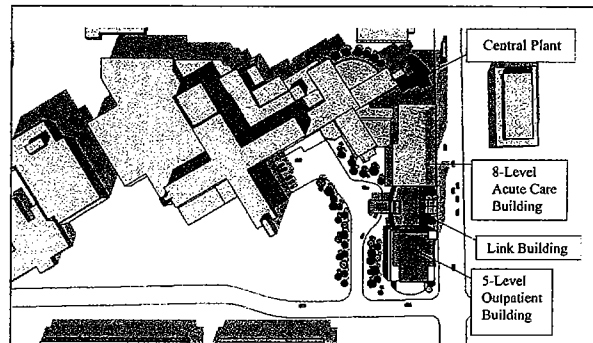


Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Expansion

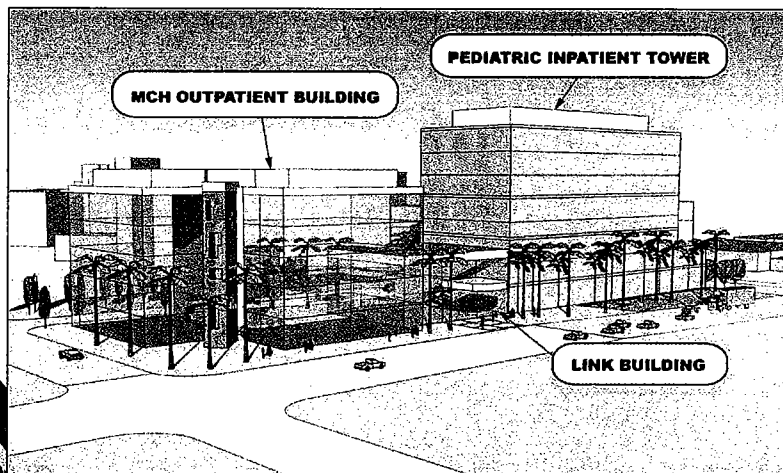
- Three elements:
 - MCH Pediatric Inpatient Tower
 - MCH Outpatient Building
 - MCH Link Building



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Link Building east elevation





Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Pediatric Inpatient Tower—Phase I, Central Plant, and Utility Trench



- MCH Pediatric Inpatient Tower:
- Phase I: 124,500 sq.ft./ 4 stories
 - Phase II: 73,500 sq.ft./ 4 stories
 - Central Plant: 3,500 sq.ft./ 1 story



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Pediatric Inpatient Tower east elevation as seen from Atlantic Boulevard

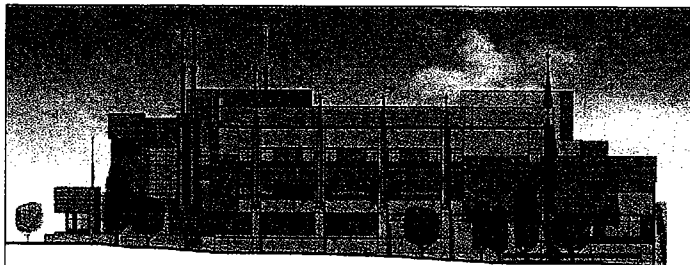


PHOTO ILLUSTRATION

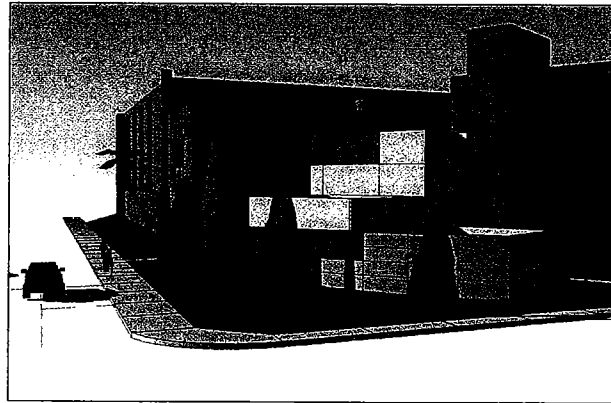




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Site Plan Review: MCH Pediatric Inpatient Tower, Central Plant —Phase I



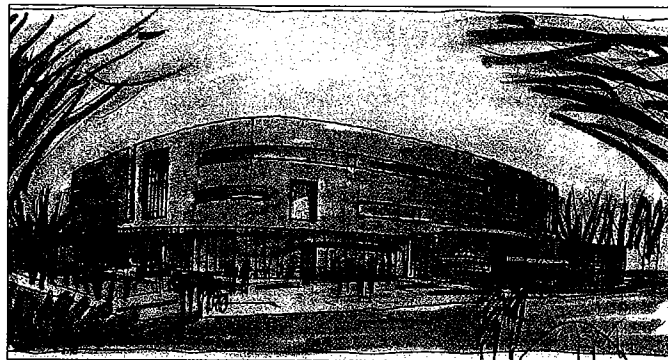
Central Plant North East Elevation as seen from Atlantic Boulevard



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

TCI—Phase I



Todd Cancer Institute
• Phase I: 83,630 sq.ft./ 3 stories
• Phase II: 42,300 sq.ft./ 2 stories

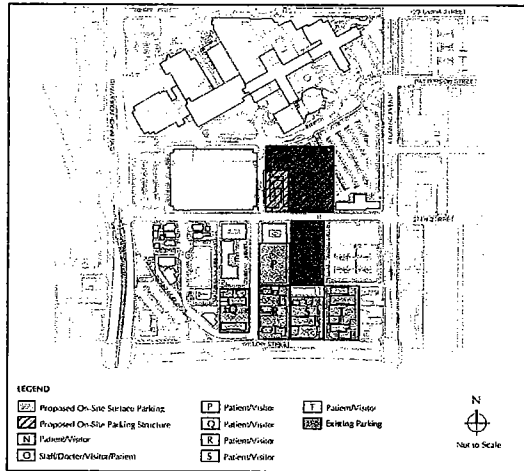




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Parking Program—On Site



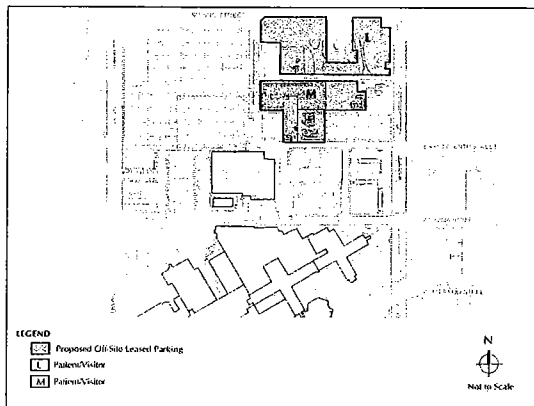
Parking Program: 2,187 parking spaces



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Parking Program—Off Site

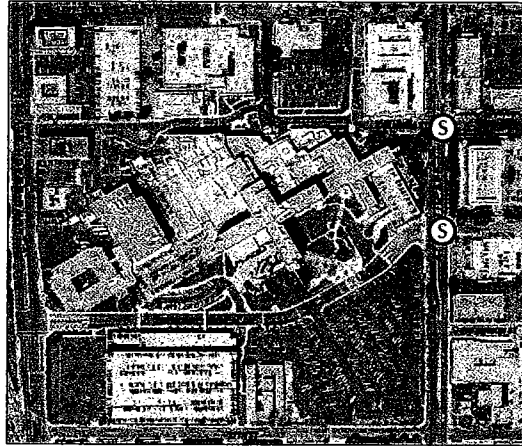




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Roadway Realignment: Existing



LEGEND

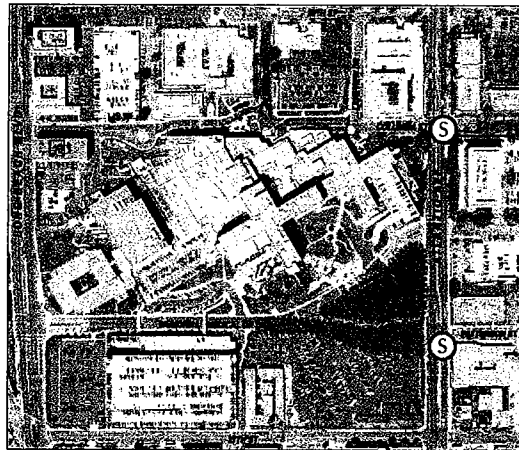
Ⓢ Signal light



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Roadway Realignment: Final Configuration



LEGEND

Ⓢ Signal light

Roadway Realignment: 820 linear-feet

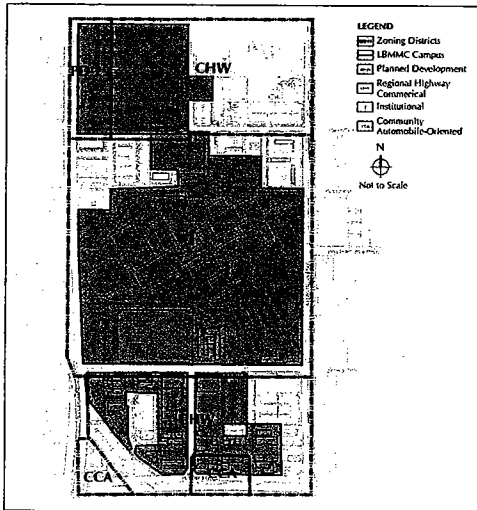




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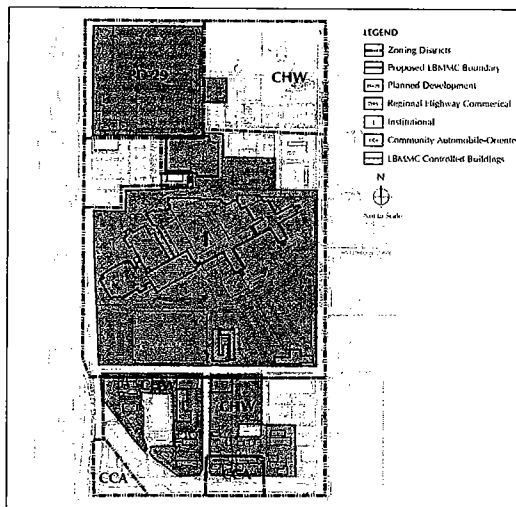
Existing Zoning District



Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Proposed Zoning District Change

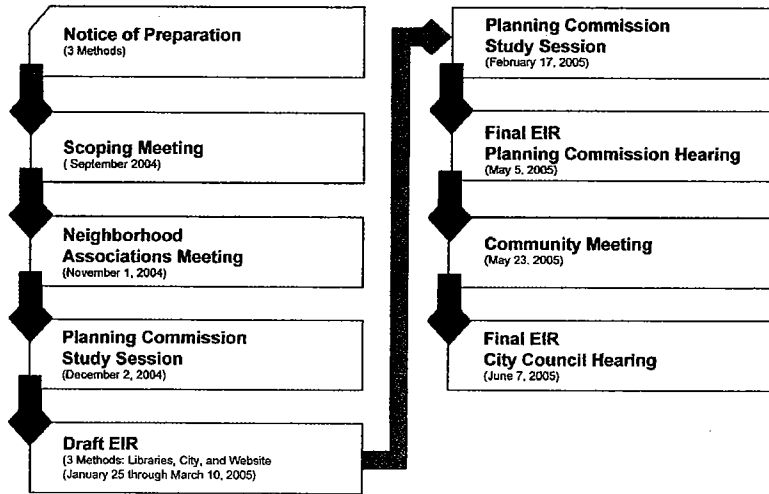




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

CEQA Process and Public Participation



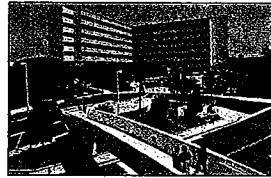
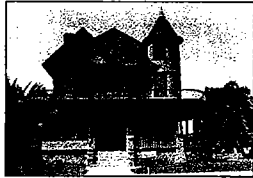


Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Background: Resources

- Memorial/Miller Children's community not-for-profit hospitals serving the community for 100 years



Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Background: Services

- 5th largest employer in the City of Long Beach
- \$16.5 million invested in community infrastructure
- Primarily serve City of Long Beach residents
- \$35 million in 2004 for community benefit



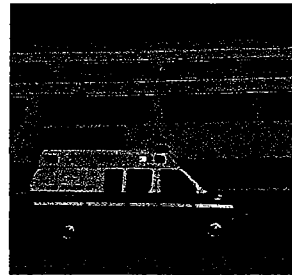


Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Background: Community Benefits

- 1,200 physicians
- 4,900 employees
 - 55% covered by collective bargaining agreements
- 741 licensed beds
- 40,000+ patient discharges
- 80,000+ emergency department visits
- 300,000+ outpatient visits

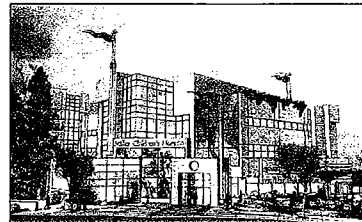


Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Needs

- July 2005 critical start date
- January 2008 critical deadline to meet state license requirements
- Senate Bill 1953 for earthquake safety
- Population growth
- Relief of overcrowding/
increasing community need





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

TCI Needs:

- Consolidation of 22 disparate locations
- Increasing community need
- Healing environment



Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Project Funding:

- Estimated cost approximately \$276 million to complete program
 - Loans
 - Operations
 - Philanthropy
 - Voter approved Children's Hospital Bond Act (\$74 million for MCH)





Project Purpose and Needs: Additional Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Housing

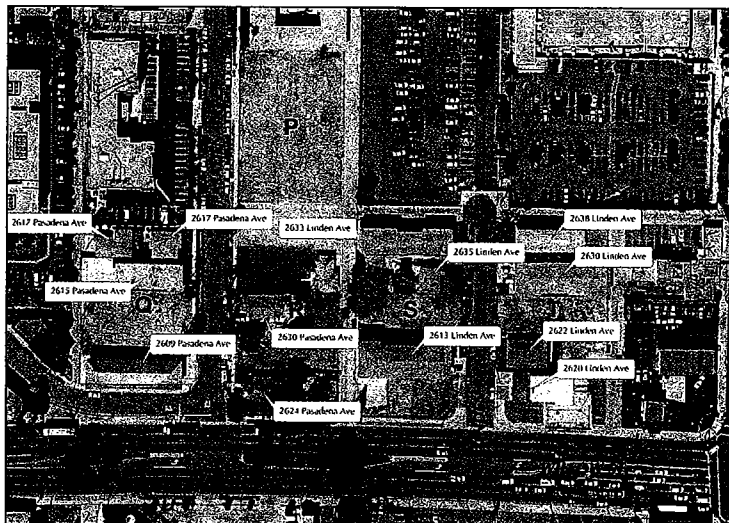
- Hospital owns property
- Property purchased for expansion in 1980s
- Phase I of MCH requires no residential displacement



Project Purpose and Needs: Additional Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Housing





Project Purpose and Needs: Additional Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Housing

- If demolition of residential structures is required, LBMMC and MCH will provide a minimum 1-year notification to any residents who may be displaced.
- LBMMC and MCH have allocated up to a total of \$150,000 in a fund for relocation assistance.
- LBMMC and MCH are meeting with the City of Long Beach to identify housing opportunities in the vicinity of the campus.





Project Purpose and Needs: Conclusion

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Years in the Making

- Public involved every step of the way
- Thousands of work hours dedicated to planning the project
- Expansion and modernization projects will serve community needs

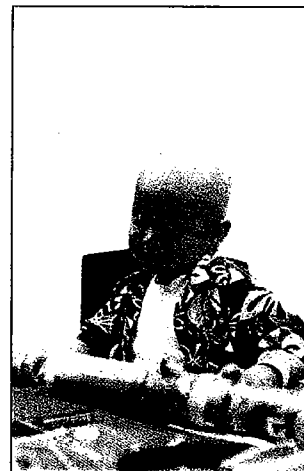


Project Purpose and Needs: Conclusion

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Timing is Crucial

- MCH's license at stake
- Urgent need for more beds
- Cancer patients need a healing environment
- Community's sick and injured children counting on us to make this happen
- Our patients are our heroes





Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Appeal Issues

Alleged failure to comply with:

- CEQA
 - Cumulative impacts
 - Mitigation
- Housing
- Public review comments on EIR
- City General Plan
- SCAQMD State Implementation Plan



Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

CEQA Compliance

- City of Long Beach identified as CEQA lead agency
- EIR required
- Initial Study determined 5 environmental issues to not exceed threshold of significance
- EIR identified significant unavoidable adverse impacts
 - Air Quality
 - Traffic and Circulation





Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

CEQA Adequacy

- Notices
- Public review
- Scope of analysis



Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Population and Housing: Determined Not Significant in Initial Study

- Expansion is consistent with General Plan growth projections, not growth-inducing
- Campus expansion consistent with land use zoning and designation
- Potential displacement of rental units does not constitute a significant impact under CEQA
- Sufficient comparable housing stock is available within the City to accommodate residents
- City ordinance provides relocation assistance for low and very low income households





Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Air Quality

- LBMCC and MCH are sensitive receptors for air quality
- Significant nitrogen oxides (NO_x) emissions during construction
- 13 mitigation measures specified by SCAQMD to reduce construction and operational emissions
- Cumulative NO_x emissions remain significant after mitigation



Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Hazards and Hazardous Materials

- Voluntary Clean-up Agreement with DTSC (arsenic, benzene, and lead)
- Health Risk Assessment
- Soil and groundwater remediation
- Operations Plan
- Methane barrier and monitoring
- Abandonment of oil wells
- Remediation of underground storage tanks, lead-based paints, and asbestos-containing materials





Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Noise

- LBMCC and MCH are sensitive noise receptors
- 3 mitigation measures specified to reduce impacts to below the threshold of significance



Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Traffic Impact Analysis

- Significant impacts to 11 intersections
 - Roadway realignment
 - 5 physical intersection improvements that meet the satisfaction of the Director of Public Works
 - 3 fair-share improvements
 - Commitment to fair-share future improvements to 3 intersections requiring easement or land acquisition by year 2020





Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Parking Analysis

- Parking demand exceeds existing supply
- Parking plan with parking improvements required for each project element over term of project



Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Cumulative Impact Analysis

- 43 related projects in the Cities of Long Beach and Signal Hill were considered





Summary of CEQA Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Alternatives

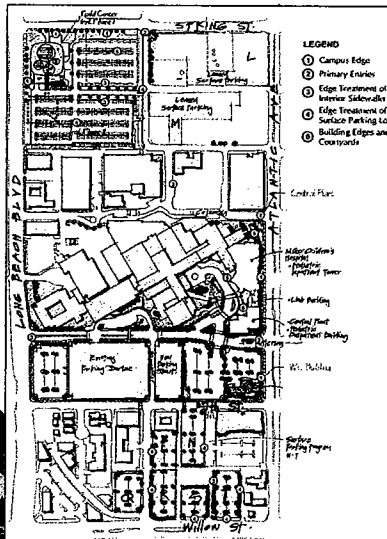
- No Project
- Alternative A, delayed construction of TCI
- Alternative B, expedited construction of parking structure
- Reduced intensity





Conclusion

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan



- Master Plan provides framework to allow state-of-the-art health care, over next 15 years
- The Final EIR is adequate and addresses all foreseen impacts
- The Planning Commission approved the project, including a Statement of Overriding Consideration
- Deny appeals, approve project





City of Long Beach Planning Commission Hearing

May 5, 2005

Long Beach Memorial Medical Center Expansion Project EIR
2005 Master Plan





Agenda

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

- I. Introduction
City EIR Project Manager, Ms. Anita Garcia
- II. Project Purpose and Needs
MCH Chief Administrative Officer,
Dr. Mel Marks
- III. Summary of EIR Issues
Sapphos Environmental, Inc. Project Manager,
Ms. Marie Campbell
- IV. Entitlements
City EIR Project Manager, Ms. Anita Garcia





Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Project Team:

- City of Long Beach
- Department of Toxic Substances Control
- LBMMC/MCH
- AMDC Healthcare
- Taylor
- Cannon Design
- Linscott, Law & Greenspan
- Moffatt & Nichol
- SCS Engineers
- Kleinfelder Associates
- Sapphos Environmental, Inc.





Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

CEQA Goals:

- Maintain a Quality Environment
- Disclose Significant Environmental Effects
- Provide Project Alternatives
- Provide Mitigation Measures
- Foster Interagency Coordination
- Facilitate Public Participation





Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Existing Conditions

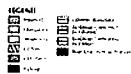
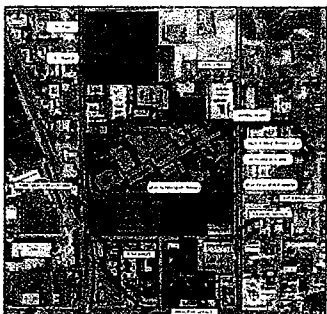




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

2005 Master Plan



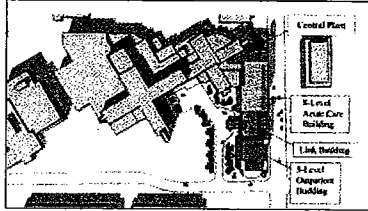


Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Expansion

- Three Elements:
 - MCH Pediatric Inpatient Tower
 - MCH Outpatient Building
 - MCH Link Building

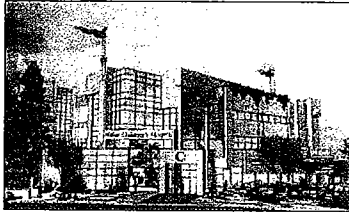




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Pediatric Inpatient Tower—Phase I, Central Plant, and Utility Trench



MCH Pediatric Inpatient Tower:

- Phase I: 124,500 sq. ft./ 4 stories
- Phase II: 73,500 sq. ft./ 4 stories

Central Plant: 3,500 sq. ft./ 1 story





Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Roadway Realignment: Existing



LEGEND
 Signal light

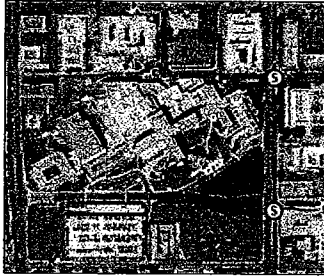




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Roadway Realignment: Final Configuration



LEGEND
Signal light

Roadway Realignment: 820 linear-feet

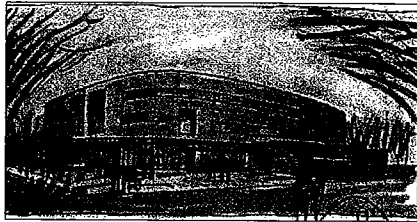




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Todd Cancer Institute—Phase I



Todd Cancer Institute
• Phase I: 63,530 sq. ft./3 stories
• Phase II: 42,300 sq. ft./2 stories

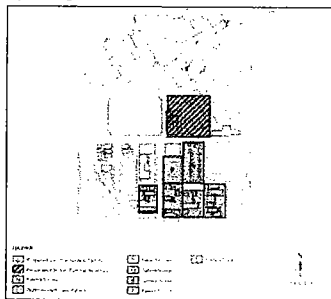




Introduction

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Parking Program—On Site



Parking Program: 2,187 parking spaces



Introduction
 Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Parking Program—Off Site

Legend:
 - Proposed Off-Site Parking
 - Existing
 - Street

Introduction
 Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

CEQA Process

EIR TIMELINE/PUBLIC PARTICIPATION

Timeline Milestones:
 - August 2004: Notice of Preparation of EIR / Initial Study of Issues
 - September 2004: EIR Scoping Meetings / Public Input
 - January 2005: Draft EIR
 - May 10, 2005: 45-Day Public Comment Period on Draft EIR / Public Workshop
 - May 9, 2005: Final EIR
 - June 7, 2005: Certify Final EIR

Introduction
 Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Public Process

PUBLIC PROCESS

Timeline Milestones:
 - February 2004: Notice of Preparation
 - September 2004: Scoping Meeting
 - December 2, 2004: Planning Commission Study Session
 - February 2005: Draft EIR
 - February 17, 2005: Planning Commission Study Session
 - Final EIR Planning Commission Hearing
 - Response to Comments Provided to Public



Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Background: Resources

- The LBMMC/MCH have been committed to improving the health and well-being of individuals, family, and the community through innovation and pursuit of excellence for nearly 100 years.





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Background: Services

- 2nd largest nonprofit in the United States
- 5th largest employer in the City of Long Beach
- \$16.5 million invested in community infrastructure
- Primarily serves City of Long Beach residents
- \$30 million in 2004 for community benefit



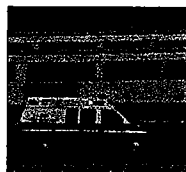


Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Background: Community Benefits

- 1,200 physicians
- 4,900 employees
- 743 licensed beds
- 40,000+ patient discharges
- 80,000+ emergency department visits





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Needs: Requirements

- State License
- Population growth consistent with City of Long Beach General Plan requirements (2020)
- Comply with Senate Bill 1953





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Needs: State License

- 2008 Regulatory Requirements
 - Dedicated pediatric operating rooms
 - Expanded beds





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

MCH Needs: Relief of Overcrowding

- MCH experienced a 10 percent increase in the demand for pediatric services (2001 – 2004)
 - Population under 15 years of age will grow by 6 to 9 percent by the year 2020
 - Regional trend in closure of pediatric inpatient facilities





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

TCI Needs:

- Consolidation of 22 disparate locations
- Relief of overcrowding
 - Anticipated 4 percent increase in high-risk population (over age 65)
 - Projected 12 percent increase in five-year survival rate
 - Trend toward outpatient treatment
- Healing environment





Project Purpose and Needs

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Project Funding:

- Estimated cost is approximately \$276 million to complete program
 - Debt
 - Operations
 - Philanthropy
 - Voter approved Children's Hospital Bond Act (\$74 million)





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Hazards and Hazardous Materials: Issue

- Contaminated soils and groundwater
- Abandoned oil wells
- Underground storage tanks
- Lead-based paints
- Asbestos-containing materials





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Hazards and Hazardous Materials: Mitigation

- Voluntary Clean-up Agreement
- Health Risk Assessment
- Soil and groundwater remediation
- Operations Plan
- Methane barrier and monitoring
- Abandonment of oil wells
- Remediation of underground storage tanks, lead-based paints, and asbestos-containing materials
- \$5 million dedicated for clean-up





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Traffic: Issue

- Significant impacts to 11 surrounding intersections
 - 4 intersections on Atlantic Avenue
 - 4 intersections on Long Beach Boulevard
 - I-405 SB ramp and Crest Drive
 - Pasadena Avenue and Spring Street
 - Pasadena Avenue and Willow
- Parking demand exceeds existing supply





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Traffic: Mitigation

- Roadway realignment
- 5 physical intersection improvements that meet the satisfaction of the Director of Public Works
- 3 fair-share improvements
- Commitment to fair-share future improvements to 3 intersections requiring easement or land acquisition by year 2020
- Parking plan with parking improvements for each project element





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Air Quality: Issue

- LBMCC and MCH are sensitive receptors for air quality
- Significant nitrogen oxides emissions during construction





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Air Quality: Mitigation

- South Coast Air Quality Management District recommendations to minimize impacts to the maximum extent practicable





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Noise: Issue

- LBMCC and MCH are sensitive noise receptors





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Noise: Mitigation

- Maintenance of equipment to minimize noise impacts
- Restricted operating hours
- State-of-the-art noise-muffling devices





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Housing: Issue

- Demolition of 13 residential structures, including 52 dwellings units owned by LBMMC





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Housing: Resolution

- LBMMC notifying occupants of dwelling units
- LBMMC providing relocation assistance for low and very low income households consistent with city code
- LBMMC participating in and planning housing program for nursing and allied health students
- LBMMC participating in and planning regional programs





Summary of EIR Issues

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Alternatives

- No Project
- Alternative A, delayed construction of TCI
- Alternative B, expedited construction of parking structure
- Reduced intensity

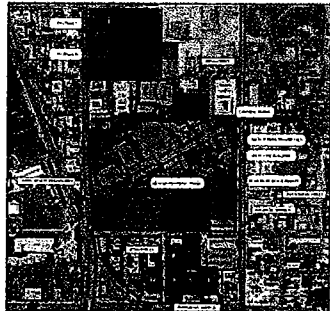




Entitlements

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Long-Range Development Plan (Master Plan)



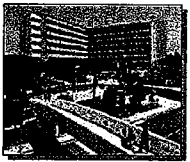


Entitlements

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Project Description: Master Plan of Land Uses

- Consistency with General Plan
- Recommendation of modification to PD-29 and CHW zoning designations
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- Updated Security Plan
- Six capital improvement projects

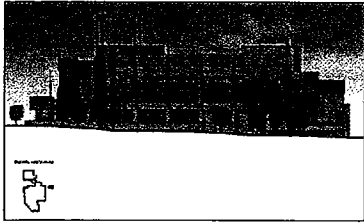




Entitlements

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Site Plan Review: Miller Children's Hospital Pediatric Inpatient Tower —Phase I



Miller Children's Hospital Elevation

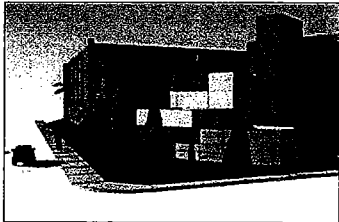




Entitlements

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Site Plan Review: Miller Children's Hospital Pediatric Inpatient Tower, Central Plant —Phase I



Central Plant Elevation

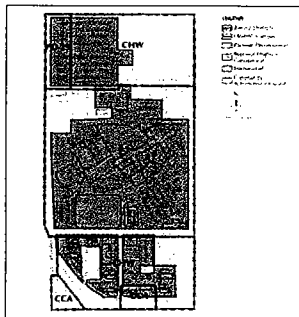


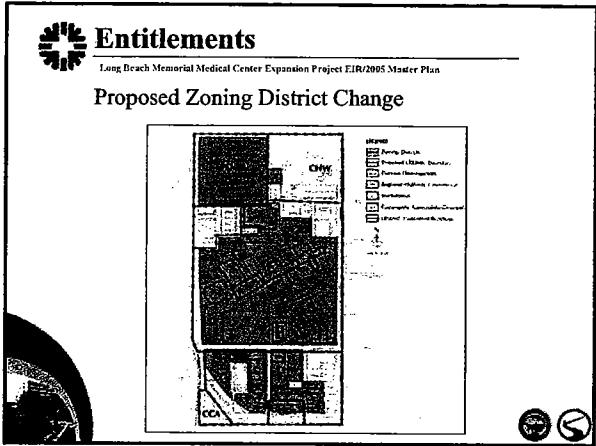


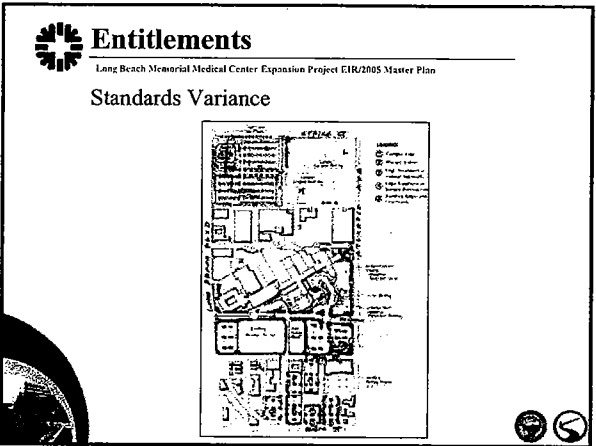
Entitlements

Long Beach Memorial Medical Center Expansion Project EIR/2005 Master Plan

Existing Zoning District







City of Long Beach Planning Commission Study Session

LBMMC Expansion Project Update

Lynette Ferenczy and
Anita Garcia, City of Long Beach
Pat Johner, Long Beach Memorial Medical Center
Marie C. Campbell, Sapphos Environmental, Inc.

December 2, 2004

LBMMC Expansion Project

Introduction

- City of Long Beach
- Long Beach Memorial Medical Center
- Adams Project Management Consulting, LLC
- Taylor
- Cannon Design
- Linscott, Law, & Greenspan
- Moffatt & Nichol
- Sapphos Environmental, Inc.

LBMMC Expansion Project

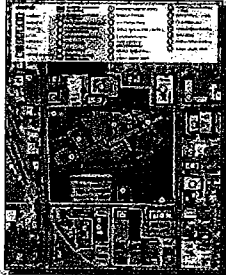
Agenda

- **Introduction** (Ms. Lynette Ferenczy and Ms. Anita Garcia)
 - 12:00 p.m. to 12:10 p.m.
- **Master Plan of Land Uses/Project Purpose and Need** (Ms. Marie Campbell)
 - 12:10 p.m. to 12:20 p.m.
- **Project Description** (Ms. Marie Campbell)
 - 12:20 p.m. to 12:30 p.m.
- **CEQA Process/Schedule** (Ms. Marie Campbell)
 - 12:30 p.m. to 12:40 p.m.
- **Discussion and Questions** (Ms. Lynette Ferenczy)
 - 12:40 p.m. to 1:15 p.m.



Existing Condition

- Approximately 54 acres
- Approximately 1,000,000 square feet
- Two licensed hospitals
 - Long Beach Memorial Medical Center
 - Miller Children's Hospital
- Outpatient services
 - Todd Cancer Institute
 - Miller Children's Hospital





Existing Condition

- 1,200 physicians
- 3,500 employees
- 726 licensed beds
- CEO Byron Schweigert





Existing Condition

- 2nd largest not-for-profit community hospital in the western United States
- 2nd largest employer in the City of Long Beach
- \$16.5 million dollars invested in traffic, circulation, parking, and landscape improvements
- Majority of patients are City of Long Beach residents
- Variety of health care services provided to indigent families





Project Goal

LBMHC is committed to improving the health and well-being of individuals, family, and the community through innovation and the pursuit of excellence...





Project Objectives

- Reorganize LBMHC campus land uses
- Accommodate existing and anticipated demand through year 2020
- Meet State of California licensing requirements for Miller Children's Hospital
- Consolidate outpatient pediatric clinics cancer programs
- Improve access and circulation
- Provide adequate parking





Community Support

- Voter Approved Children's Hospital Bond Act (Proposition 61)
 - \$750 million to California's children's hospitals (including \$74 million to Miller Children's Hospital)





LBMHC Expansion Project

• Funding Sources

– Estimated cost of over \$200 million to complete the proposed improvements

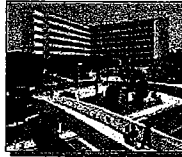
- Debt
- Operations
- Philanthropy
- California Hospital Bond Act





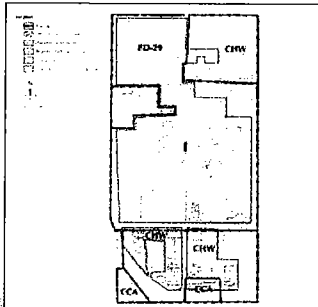
Master Plan of Land Uses

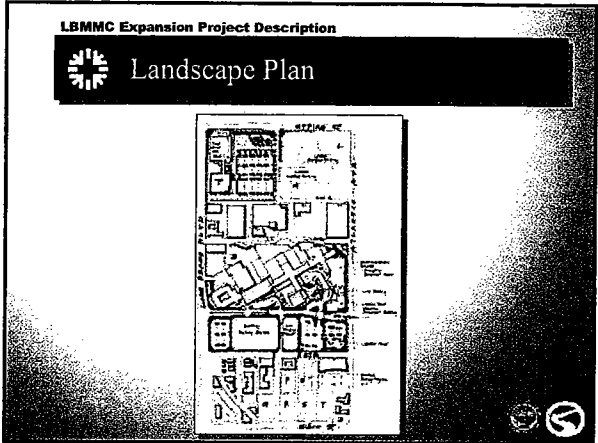
- Master Plan of Land Uses consistent with General Plan
- Recommends modification to PD-29, CHW, and I Zoning Designations
- Design Guidelines
- Landscape Plan
- Lighting Plan
- Update Security Plan
- 6 Capital Improvement Projects

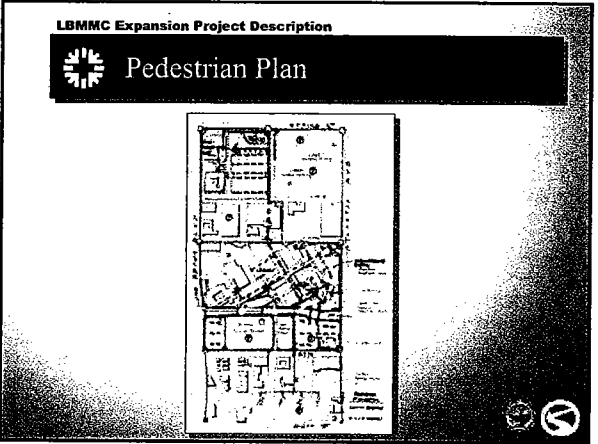


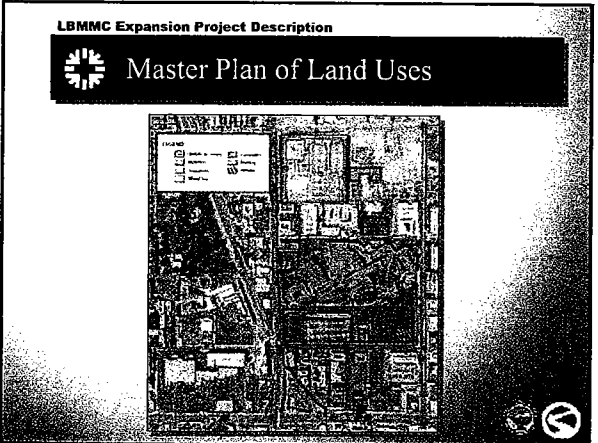


Proposed Zoning Districts







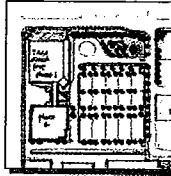


LBMHC Expansion Project Description



Todd Cancer Institute

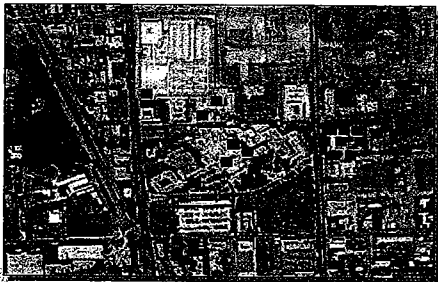
- Located at corner of Long Beach Boulevard and Spring Street
- Phase I: 83,639 square feet
- Phase II: 42,300 square feet
- Consolidate services into single location
- Uplifting and healing environment



LBMHC Expansion Project Description



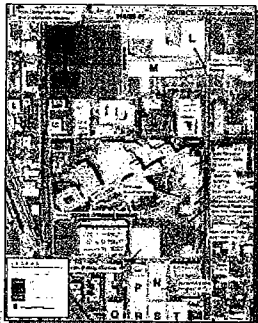
Todd Cancer Institute



LBMHC Expansion Project Description



Site Plan



LBMCC Expansion Project Description



Miller Children's Hospital

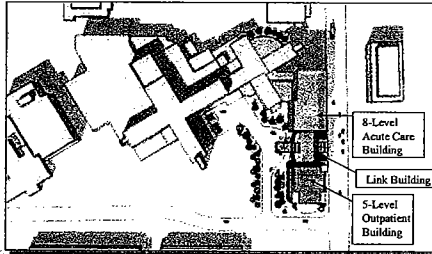
- Specialized care to treat the most serious and life-threatening diseases
 - Childhood leukemia
 - Cancer
 - Heart defects
 - Sickle cell anemia
 - Diabetes
 - Cystic fibrosis



LBMCC Expansion Project Description



Pediatric Inpatient Tower, Link Building, & Pediatric Outpatient Building

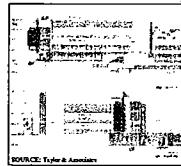


LBMCC Expansion Project Description



Pediatric Inpatient Tower

- Located at Columbia Street and Atlantic Avenue
- Phase I
 - Seven state-of-the-art pediatric operating rooms
 - 72 new beds
 - 1 floor belowground, 3 floors aboveground
 - Building plus rooftop mechanical mezzanine will be approximately 84 feet high
 - 124,500 square feet in initial phase



LBMHC Expansion Project Description



Pediatric Inpatient Tower

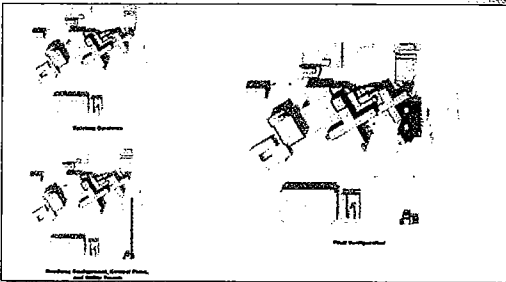
- Phase II
 - 73,500 additional square feet
 - 92 additional beds
 - 4 additional floors



LBMHC Expansion Project Description



Central Plant and Utility Trench



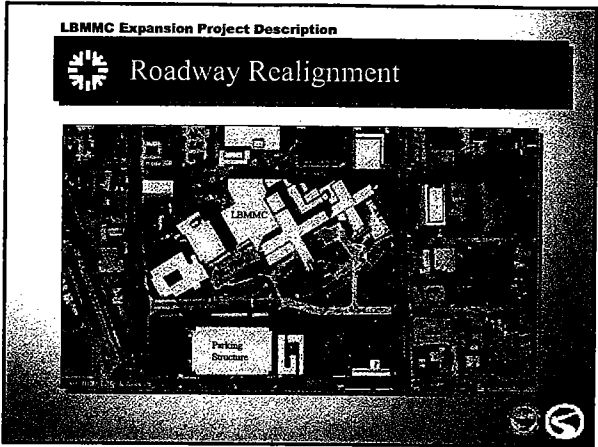
LBMHC Expansion Project Description

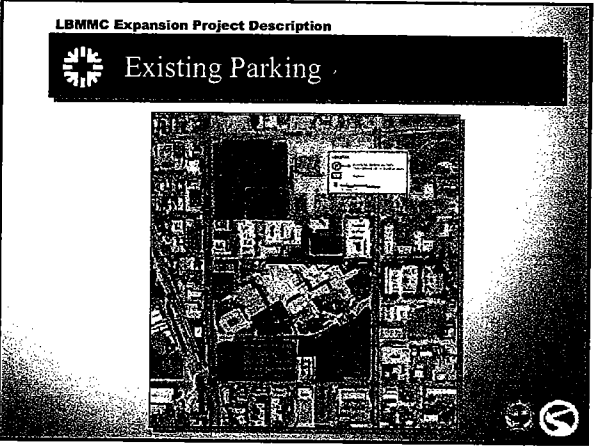


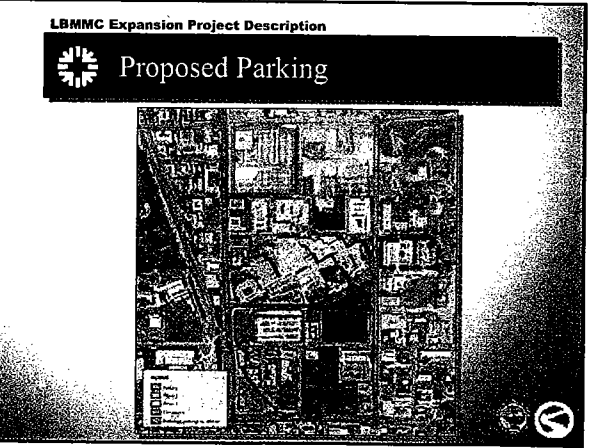
Miller Children's Hospital

- 80,000-square-foot pediatric outpatient building
- Centralized services
- Full service











CEQA Process/Schedule

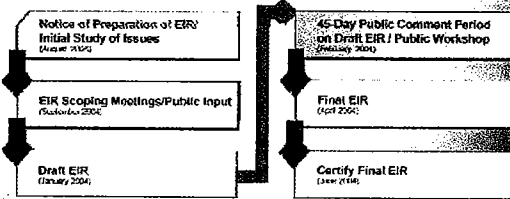
- EIR Issues
 - Aesthetics
 - Air Quality
 - Cultural Resources
 - Geology and Soils
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning
 - Noise
 - NPDES
 - Public Services
 - Traffic and Transportation
 - Utilities






CEQA Process/Schedule

EIR TIMELINE/PUBLIC PARTICIPATION



Discussion and Questions

City of Long Beach Planning Commission Study Session




**LBMHC/MCH Expansion Project
Draft EIR**

Ms. Lynette Ferenczy and Ms. Anita Garcia, City of Long Beach
Dr. Byron Schweigert, Long Beach Memorial Medical Center/Miller Children's Hospital
Ms. Marie C. Campbell, Sapphos Environmental, Inc.


February 17, 2005

LBMHC/MCH Expansion Project




Agenda

- **Introduction** (Ms. Lynette Ferenczy and Ms. Anita Garcia)
– 12:00 p.m. to 12:05 p.m.
- **Project Purpose and Need** (Dr. Byron Schweigert)
– 12:05 p.m. to 12:10 p.m.
- **Draft EIR** (Ms. Marie Campbell)
– 12:10 p.m. to 12:30 p.m.
- **Discussion and Questions** (Ms. Lynette Ferenczy)
– 12:30 p.m. to 1:15 p.m.




LBMHC/MCH Expansion Project



Introduction

- City of Long Beach
- Long Beach Memorial Medical Center/Miller Children's Hospital
- ADAMS
- Taylor
- Cannon Design
- Linscott, Law & Greenspan
- Moffatt & Nichol
- SCS Engineers
- Kleinfelder Associates
- Sapphos Environmental, Inc.




LBMHC/MCH Expansion Project

Introduction

CEQA Goals

- Maintain a quality environment for the people of California, now and in the future
- Disclose significant environmental effects of projects to decision makers and the public
- Identify project alternatives to reduce impacts
- Identify mitigation measures to reduce impacts
- Foster interagency coordination
- Enhance public participation in the process




LBMHC/MCH Expansion Project

Introduction

Purpose of Study Session/Public Meeting

- Inform the Planning Commission and the public of the key findings of the EIR
- Provide an opportunity to comment on the adequacy of the Draft EIR:
 - Project description
 - Environmental impacts
 - Mitigation measures
 - Alternatives

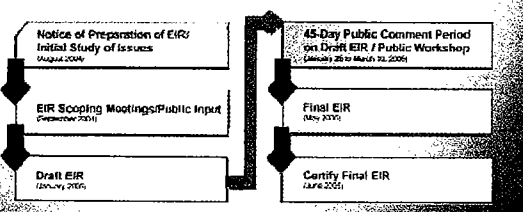


LBMHC/MCH Expansion Project

Introduction


CEQA Process


DETERMINE PUBLIC PARTICIPATION



```

graph TD
    A["Notice of Preparation of EIR/  
Initial Study of Issues  
(March 2004)"] --> B["EIR Scoping Meetings/Public Input  
(February 2005)"]
    B --> C["Draft EIR  
(February 2005)"]
    C --> D["45-Day Public Comment Period  
(on Draft EIR / Public Workshop)  
(March 25 to March 31, 2005)"]
    D --> E["Final EIR  
(May 2005)"]
    E --> F["Certify Final EIR  
(July 6, 2005)"]
  
```



 Project Purpose and Need

Community Resource

LBMHC/MCH have been committed to improving the health and well-being of individuals, family, and the community through innovation and the pursuit of excellence for nearly 100 years.




 Introduction

Existing Conditions

- 1,200 physicians
- 4,900 employees
- 743 licensed beds
- 40,000+ patient discharges
- 80,000+ emergency department visits



 Introduction

Existing Conditions

- 2nd largest not-for-profit community hospital in the western United States
- 5th largest employer in the City of Long Beach
- \$16.5 million dollars invested in traffic, circulation, parking, and landscape improvements
- Majority of patients are City of Long Beach residents
- \$106 million in charity health care services provided during the last 10 years





Project Purpose and Need

Trends Affecting Miller Children's Hospital

- MCH experienced 10-percent increase in demand for pediatric services (2001-2004)
 - Population under 15 will grow by 6-9 percent by 2020
 - Regional trend in closure of pediatric inpatient facilities
- Out of space
- State Department of Health Services licensing requirements
- California Senate Bill 1953 requirements





Project Purpose and Need

Trends Affecting Todd Cancer Institute

- High-risk population (over age 65) will increase by 4 percent
- Five-year survival rate for cancer will increase by 12 percent
- Outpatient care






Project Purpose and Need

Project Objectives

- Reorganize LBMHC/MCH campus land uses
- Accommodate existing and anticipated demand through year 2020
- Meet State of California licensing requirements for Miller Children's Hospital
- Consolidate outpatient pediatric clinics and cancer programs
- Improve access and circulation
- Provide adequate parking




LBMHC/MCH Expansion Project


 **Project Purpose and Need**

Funding Sources

- Estimated cost of over \$200 million to complete the proposed improvements
 - Debt
 - Operations
 - Philanthropy
 - Voter-approved Children's Hospital Bond Act (\$74 million)




LBMHC/MCH Expansion Project


 **Draft EIR**

Contents

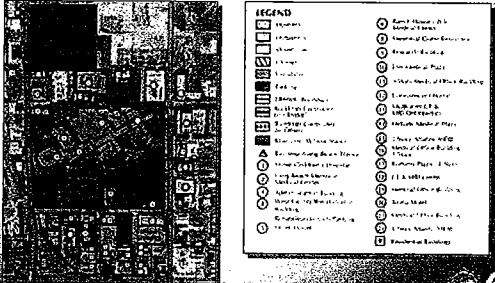
- Existing conditions
- Project description
- Regulatory framework
- Significance threshold
- Impact analysis
- Mitigation measures
- Alternatives



LBMHC/MCH Expansion Project


 **Draft EIR**

Existing Conditions




LEGEND

	Existing Conditions		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area
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	San Francisco Bay Area		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area
	San Francisco Bay Area		San Francisco Bay Area




LBMMC/MCH Expansion Project

 **Draft EIR**

Existing Conditions

- Approximately 54 acres
- Two licensed hospitals
 - Long Beach Memorial Medical Center
 - Miller Children’s Hospital
- Outpatient services
 - Todd Cancer Institute
 - Miller Children’s Hospital



LBMMC/MCH Expansion Project

 **Draft EIR**

Project Description

- Master Plan of Land Uses
- 2020 capital improvement project program

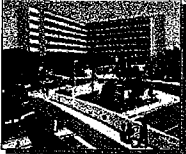



LBMMC/MCH Expansion Project

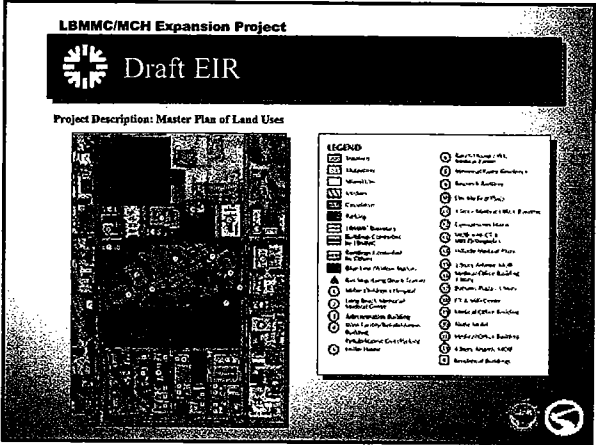
 **Draft EIR**

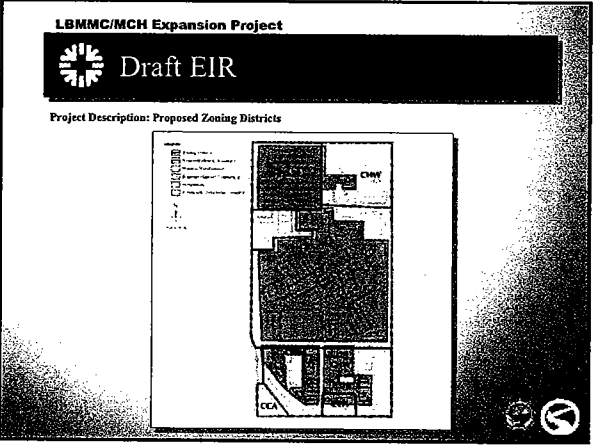
Project Description: Master Plan of Land Uses

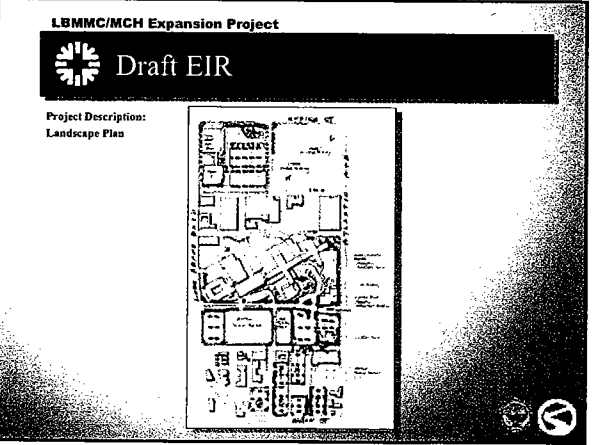
- Consistency with General Plan
- Recommendation of modification to PD-29 and CHW Zoning Designations
- Design Guidelines
- Landscape Plan
- Lighting Plan
- Updated Security Plan
- Six Capital Improvement Projects







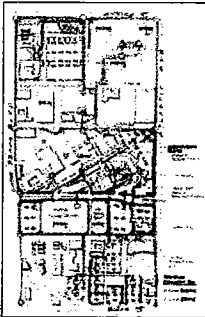





LBMHC/MCH Expansion Project

Draft EIR

Project Description:
Pedestrian Plan





LBMHC/MCH Expansion Project

Draft EIR

Project Description: Capital Improvements

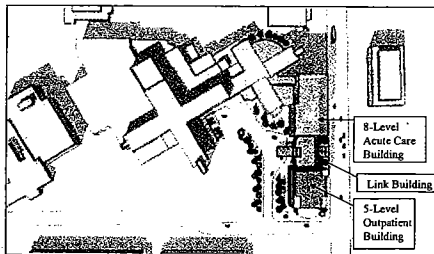

- MCH – pediatric inpatient tower, utility trench, and central plant
- MCH – pediatric outpatient building
- MCH – link building
- Roadway realignment
- Todd Cancer Institute (TCI)
- Parking program




LBMHC/MCH Expansion Project

Draft EIR

Project Description: MCH Expansion






LBMHC/MCH Expansion Project



 **Draft EIR**

Project Description: MCH Inpatient Tower


- Phase I: 129,220-square-foot, 84-foot-high, four-story building
- Phase II: 86,030-square-foot, 148-foot-high, four-story vertical expansion

North Elevation East Elevation






LBMHC/MCH Expansion Project



 **Draft EIR**

Project Description: MCH Central Plant


- 3,500-square-foot, single-story building

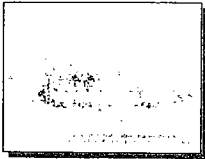
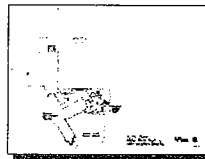
North Elevation East Elevation



LBMHC/MCH Expansion Project

 **Draft EIR**


Project Description: MCH Central Plant

Central Plant & Miller Children's Hospital Site Plan

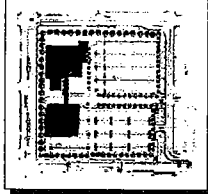




LBMHC/MCH Expansion Project


 **Draft EIR**

Project Description:
Todd Cancer Institute

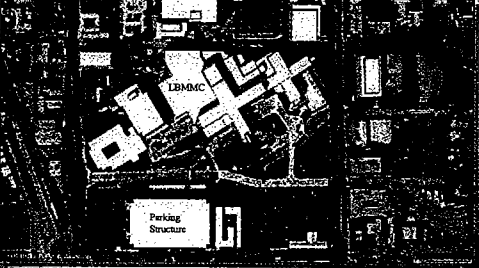

- Phase I: 83,630-square-foot, 54-foot-high, three-story building
- Phase II: 42,300-square-foot, 33-foot-high, two-story horizontal expansion
- Healing garden


LBMHC/MCH Expansion Project

 **Draft EIR**

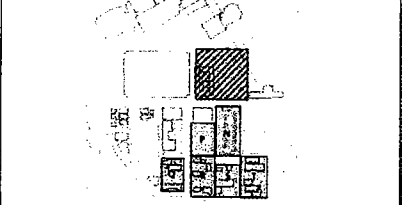
Project Description: Roadway Realignment



LBMHC/MCH Expansion Project

 **Draft EIR**


Project Description: On-Site Parking



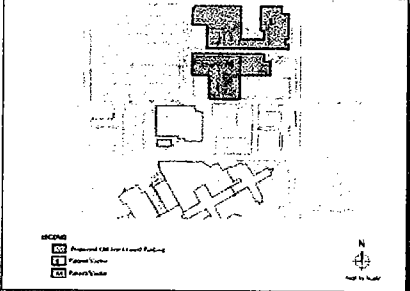
LEGEND		
	Proposed Parking Structure	
	Existing Parking Structure	
	Proposed Access	
	Proposed Access	




LBMHC/MCH Expansion Project

 **Draft EIR**


Project Description: Off-Site Parking






LEGEND

-  Proposed Off-Site Parking
-  Existing Building
-  Existing Parking


Map by Scale

 N





 

LBMHC/MCH Expansion Project


 **Draft EIR**

Project Description: Required Approvals

- Long-Range Development Plan
- Site Plan Review
- Zoning District Change
- Conditional Use Permit (utility relocation)
- Parking Variance



 

LBMHC/MCH Expansion Project


 **Draft EIR**

Impact Analysis: Related Projects

- 43 projects are anticipated within the next year within 1-mile radius of the proposed project.


 

LBMHC/MCH Expansion Project


 Draft EIR

Impact Analysis: Issue Areas – Determined “Not Significant” in Initial Study

- Agriculture Resources
- Biological Resources
- Mineral Resources
- Population and Housing
- Recreation




LBMHC/MCH Expansion Project


 Draft EIR

Impact Analysis: Issue Areas – Potentially “Significant” and Analyzed in the EIR

• Aesthetics	• NPDES
• Air Quality	• Land Use and Planning
• Cultural Resources	• Noise
• Geology and Soils	• Public Services
• Hazards and Hazardous Materials	• Traffic and Transportation
• Hydrology and Water Quality	• Utilities and Service Systems




LBMHC/MCH Expansion Project

 Draft EIR

Mitigation Measures: Aesthetics

- Light and Glare Impacts
 - Aesthetics-1: Lighting plans and specifications
 - Aesthetics-2: Building material plans and specifications





Mitigation Measures: Air Quality

- Construction Emissions
 - Air-1: Rule 1403 compliance for demolition of asbestos-containing materials
 - Air-2: Rule 402 and 403 compliance to control nuisance dust
 - Air-3 through Air-12: Construction specifications for dust control





Mitigation Measures: Cultural Resources

- Paleontological Resources
 - Cultural-1: Paleontological monitoring, recovery, and curation
- Archaeological Resources
 - Cultural-2: Archaeological monitoring, recovery, and curation
- Unanticipated Encounter of Human Remains
 - Cultural-3: Standard notification process





Mitigation Measures: Geology and Soils

- Seismic Hazards
 - Geology-1 and -2: Conformance with California Geological Survey Guidelines for Evaluating and Mitigating Seismic Hazards
- Liquefaction
 - Geology-3 and -4: Implementation of recommendations of site-specific geotechnical investigation
- Soil Erosion
 - Geology-5 and -6: Best Management Practices





Mitigation Measures: Hazards and Hazardous Materials

- Construction Exposure to Hazardous Materials
 - Hazards-1, -2, and -3: Operations and Maintenance Plan for lead-based paints; testing, treatment, and disposal of hydrocarbon-contaminated soils; and DTSC Voluntary Clean-up Program





Mitigation Measures: Hazards and Hazardous Materials (continued)

- Undocumented and Abandoned Oil Wells
 - Hazards-4 and -5: Identification, remediation, and abandonment of oil wells to the standards of the Division of Oil, Gas, and Geothermal Resources
- Subsurface Gases
 - Hazards-6 and -7: Vapor barriers and passive venting systems consistent with recommendations of Health Risk Assessments






Mitigation Measures: Hazards and Hazardous Materials (continued)

- Underground Storage Tanks
 - Hazards-8 and -9: Remediation to County of Los Angeles standards
- Subsurface Gases
 - Hazards-10: Transport of such materials in conformance with CalTrans, RWQCB, SCAQMD and CUPA standards





LBMHC/MCH Expansion Project


 Draft EIR

Mitigation Measures: Hazards and Hazardous Materials (continued)

- Emergency Response and Evacuation Plans
 - Hazards-11: Construction plan for water supply, evacuation, and access for emergency response vehicles
- Chemicals of Concern
 - Hazards-12 through -15: Conformance with SCAQMD Rules 1150 and 1166 and specifications of DTSC Voluntary Clean-up Program



 

LBMHC/MCH Expansion Project


 Draft EIR

Mitigation Measures: Hydrology and Water Quality

- Construction Impacts to Surface Water Quality
 - Hydro-1 and -2: Storm Water Pollution Prevention Plan and Wet Season Erosion Control Plan
 - Hydro-3 and -4: Standard Urban Storm Water Management Plan and Best Management Practices



 

LBMHC/MCH Expansion Project


 Draft EIR

Mitigation Measures: Hydrology and Water Quality (continued)

- Degradation of Surface Water Quality during Construction
 - Hydro-4 and -5: Street sweeping and trash removal
 - Hydro-6: Incorporation of recommendation from hydrology study into plans and specifications


 

LBMHC/MCH Expansion Project


 Draft EIR

Mitigation Measures: Land Use and Planning

- No Significant Impacts




LBMHC/MCH Expansion Project


 Draft EIR

Mitigation Measures: NPDES

- Grading Impacts to Water Quality
 - Conform to NPDES permit to reduce transport of pollutants of concern




LBMHC/MCH Expansion Project


 Draft EIR

Mitigation Measures: Noise

- Construction Noise
 - Noise-1, -2, and -3: Equipment maintenance and engine enclosures; restrictions on construction operating noise; and use of state-of-the-art noise muffling devices for MCH




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Mitigation Measures: Public Services

- Security of People and Property
 - Public Services-1 and -2: Updated Security Plan and Lighting Plan




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Mitigation Measures: Transportation

- 2008 Traffic and Circulation
 - Transportation-1:
 - 7 of 10 intersections mitigated through roadway engineering and signal devices
 - 3 of 10 intersections can not be feasibly mitigated
- 2015 Traffic and Circulation
 - Transportation-2:
 - 2 of 5 intersections mitigated through roadway engineering and signal devices
 - 3 of 5 intersections cannot be feasibly mitigated




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Mitigation Measures: Transportation (Parking)

- Parking Demands Exceeds Existing Parking Supply
 - Transportation-3:
 - 259 existing excess parking spaces
 - 515 new on-site parking spaces
 - 534 leased (5 year) off-site parking spaces
 - Up to 1,400 parking spaces in future on-site parking structure




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Mitigation Measures: Utilities and Services Systems

- Solid Waste Generated from Construction
 - Utilities-1 and -2: Diversion of 50 percent of construction solid waste
- Solid Waste Generated from LBMHC and MCH Operations
 - Utilities-3 and -4: Trash and recycling receptacles in conformance with Solid Waste Reuse and Recycling Act




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Project Alternatives

- No Project
- Alternative A: delayed start for TCI until adequate on-site or off-site parking can be secured
- Alternative B: expedited commitment to construct an on-site parking structure with up to a 1,700-car capacity




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 **Draft EIR**

Public Participation

- Provide comments during this public workshop
- Complete comment forms (now or mail in later)
- Provide contact information for notification mailing list
- Planning Commission consideration of Final EIR (~May 2005)
- City Council consideration of Final EIR (~June 2005)



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Discussion and Questions
