

CITY OF LOMA LINDA  
CITY COUNCIL AGENDA

REGULAR MEETING OF APRIL 26, 2016

A regular meeting of the City Council of the City of Loma Linda is scheduled to be held Tuesday, April 26, 2016 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.*

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov).

*Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov) subject to staff's ability to post the documents before the meeting.*

Persons wishing to speak on an agenda item, including any closed session items, are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The City Council meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the City Council at this time; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

A recess may be called at the discretion of the City Council.

**Agenda item requests for the MAY 10, 2016 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, APRIL 25, 2016**

**A. Call To Order**

**B. Roll Call**

**C. Invocation and Pledge of Allegiance** – Councilman Lenart (In keeping with long-standing traditions of legislative invocations, this City Council meeting may include a brief, non-sectarian invocation. Such invocations are not intended to proselytize or advance any one, or to disparage any other, faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.)

**D. Items To Be Added Or Deleted**

**E. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)**

**F.** **Conflict of Interest** Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

**G.** **Scheduled And Related Items**

1. **Public Hearing** – Addendum to Program Environmental Impact Report pertaining to Modification to PPD 13-018 - Loma Linda University Health (LLUH) Campus Transformation Plan to increase the formerly approved 13-story building to a 16-story building and to increase parking by 157 spaces plus 11 designated ambulance parking spaces (Continued from April 12) [**Community Development**]

**H.** **Consent Calendar**

2. Demands Register

**I.** **Old Business**

**J.** **New Business**

**K.** **Reports of Councilmen** (This portion of the agenda provides City Council Members an opportunity to provide information relating to other boards/commissions/committees to which City Council Members have been appointed).

**L.** **Reports Of Officers** (This portion of the agenda provides Staff the opportunity to provide informational items that are of general interest as well as information that has been requested by the City Council).

**M.** **Adjournment**



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ron Dailey, Councilman  
John Lenart, Councilman

**COUNCIL AGENDA:** April 12, 2016  
**TO:** City Council  
**VIA:** T. Jarb Thaipejr, City Manager  
**FROM:** Konrad Bolowich, Assistance City Manager  
**SUBJECT:** Modification of LLUH Master Plan – Precise Plan of Design No. PPD 13-018

Approved/Continued/Denied By City Council Date _____
--

## SUMMARY

The applicant, Loma Linda University Adventist Health Sciences Center (LLUAHSC) dba Loma Linda University Health (LLUH) requests approval of minor modifications to their Campus Master Plan including changes to the height, square footage and surface parking for the new hospital building. An Addendum to the previously certified 2014 Program Environmental Impact Report (State Clearinghouse No. 2013051043) has been prepared by the City of Loma Linda Community Development Department to evaluate the proposed minor changes to the Campus Master Plan (PPD No. 13-018) (see Attachment – A).

## RECOMMENDATION

Staff recommends that the City Council:

1. Approve modifications to PPD No. 13-018 based on the Findings and Addendum (Attachment – B) for the LLUH Master Plan Project

## PERTINENT DATA

Property Owner/Applicant: Loma Linda University Adventist Health Sciences Center (LLUAHSC) dba Loma Linda University Health (LLUH)  
General Plan/Zoning: Healthcare, Institutional and Special Planning Area B  
Site: Approximate 23.8 acres  
Topography: Generally flat  
Vegetation: Urban landscaping including open grass areas, mature trees, shrubs and flower beds.  
Special Features: Currently developed as Loma Linda University Medical Center Campus.

## BACKGROUND

In 2014, the City prepared an EIR (SCH No. 2013051043) for the proposed LLUH Master Plan to construct and operate a multi-phased development including new facilities and improvements

to the existing campus facilities in order to accommodate existing demands in the services provided, and to meet regulatory requirements. The LLUH Master Plan Project analyzed in the EIR included the construction of new facilities, modernization of existing facilities, and replacement of a portion of the main hospital in response to California's SB 1953 Hospital Seismic Safety Act. It was determined that the principal areas of environmental impact were in the areas of: aesthetics, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, noise, and utilities. The 2014 Program EIR identified that impacts from greenhouse gases would remain significant after implementation of mitigation measures, all other impacts would be reduced to a less than significant level with mitigation incorporated. The City Council of Loma Linda certified a Final EIR and adopted mitigation measures and a Statement of Overriding Considerations.

### **EXISTING SETTING**

The approximate 23.8-acre Project Site evaluated in the EIR is centrally located in the City of Loma Linda. Specifically, the Project Site encompasses the existing LLUH campus located on the north side of Barton Road, on the west side of Anderson Street, on the east side of Campus Street, and generally south of the Union Pacific Rail Road (UPRR). A portion of the Elmer Digneo City Park, located north of the UPRR was included in the Project Site as a potential site for a new SCE substation to serve the campus. The geographic coordinate location of the Project Site is 34.049347 north latitude and -117.264011 west longitude.

Major arterials in the vicinity of the Project Site include Barton Road, Anderson Street, Redlands Boulevard, Mountain View Avenue and I-10. The San Bernardino International Airport is approximately 3.2 miles northeast of the Project Site. The UPRR is adjacent to the northern boundary of the campus.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The California Environmental Quality Act (CEQA) provides for several types of Environmental Impact Reports (EIR), each applicable to its own unique project circumstances. The City will serve as Lead Agency for the CEQA review and has determined the need for an Addendum to the 2014 EIR to address minor changes proposed to the Master Plan's project description.

If only minor changes to a certified EIR are required, then a lead agency, may prepare an Addendum to an EIR as described in CEQA Section 15164:

- (a) The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.
- (c) An Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

- (d) The decision making body shall consider the Addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The original parameters of the 2014 Program EIR for the LLUH Master Plan have not changed and the same significant impacts previously addressed are expected. To evaluate the Applicant's currently proposed increase in the height and stories of the hospital building and addition to the number of surface parking spaces on-site, the City acting as the Lead Agency pursuant to CEQA Guidelines, §15051, has determined that preparation of an Addendum to the certified 2014 Program EIR is the most appropriate action. It was further determined that the Addendum should focus only on the minor changes in aesthetic impacts that could potentially occur with the current hospital design. No other areas of environmental impacts that were addressed in the 2014 EIR are anticipated to change and no new impacts are anticipated to occur. Lilburn Corporation, under contract to the City, prepared an Addendum to the certified 2014 Program EIR in compliance with CEQA.

The City shall consider this Addendum with the final certified EIR prior to making a decision on the proposed changes to the Master Plan.

### **Public Review/Public Comments**

A Notice of Preparation (NOP) was prepared and circulated to all responsible agencies and interested parties on August 25, 2015 based on the then proposed changes to the LLUH Master Plan which were considered by the City to warrant the preparation of a Supplement to the 2014 EIR requiring public review. At the time the NOP was prepared the Applicant was proposing the following changes to the Master Plan: 1) an increase in the overall height of the hospital from 13 stories (215 feet) to 17 stories<sup>1</sup> (290 feet); 2) an increase in the hospital square footage from 732,000 square-feet (footprint of 130,000 square-feet) to 1,060,000 square-feet (footprint of 120,000 square-feet); 3) maintaining the current license bed capacity of 719 beds (the Certified EIR evaluated a decrease from 719 licensed bed to 650 licensed beds); 4) an increase in the size of the co-generation plant from 22 MV<sup>2</sup> to 32 MV; and 5) a change in the reuse of the existing hospital (Towers A and C) from sharing the 400,000 square-foot area between existing support services, out-patient services and potential future educational services to 400,000 square feet of out-patient services.

The lead agency determined at the time of the NOP release that the proposed revisions to the LLUH Master Plan could potentially result in significant environmental impacts in the resource areas of: Aesthetics, Air Quality; Greenhouse Gases; Traffic; and Utilities. The NOP was submitted to the State Clearinghouse and distributed to all responsible agencies and interested

---

<sup>1</sup> 17 stories plus "half" story above (penthouse) and "half" story below (base isolation mechanical floor).

<sup>2</sup> As analyzed in the Certified EIR, two options would continue to be considered in the construction of the utility plant including Option 1: new 34,000 SF utility plan and Option 2: expansion of the existing co-generation plant including 3,000 SF walled courtyard. Both options were reviewed for a 22 MV facility and the existing facility is 13 MV.

parties as required by CEQA and City of Loma Linda CEQA procedures (see Attachment A: NOP). The following issues were raised in two comments letters received on the NOP:

- **South Coast Air Quality Management District (AQMD)**
  - Identify any potential adverse air quality impacts that could occur from all phases of the Project and all air pollutant sources related to the project.
  - Quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>.
  - Calculate localized air quality impacts and compare results to localized significance thresholds (LSTs).
  - In the event heavy-duty diesel-fueled vehicles may be generated, a mobile source health risk assessment should be performed.
  - In the event of air quality impacts, all feasible mitigation measures should be utilized.
  
- **California Public Utilities Commission**
  - According to the NOP, the project area includes active railroad tracks. The Commission Rail Crossing Engineering Branch (RCEB) recommends that the City add language to the EIR so that any future development adjacent to or near the rail right-of-way is planned with the safety of the rail corridor in mind.

Since the scope of the Proposed Project has changed and resource areas proposed for examination in the NOP are no longer required (i.e., Air Quality/GHG, Traffic, and Utilities), the comments provided by the two agencies are no longer relevant to the analysis for the proposed Master Plan changes. No impacts related to air quality or greenhouse gases would occur since the sizing of the utility plant remains as evaluated in the 2014 EIR, and the number of licensed beds (719) would not change and therefore traffic remains as accounted for in the South Coast Air Quality Management District's current Air Quality Management Plan (AQMP).

With regards to the comment received from the California Public Utilities Commission, the boundaries of the LLHU Master Plan extend north to, and do not include, the Union Pacific Railroad (UPRR) tracks. There are no campus buildings, parking or other facilities located within 300 feet of the railroad and no changes to the existing conditions are proposed. The extent of the construction of the hospital would be limited to the existing parking lot located at the corner of Barton Road and Anderson Street over 3,000 feet south of the existing railroad tracks. No impacts were addressed in the 2014 Program EIR with regard to railroad safety and no new impacts have been identified with regard to the minor changes proposed to the LLUH Master Plan.

The responding agencies identified above as well as other agencies that received information about the project from the California State Clearinghouse, will receive a copy of this Addendum and a revised NOC noting the change in the proposed Master Plan changes and the date of a public hearing before the City Council.

Under CEQA Section 15162 (c) an Addendum is not required to be circulated for public review. The Addendum shall be placed within the administrative record for the Campus Master Plan and is included with the Final EIR.

## **ANALYSIS**

### **Project Description**

The original 2014 Program EIR prepared and certified for the Master Plan, included review of the construction and operation of a new 13-story (approximately 215 feet in height), 732,000 square-foot hospital with 464 beds to replace a portion of the seismically-noncompliant existing hospital, and 80 parking spaces. After completion of the final design of the hospital, LLUH determined that it would require more square footage than originally envisioned. It was determined that the new hospital would need to be constructed as a 16-story (approximately 269 feet in height) (Attachment – C), approximately 1,000,000 square-foot hospital to replace a portion of the seismically non-compliant existing hospital, and an addition of approximately 157 parking spaces plus 11 designated ambulance parking spaces. The total licensed capacity of the facility was reviewed in the certified Program EIR as a proposed decrease from 719 beds to 650 beds. Based on currently projected needs, it has been determined by LLUH that the total licensed capacity should remain at 719 beds. (No approval of the previously proposed decrease in licensed beds was granted subsequent to the EIR by any hospital licensing agency/organization).

The additional square footage currently proposed would be achieved by adding three stories to the original design; there is no proposed change in the hospital footprint that was previously evaluated in the EIR. In addition maintaining the existing number of licensed beds would not result in additional traffic trips. The increase in surface parking from 80 spaces to 157 spaces plus 11 designated ambulance parking spaces is the result of reconfiguration of the hospital entry (PPD No. 14-162), which was reviewed and approved by the City Council in 2015 subsequent to the Master Plan approval. The proposed minor change in total stories and height (from 13 to 16 stories, an increase of 54 feet) would not result in any new impacts or require additional mitigation (see EIR Addendum Section 4.0).

Given these proposed changes to the LLUH Master Plan, the City, acting as the Lead Agency pursuant to CEQA Guidelines, §15051, has determined that an Addendum to the certified 2014 EIR is the appropriate document to address minor changes proposed for development of the hospital. Since only minor changes have occurred and proposed changes would not produce any additional impacts not previously addressed in the certified 2014 EIR, the City of Loma Linda finds that these minor changes can be addressed as an Addendum and do not require preparation of a subsequent EIR. Under CEQA Section 15162 (c) this Addendum is not required to be circulated for public review but can be included in or attached to the 2014 Final EIR.

### **Site Analysis**

Surrounding land uses, General Plan Land Use Designations and Zoning Districts for the existing campus site are shown below.

*Existing Land Use and General Plan/Zoning Designations*

Direction	Existing Land Use	General Plan Designation	Zoning Designation
Campus Site	LLUH	Healthcare, Institutional	Institutional
North	Vacant land, Union Pacific RR Tracks, Loma Linda Academy	Special Planning Area B, Institutional	Institutional
South	Barton Road, LLUH East Campus, Single-family Residential	Healthcare, Low Density Residential	Institutional, Single Residence (R-1)
East	Anderson Street, Commercial, LLUH related facilities	Special Planning Area C, Institutional	Institutional
West	Campus Street, LLUH parking, Multi-family residential	Institutional	Institutional, Duplex (R-2), Multi-Family Residence (R-3)

Proposed changes to the Campus Master Plan including additional stories, square footage and parking spaces are consistent with the City’s General Plan Land Use and Zoning designations and the Policies and Guidelines within the General Plan, and therefore do not represent a conflict.

**Measure V Compliance**

On November 7, 2006, the Loma Linda voters passed Measure V (the Residential and Hillside Development Control Measure). The LLUH Master Plan Project was analyzed using the adopted development guidelines in Chapter 19.16 of the Loma Linda Municipal Code (LLMC) and determined that the LLUH Master Plan complies with the requires of Measure V, as follows:

Section 1 (F) Principle Six — Traffic levels of service throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development; and Section 1 (F)(2), *Levels of Traffic Service Throughout the City Shall Be Maintained*, specifically:

*To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed. In any location where the Level of Service is LOS F at the time an application for a development project is submitted,*

*mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time an application for development is filed. Projects where sufficient mitigation to achieve the above stated objectives is infeasible shall not be approved unless and until the necessary mitigation measures are identified and implemented.*

As stated in Section 2 (B) Exemption, the LLHU Master Plan Project is considered exempt from certain restrictions of the Principles of Managed Growth as follows:

*Certain Non-Profit Entities. Development projects that directly further the primary institutional purposes of Loma Linda University Adventist Health Sciences Center and/or related entities or subsidiaries are exempt from the traffic level of service requirements except as to those related to the Hillside Preservation Area, the Hillside Conservation Area and the Expanded Hillside Area, the building height requirements, and the maximum allowable residential densities except for those set forth for the Hillside Conservation Area and the Hillside Preservation Area, so long as such development projects are either 1) non-residential in character, or 2) provide only student and/or staff housing for those exempt entities. In no event shall such entities be exempt from the standards established in Principle Two of this Chapter 2A.*

However, in a good faith effort, a TIA was prepared for the Master Plan by Kunzman Associates, Inc. in July 2013. The traffic analysis accounted for the redistribution of traffic volumes with the construction of the new parking areas and access points. It should be noted that the central utility plant and electrical substation were accounted for with the area-wide growth projection of future traffic volumes. The dental school addition and research building trip generation were based upon the number of students at the Loma Linda University and no new students were proposed. Proposed changes to the Campus Master Plan including three (3) additional stories resulting in an increased height, additional square footage and surface parking spaces would not result in additional traffic trips. In addition, maintaining the existing number of licensed beds, would not result in traffic trips greater than what was previously projected. The increase in surface parking from 80 spaces to 157 spaces plus 11 designated ambulance parking spaces is the result of reconfiguration of the hospital entry (PPD No. 14-162), which was reviewed and approved by the City Council in 2015 subsequent to the Master Plan approval. The proposed minor change in total stories and height from 13 to 16 stories (an increase of 54 feet) would not result in any new impacts or require additional mitigation.

## **FINDINGS**

### **Precise Plan of Design Findings**

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

“If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.”

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:

1. *That the use applied for at the location set forth in the application is a proper one for which a conditional use permit is authorized by this title.*

The Proposed Project located within the City of Loma Linda would be consistent with the City’s established land use designation and zoning designation for the Project Site. The Proposed Project would be consistent with the City of Loma Linda General Plan. The Proposed Project, which is defined as minor changes to the LLUH’s Campus Master Plan as it relates to the construction of the hospital, would be constructed within an existing urban area and specifically on a health care campus adjacent to other health care land uses which would not result in incompatible land uses in the area.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The Proposed Project is consistent with Institutional Guiding Policy 2.2.6.1 in the General Plan (May 26, 2009), which states that the City will increase the functionality, identity, and the appearance of Institutional development, through appropriate land uses and land use controls, site planning, and use of design elements. Proposed changes to the LLUH’s Master Plan include three stories to be added to the hospital from 13 stories to 16 stories, an increase in square footage from 732,000 square feet to 1,000,000 square feet, an increase in surface parking from 80 spaces to 157 spaces in addition to dedicated ambulance parking, and maintaining the existing number of licensed beds. As proposed, changes to the LLUH’s Master Plan would continue to strengthen the identity of the facility in the surrounding area.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

Proposed changes to the Campus Master Plan would not affect the planned location or footprint of the hospital structure. The hospital would be constructed on an existing surface parking lot just east of the existing hospital and is adequate in size and shape to accommodate the Proposed Project. Therefore, changes to the Master Plan would not change any aspect of the Project Site

which was found to accommodate the proposed hospital and will be compatible with the existing and future land uses.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The Project Site has access from Barton Road and from Anderson Street, which will continue to accommodate the type and quantity of traffic generated by the LLUMC. The Project would not generate any new traffic but would result in the redistribution of traffic around the campus.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will not be jeopardized with implementation of the proposed modification to the LLUH's Campus Master Plan. No additional Conditions of Approval are required for the Campus Master Plan and the proposed changes to the plan would remain compatible with the surrounding uses and neighborhood.

## **LLUH Master Plan CEQA Findings**

### Findings on the Addendum

In determining that the 2014 Program EIR was adequate for the City's consideration of the proposed minor changes to the Campus Master Plan, the City considered whether further environmental review was needed based upon the requirements of CEQA Guidelines §15162 and 15163. In accordance with CEQA Section 15164, since only minor changes to the certified EIR are required, planning staff determined that an Addendum to the EIR is the appropriate environmental documentation for the City's consideration of the Proposed Project.

### Findings on Recirculation

In accordance with CEQA Section 15164(c), an addendum does not need to be circulated for public review but can be included in or attached to the Final EIR. The Addendum (see Attachment A) contains modifications related to the new information. Since the minor changes would only affect the visual aspects of the Master Plan, only the aesthetics section of the EIR was reviewed. The Addendum is herein provided to the City Council and has been noticed as available to the public. The minor revisions proposed do not include any significant changes to the Campus Master Plan or the environmental setting in which the Proposed Project is to be undertaken and no additional discretionary approvals are required as a result of the changes. Therefore, preparation of a subsequent EIR and/or recirculation of the Draft EIR was determined to not be necessary.

### Environmental Impact Findings

The City's staff report, addendum, and written and oral testimony at public hearings serves as the basis for the City's environmental determination. The addendum addresses minor changes proposed to the LLUH's Campus Master Plan and finds that proposed changes to the proposed

stories, height, square footage and surface parking spaces, and number of licensed beds, would not create a significant impact not previously identified within the certified 2014 Program EIR. A detailed analysis of the aesthetic resources at the campus and within the vicinity of the Proposed Project as it relates to the proposed changes of the Campus Master Plan is presented in the addendum.

## **CONCLUSION**

Staff recommends approval of the modification of the Campus Master Plan because it is consistent with the General Plan (as amended by Measure V) and in compliance with the LLMC Code requirements. The changes to the Master Plan will occur within the boundaries of the existing LLUH campus and therefore, will not divide an established community. Proposed changes will assist in the expansion of services that are key to Loma Linda's growth and compatible with the community vision. Changes to the Campus Master Plan are consistent with the City's General Plan Land Use and Zoning designations and the Policies and Guidelines within the General Plan, and therefore do not represent a conflict.

City Council does not need to take action on the addendum. In accordance with CEQA Section 15164, the addendum shall become a part of the administrative record and will be available for public review in the event it is requested.

Report prepared by:

Guillermo Arreola  
Senior Planner

## **ATTACHMENTS**

- A. Campus Master Plan – Modified
- B. Addendum
- C. Massing Attachment



LOMA LINDA UNIVERSITY

# Loma Linda University

Campus Transformation Project - Master Plan

# Table of Contents

## **VISION**

Goals and Guiding Principles  
Service Area

## **SUMMARY**

Project Summary  
Phasing  
Phase 1 Sub Phases

## **LAND USE**

## **PARKING**

Existing Monitoring  
Parking Modifications

## **LANDSCAPING**

## **SITE ACCESS**

## **HELISTOPS**

## **TRAFFIC**

## **HOSPITAL CONCEPTS**

Building Design Study

November 2013

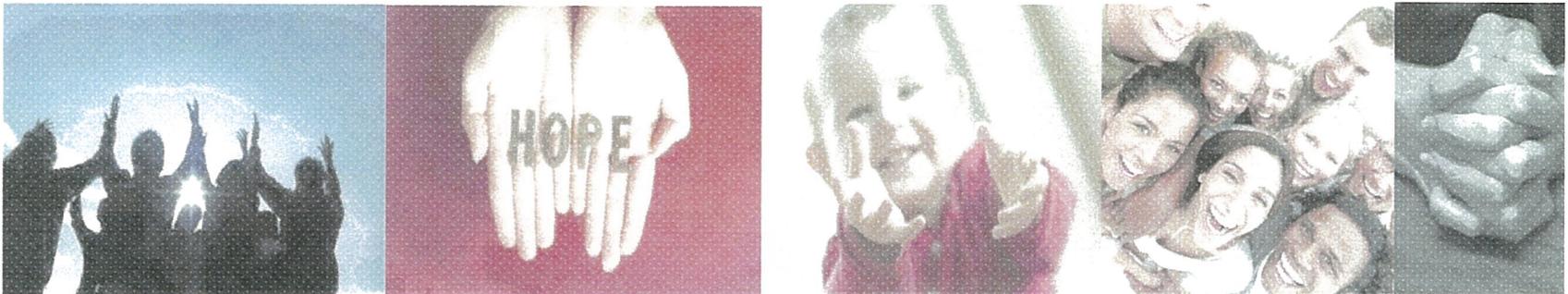


LOMA LINDA UNIVERSITY

ATTACHMENT A



Mission – Continue the teaching and healing ministry of Jesus Christ



Vision – Innovating excellence in Christ-centered health care



Value – Compassion, Integrity, Excellence, Teamwork and Wholeness

November 2013



## VISION

*Our vision is to create a landmark destination for an educational, collaborative, inter-professional, whole-person care model that provides the flexibility for our journey into the 22<sup>nd</sup> Century.*

## GOALS and GUIDING PRINCIPLES

### **Culture and Mission**

- Importance of communicating an integrated message of Teaching, Healing and Faith to the community
- Reflecting a culture characterized by collaboration and sense of practicality

### **Standard of Care**

- Provide the optimal environment and care pathways that supports **whole person care** for patients, students and staff
- Support the distinct identities of the Children's Hospital and the University Hospital
- Reflect Planetree approach (friendly and appropriate) to patient- and family-centered care
- Support the continuum of care that integrates the healing care with wellness care
- Provide flexibility that allows and encourages the ongoing evolution of the care model



# Vision

## **Operational**

- Envision new model of care that improves patient outcomes while using less resources - change how people work
- Support sustainable efficiencies and cost-effective operations that support continuous improvement and operational redesign
- Cutting edge research, advanced therapies by superstars who integrate intelligence at intersection of disciplines

## **Design**

- Iconic building that makes a statement
- Should support the distinct identities of the Children's Hospital as well as the University Hospital
- Design should be inviting (encourage faculty/students to spend time), de-stress, not cold and governmental
- Create a sense of sacred spaces that is distinct from other environments, that potentially draws from faith-based expressions
- Provide the highest and best use of space and most flexible solution that meets the fixed budget and schedule
- Strategies to effectively use backfill space should be identified and explored

## **Teaching and Research**

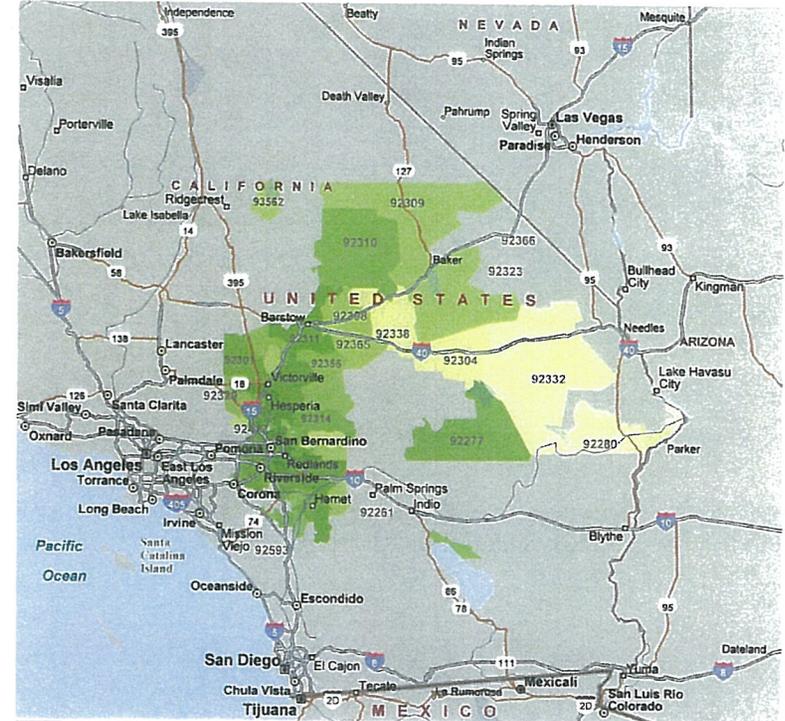
- Increase engagement of SOM in the clinical environment –translational medicine
- Support multi-disciplinary collaborative teaching models
- Support inter-professional education and learning
- Create an environment that fosters discovery and cross-pollination that is essential to advancing innovation and research



# Service area

Approximately 4,500 students study in eight schools and the Faculty of Religion and Faculty of Graduate Studies located on the campus. More than 55 programs are offered by the schools of Allied Health Professions, Dentistry, Medicine, Nursing, Pharmacy, Public Health, and Behavioral Health. Curricula offered range from certificates of completion and associate in science degrees to doctor of philosophy and professional doctoral degrees.

Loma Linda University Medical Center (LLUMC) and Children's Hospital (LLUCH) has one of the largest academic teaching and clinical programs in the United States. Regionally LLUMC is the only tertiary care hospital and the only Level 1 Regional Trauma Center for Inyo, Mono, Riverside, and San Bernardino counties. The Children's Hospital is only one of eight Children's Hospitals in the State of California. LLUMC's primary service area comprises a quarter of the State of California's total land area with a population of approximately 3.5 million people. Each year, LLUMC treats over 58,000 emergency cases, admits more than 33,000 inpatients, and serves over 500,000 outpatients. LLUMC is in the process of separately licensing the Children's Hospital from the Adult Hospital



Loma Linda University Children's Hospital is the sole children's hospital for almost 1.3 million of California's youth (San Bernardino, Riverside, Inyo, and Mono Counties). With over 275 beds solely for children, the American Board of Surgeons has designated the Children's Hospital as a Level 1 Trauma Center, providing the highest level of trauma care within the Inland Empire four-county area. Each year, more than 15,000 children stay at the hospital and over 130,000 children visit the hospital for ambulatory care. The only medical facility in the Inland Empire specializing in the care of children, the Loma Linda Children's Hospital transports over 1,100 critically ill or injured children each year from surrounding hospitals.

# Project Summary

LLUH is proposing a Master Plan to include the renovation of its campus. The Project consists of a multi-phased development to construct new facilities and improvements to the existing campus in order to accommodate existing demand for the services provided and to meet regulatory requirements. The Proposed Project would provide construction of new facilities, modernization of existing facilities, and replacement of a portion of the main hospital in response to California's SB 1953 Hospital Seismic Safety Act. It is anticipated that the Master Plan would be built out in two phases over an estimated ten-year period

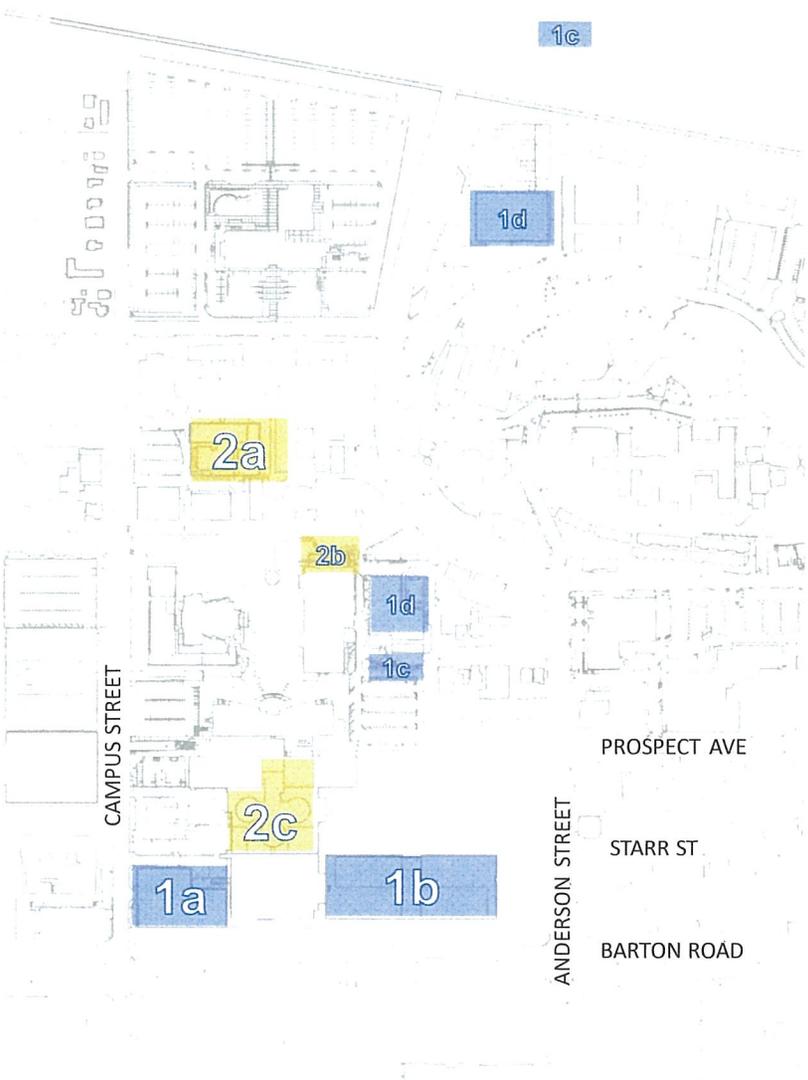
The LLUMC is composed of a number of different structures that are connected including: the original 1967 building (round towers and buildings below them), the radiology building known as the Schuman Pavilion built in the mid 1980's, and the Children's Hospital built in the late 1980's. Only the 1967 portion of the hospital would be non-compliant in 2020. It is this portion of the hospital that would be vacated and a new hospital is proposed to replace existing uses. Since certain operations of the Children's Hospital occur within the 1967 structure, the new hospital would include a designated area for children as well as adults. Upon appropriate separation from the 1967 building, the current Children's Hospital would remain in compliance with SB 1953.

Proposed facilities and improvements associated with the Master Plan include:

- 1) a seven-story, approximately 250,000 square-foot, 760-space patient and visitor parking structure;
- 2) a 13-story approximately 732,000 square-foot hospital with 464 beds and 80 parking spaces;
- 3) an approximate 34,000 square-foot new or upgraded central utility plant;
- 4) an approximate 14,000 square-foot Southern California Edison (SCE) on-site or off-site electrical substation;
- 5) a two-story, approximately 9,000 square-foot addition to the existing dental school;
- 6) a four-story approximately 90,000 square-foot research building; and
- 7) tenant improvements and adaptive reuse of the vacated portions of the existing hospital

Improvements and upgrades at the campus would also include potential expansion of utility lines or other infrastructure updates within streets that occur within the Project Site (i.e., Anderson Street, Campus Street, etc.).

# Phases



## Phase 1

1a - Parking Structure

1b - New Hospital and Site Development

1c - Electrical Substation

- Option 1 – Elmer Digneo Park
- Option 2 – Dental Parking Lot

1d - Utility Plant

- Option 1 - New Building at TES tank
- Option 2 – Renovation of Existing Cogen Building

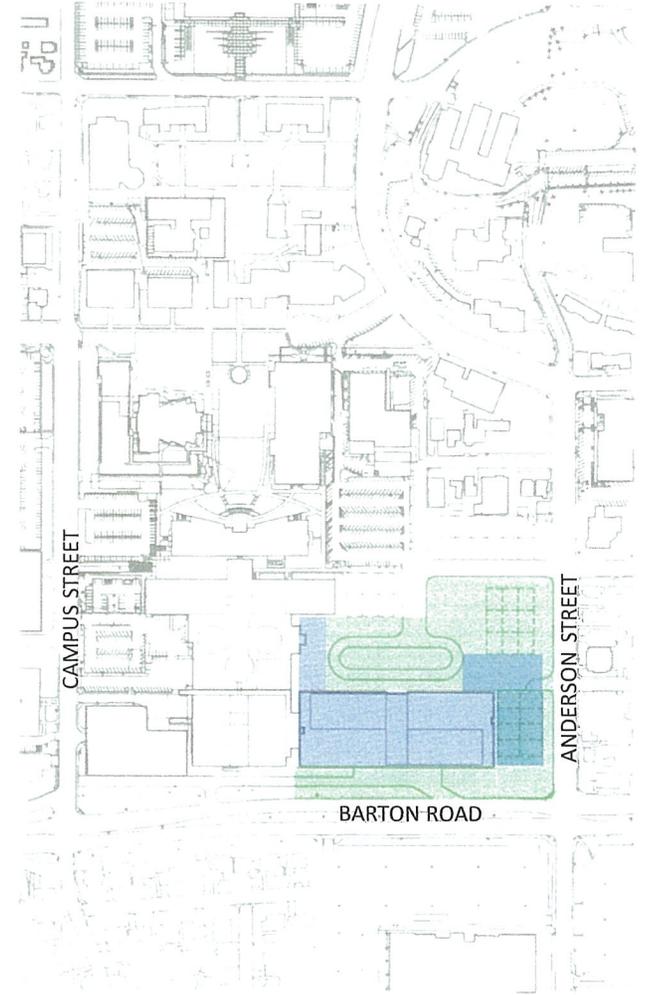
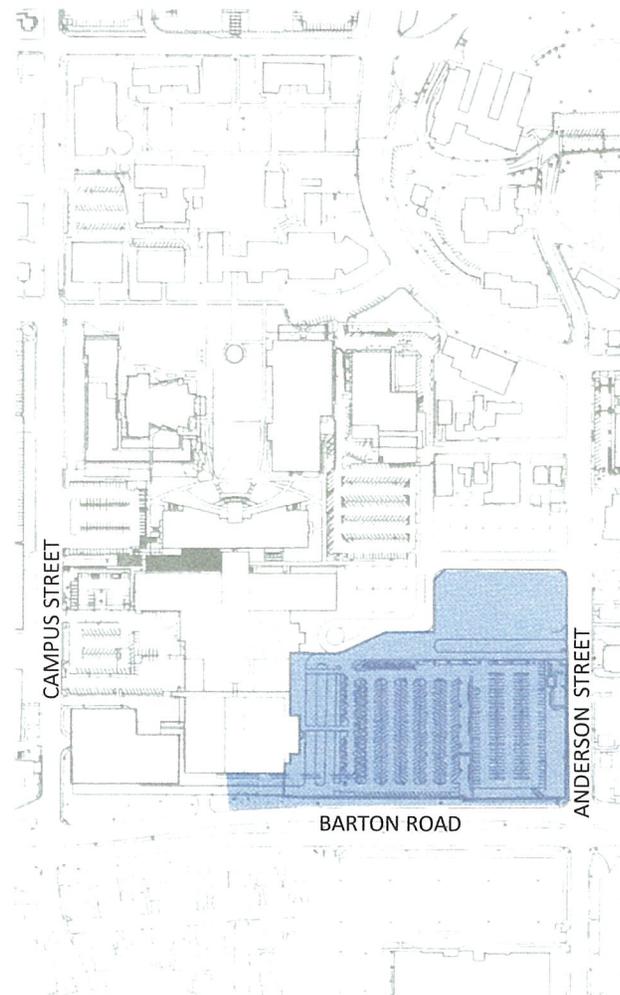
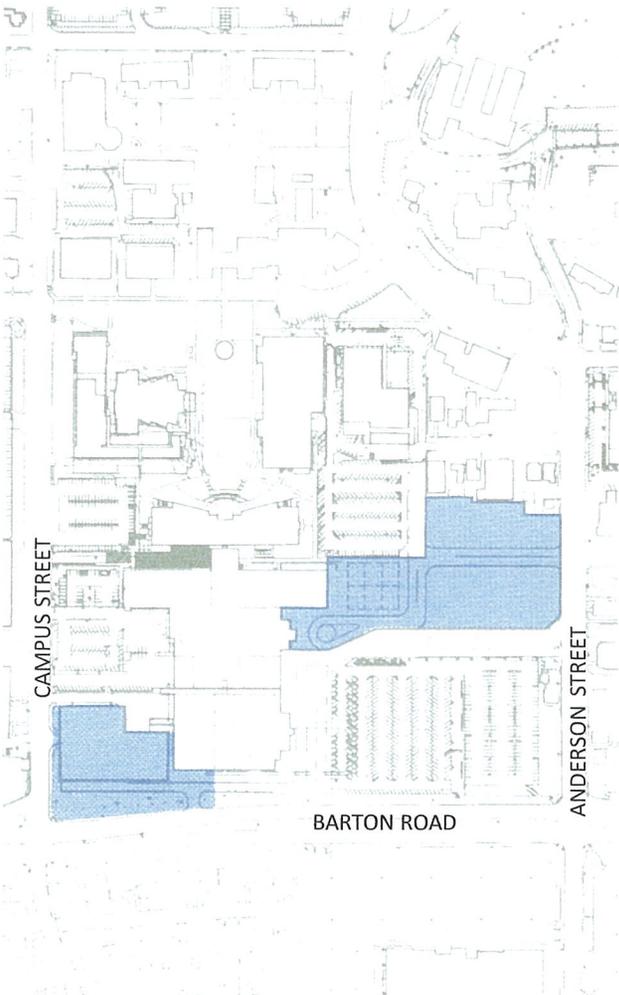
## Phase 2

2a - Research Building

2b - Dental School Addition

2c - Existing Building Re-use

# Phase 1 sub phases



2015 - Parking structure and main entrance relocation and alignment to Prospect

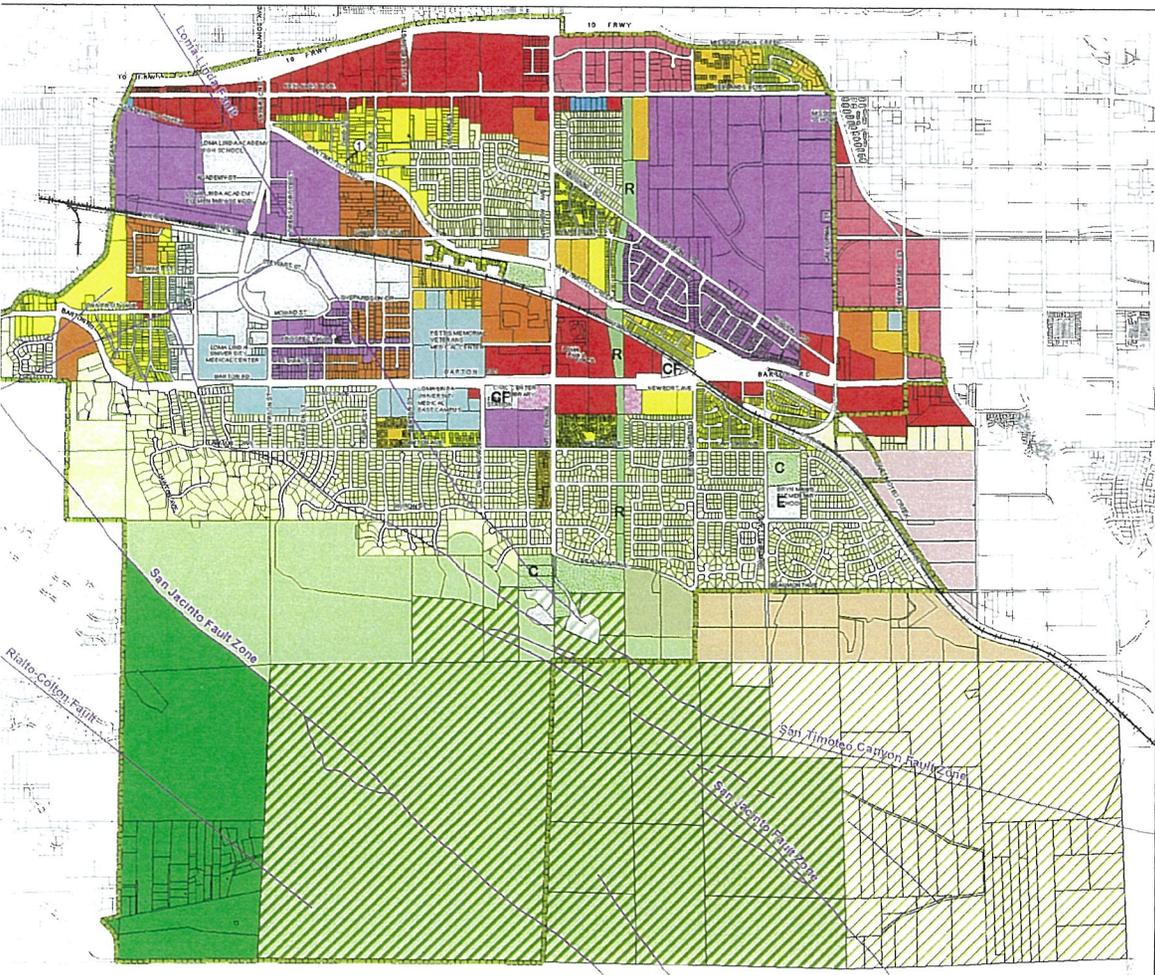
2016 – Main building construction

2019 – Main building move in, final site work, and ED entrance alignment to Starr Street

November 2013



# General Plan Land Use Map



**Land Use**

- Rural Estate (0 to 1 du/ac)
- Very Low Density Residential (0 to 2 du/ac)\*\*\*
- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 25 du/ac)\*\*\*
- South Hills
- South Hills Preserve
- Expanded Hillside Area
- Hillside Conservation Area (0 to 1 du/10 ac)\*
- Low Density Hillside Preservation (0 to 1 du/10 ac)\*\*
- Medium Density Hillside Preservation (0 to 1 du/5 ac)\*\*
- San Timoteo Creek Area
- Commercial
- Business Park
- Office
- Special Planning Area
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

**Public and Quasi Public**

- E Elementary School
- R Riding & Hiking Trails
- C Community Park
- CF Community Facilities

**Conditions Specified under Measure V**

\*Potential bonus of up to 1 du/5 acres when criteria of Hillside Conservation designation are met.  
 \*\*Potential bonus when specified criteria of Chapter 2A of the General Plan are met.  
 \*\*\*Future residential land uses not specified on the map.

Scale: 0 0.237 0.475 0.950 1.425 1.800 Feet

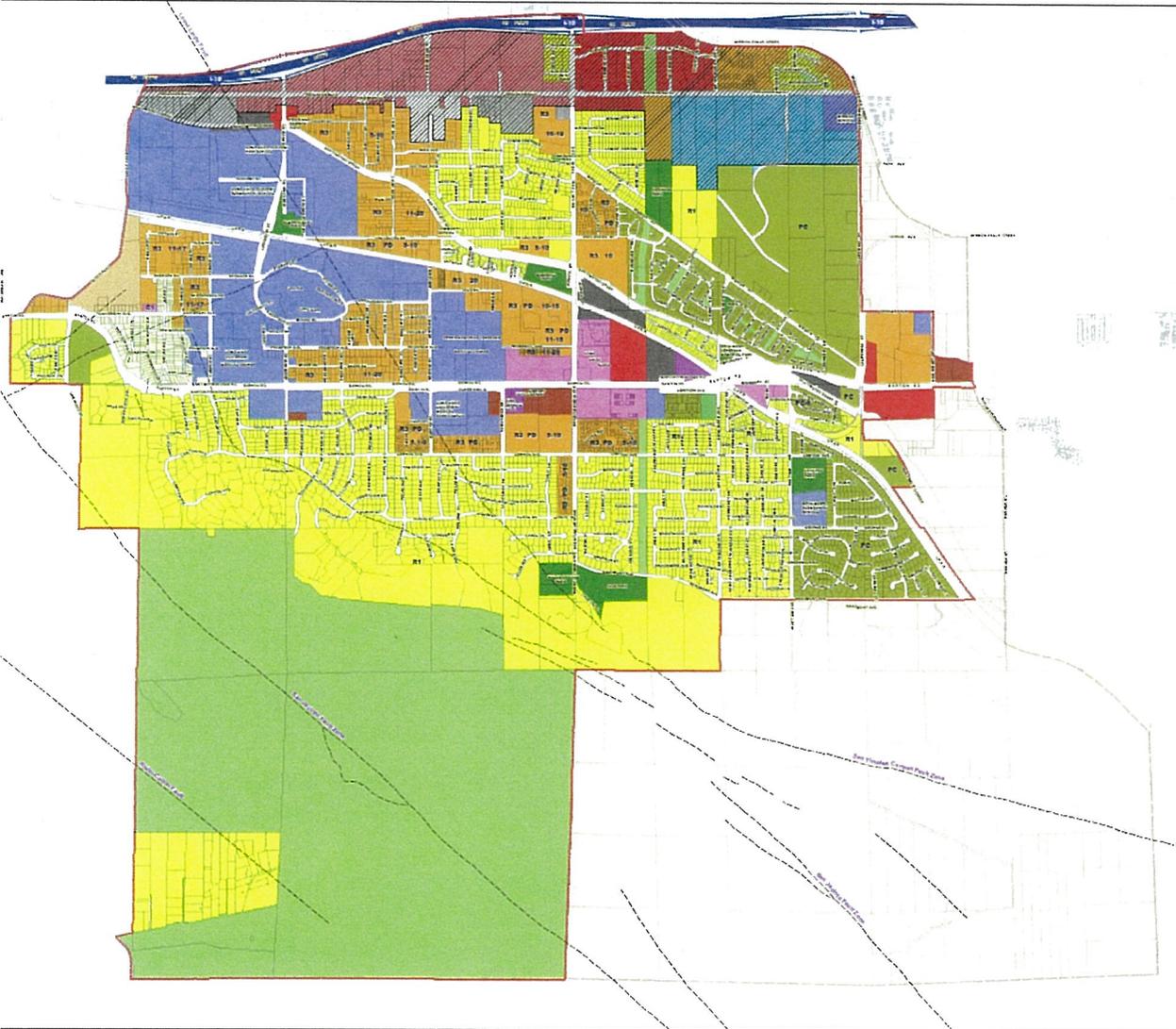
**Amendments**

City of Loma Linda  
 Adopted  
 General Plan  
 Land Use  
 Adopted May 26, 2009

## Loma Linda General Plan Use

All proposed projects are located on sites listed as Institutional and Health Care land use under the city's current general plan adopted in May, 2009. The project will not require any change in land use for any of the proposed developments. All development will occur on private property owned by LLUASCH.

# Zoning



**Zoning Legend**

- City Sphere of Influence
- CITY HALL / CORP YARD
- INSTITUTIONAL (I)
- ADMIN. PROFESSIONAL OFFICES (AP)
- NEIGHBORHOOD BUSINESS (C1)
- GENERAL BUSINESS (C2)
- COMMERCIAL MANUFACTURING (CM)
- COMMERCIAL INDUSTRIAL
- RESTRICTED MANUFACTURING (MR)
- SINGLE RESIDENCE (R1)
- DUPLEX (R2)
- MULTI FAMILY RESIDENCE (R3)
- MOBILEHOME PARK (R4)
- AGRICULTURAL (A1)
- PLANNED COMMUNITY (PC)
- PARK
- PARK - OPEN SPACE
- HILLSIDE

RS ..... SINGLE FAMILY RESIDENTIAL  
 2500-RM ..... MULTI-FAMILY RES 15 DU MAX.  
 IC ..... COMMERCIAL INDUST  
 CG ..... GENERAL COMMERCIAL  
 SD ..... SPECIAL DEVELOPMENT  
 PI ..... PUBLIC INSTITUTIONAL

**East Valley Corridor Legend**

- EAST VALLEY CORRIDOR
- EVC-INSTITUTIONAL
- EVC-GENERAL BUSINESS
- EVC-GENERAL COMMERCIAL
- EVC-COMMERCIAL INDUSTRIAL
- EVC- SINGLE FAMILY RESIDENTIAL
- EVC-MULTI FAMILY RESIDENCE
- EVC-SPECIAL DEVELOPMENT

--- FAULT LINES  
 --- CITY LIMITS

0 358 716 1432 2148 2864 Feet

City of Loma Linda  
Zoning Map

The project will not require any changes in zoning. The Institutional (I) Zone has no restrictions on area or height.

**Setbacks for I zoned properties:**

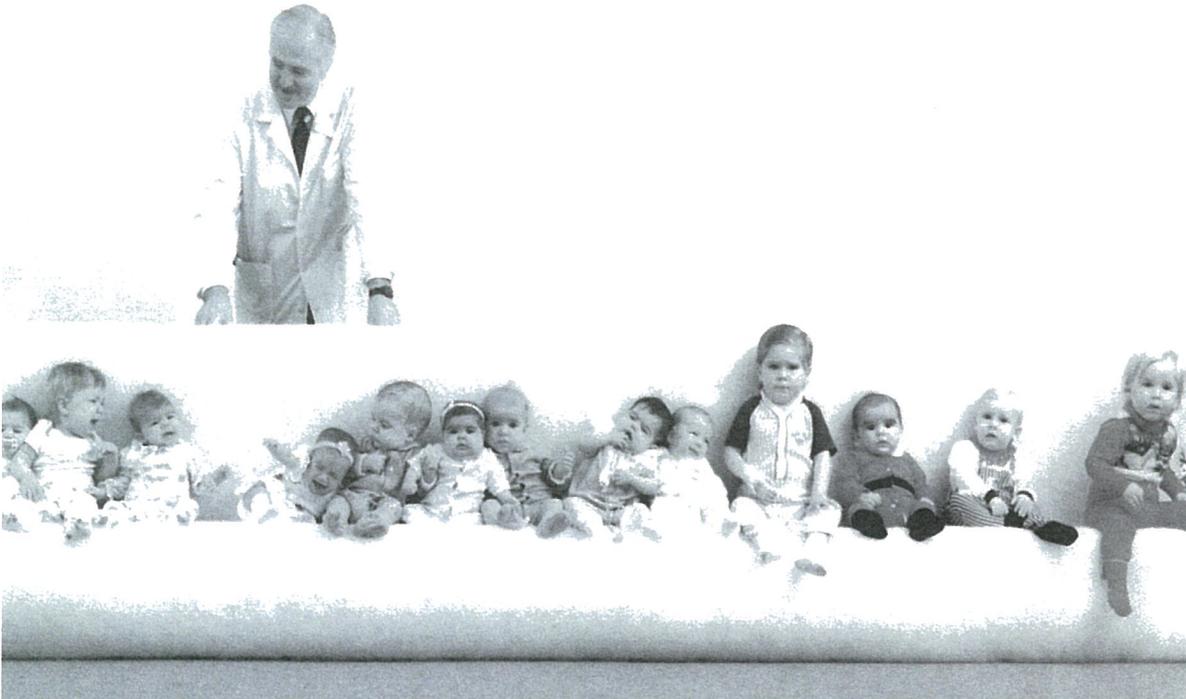
- Front yard: 25 feet
- Side and Rear yard: 10 feet

# Parking

## Parking monitoring agreement

Given the complexity of uses over the campus, LLUAHSC currently has an agreement to monitor and manage the parking supply to ensure adequate spaces are available to the users and the public. Under this agreement LLUAHSC monitors and records all parking inventory weekly to ensure open space availability.

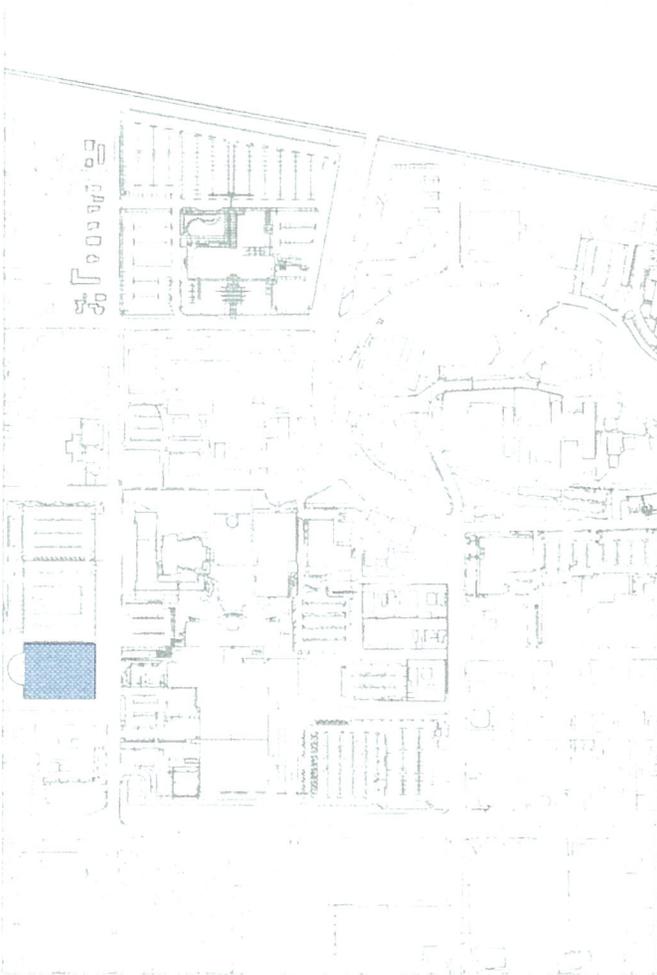
This agreement will be maintained throughout the development of the master plan.



07/10/2013 09:30

LLUAHSC Parking Survey Form 12/21/2011		Total of # Spaces	# Spaces Unoccupied	# Spaces Filled	Notes
A-annex	Patient Overflow	118	1		
A-east	MC Patient /Visitor	176	10		
A-Main	MC Patient /Visitor	273	34		
B	Admin	58	14		
C	MC Emergency	35	2		
D	MC North Loading Dock	18	7		
E	MC Service & Loading	52	6		
E North	MC West of Research Wing	10	0		
F North	West Hall - North	79			
F South	West Hall - South	50	19		
F West	West Hall - West of F North	48			
G	Parking Structure	1,598	33		
G East	Physician Parking	63	6		
G West	MC Contractor Parking	44	1		
J1	FMO Employee Lot	522	13		
J2	Ronald McDonald House	26	16		
DP	Dental Patient Parking	197	6		
K	Power Plant	68	6		
L (L 1, 2, 3)	Student Apts.	108	43		
M	Old Mortuary	12	0		
P South	University Arts	35	2		
N	Market, PO, CU, etc.	317	7		
N-6	Fdn Employees	49	28		
Q North	Nichol Hall	198	32		
Q West	Nichol Hall	62	23		
Q South	Nichol Hall	35	13		
P-1	Central Bldg	63	19		
P-2*	Central Bldg	19	13		
P-2*	Old Motel	18	11		
S	Nichol Hall	67	1		
T	Campu Hill Church	44	2		
U	Physical Plant Overflow	140	79		
V	Mortensen & Risley	114	12		
W	Block Bldg	30	24		
X	Centennial Lot	810	18		
X1	Centennial - East Lot	120	73		
X2	Centennial Lot (SW)	102	3		
Z	Student Center	5	3		
DC-1	Drayson Center (West)	109	2		
DC-2	Drayson Center (East)	101	0		
DC-3	Drayson Center (West)	109	26		
DC-4	Drayson Center (East)	101	72		
DY	Dialysis Center	42	3		
O	FMO Patients & Staff	505	147		
MT	Campus Engin/Printing	11	7		
SK	Speech Therapy Trailer	4	1		
SP	Starr St. Parking (Valet)	31	10		
ST	Landscape & Const.	26	13		
SB	Shepardson - Benton	256	135		
SB - Gravel	Shepardson - Benton	230	230		
LLUAHSC 101	LLUAHSC Svcs 101	545	635		
	LLUAHSC Svcs 101		109		
	Total Spaces Avail.	7,739			
	LLU Parking Utilization				

# Campus Parking Modifications



2014

## Parking modifications and total counts

### 2013 Existing Conditions

The current parking space count campus wide is 7,739 and is actively managed by LLU staff.

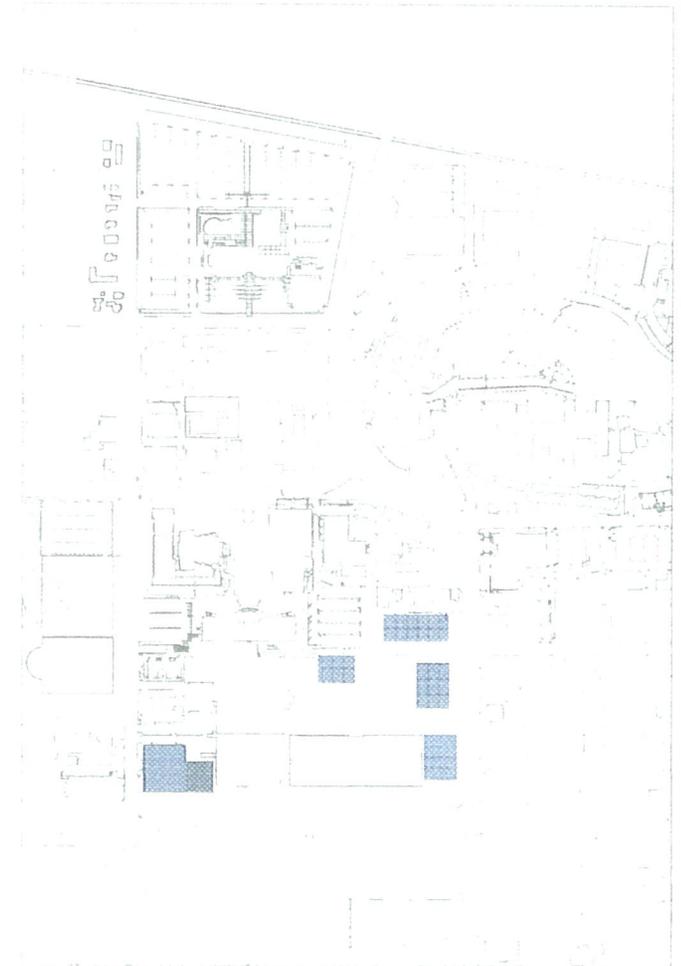
### 2014

With the opening of the West hall parking structure currently under construction, the total parking count in 2014 will be 8938 spaces.

### 2020 Final development

During construction parking will be managed under the parking agreement with the city to maintain operational level of parking and usability to patients, students, staff and the public.

At final build out the campus will have 9300 spaces in 2020.



2020

# Landscaping

## Landscape Master Plan 2008

- LLU has previously adopted a Landscaping master plan developed in 2008 by Gruen associates.

## Development of campus landscape plans

- Future designs and developments will adhere to the spirit of this document and review any revisions with the city to ensure conformance to standards.

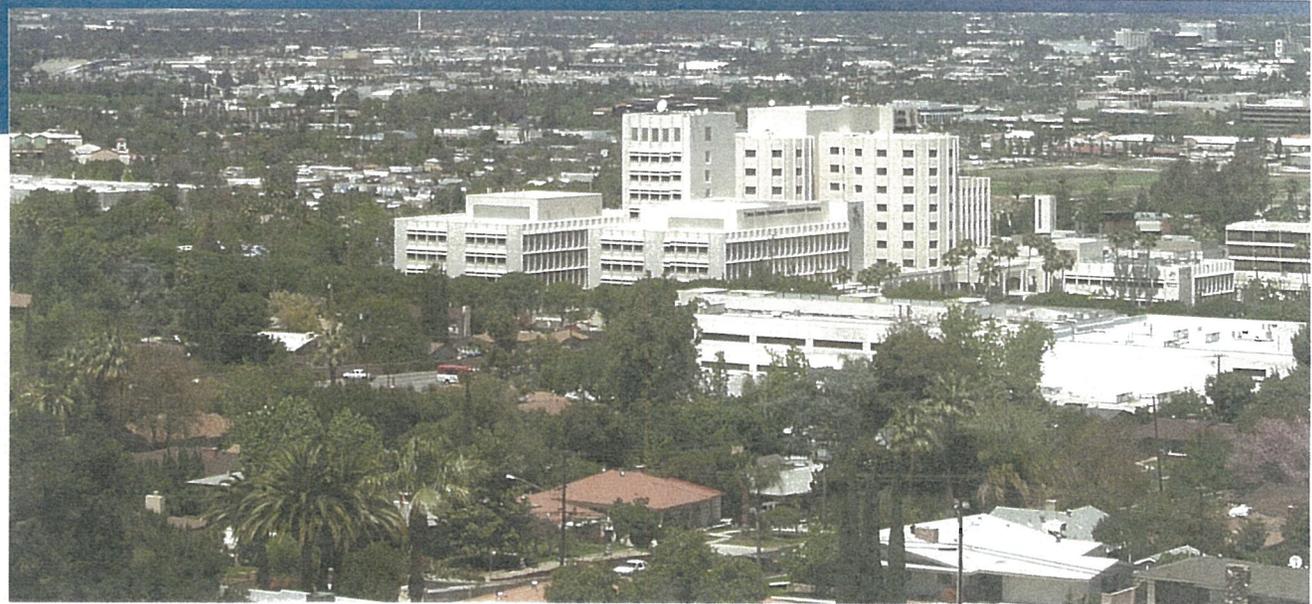


Figure 1: Location of Proposed Trees

Legend	
Anderson Street	Jacaranda mimosaefolia Jacaranda
Barton Rd Campus Street	Fraxinus angustifolia 'Repsolant' #nywood ash
W.R. Drive	Schinus molle California pepper
Neural St. (Prop. Road)	Platanus acerifolia 'Bicolorped' London plane tree
Prospect Avenue	Washingtonia filifera California fan palm Washingtonia robusta Mexican fan palm
Palmdale Street	Ficus elastica Albizia rosea Ficus palmifera Albizia rosea Ficus exoniensis Canary Island pine
Shepardson Drive	Platanus acerifolia Chinese pistache
Westwood Avenue	Koeleria terminalis Chinese flame tree
University Avenue	Zelkova serrata Jacaranda californica Quercus lobata Silver Oak
Alameda Zone E.W. Mall	Jacaranda mimosaefolia Jacaranda
Alameda Zone Hill Drive	Platanus acerifolia 'Bicolorped' London plane tree
Alameda Zone Hill Drive	Conium maculatum Camphor tree Erica parviflora Chinese Evergreen Elm
Student Life Zone	Quercus chrysolepis Crimson live oak Quercus parviflora Crown live oak Crown live oak Holly oak Silky oak California pepper Ficus microcarpa Tuyen
Student Life Zone	Quercus agrifolia Holly oak

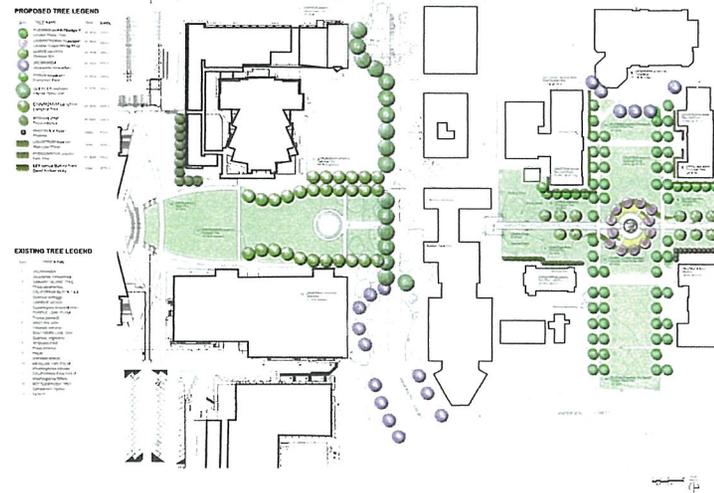
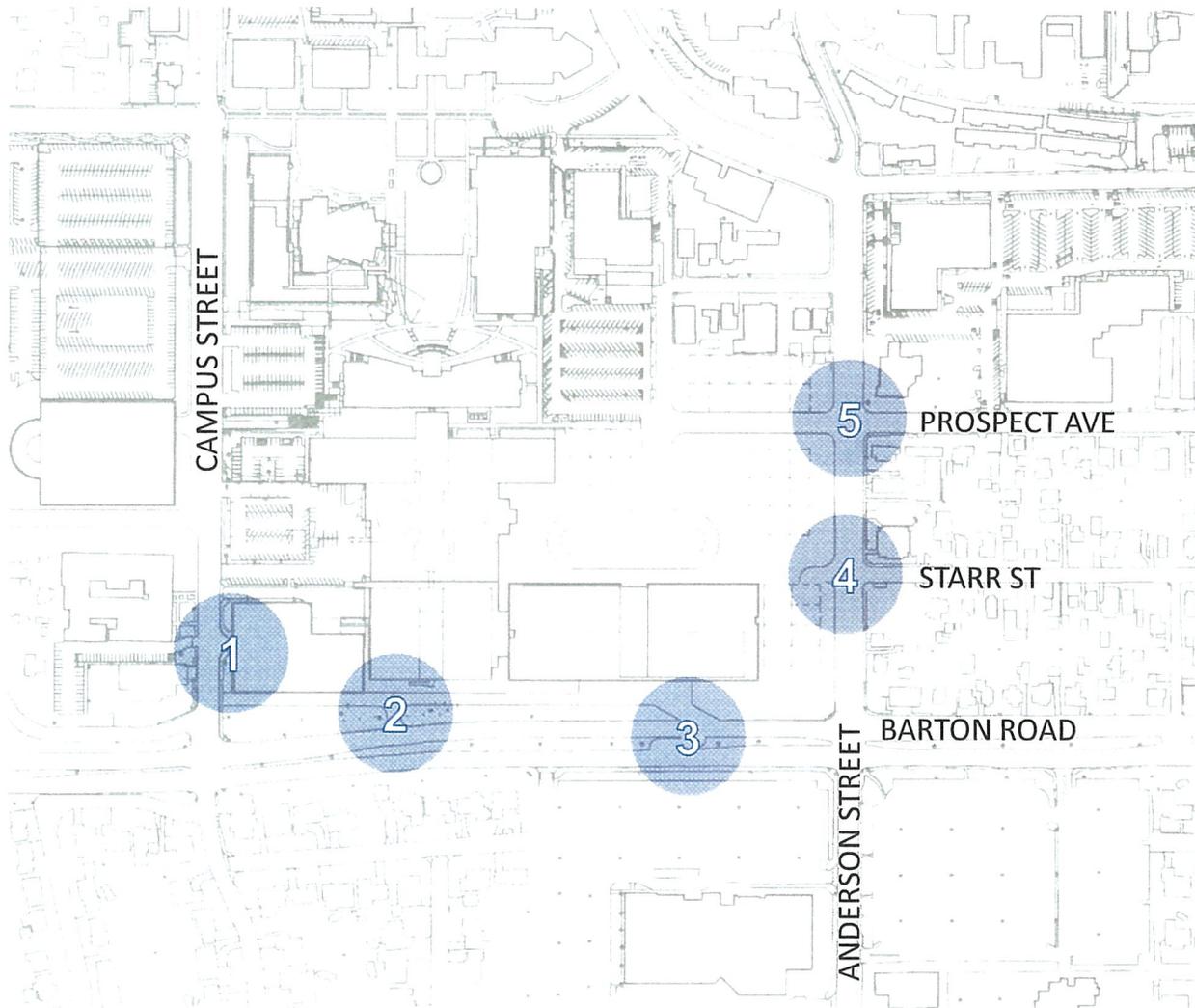


Figure 2: Master Tree Planting Plan for Central Campus Malls



# Site Access



The new buildings will require modifications and additional points of entry to the project sites and allow for alignments to existing streets that will provide better traffic control.

1. Realigned entrance on Campus Street to access new parking structure
2. New entrance on Barton Road to allow for direct access to parking structure
3. New ambulance only access across westbound Barton Road
4. New access for dedicated ED parking alignment at Starr Street
5. New main entrance alignment at Prospect Avenue

# Helistops

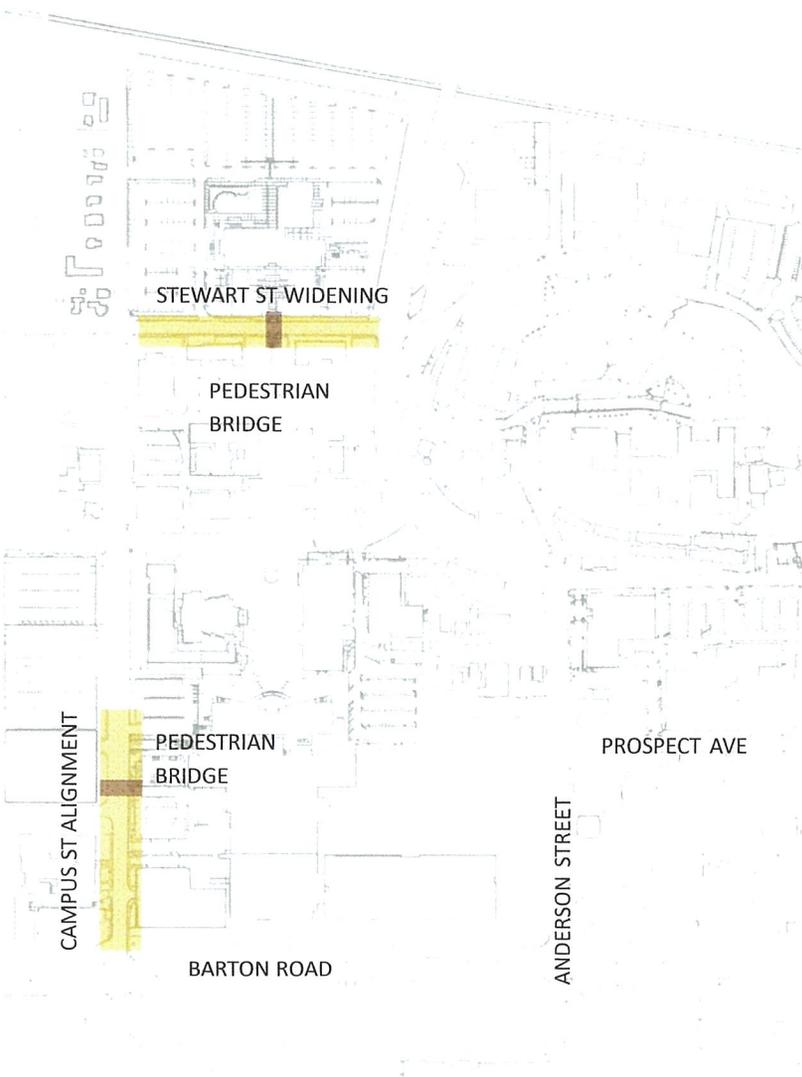


## Locations

- Existing alternate location at campus quad to remain throughout development
- Current helistop on children's tower to be evaluated for re-use and access
- New helistop proposed at top of new Adult tower

## Future study and approvals

- A number of organizations must be notified and consulted in the development of new helistops
  - FAA
  - Caltrans
  - Local air control board or AHJ



## Traffic Impacts

A traffic study was performed as part of the EIR process. While no new major street improvements will be needed for the campus transformation project, a number of initiatives are underway that will enhance traffic flow and consolidate parking along Campus Street to create a more pedestrian friendly campus.

## Current construction

### Stewart Street Widening

Stewart Street is currently under construction to widen the road to allow four lanes of traffic. To connect the main campus and the centennial Complex, a pedestrian bridge will cross over the street.

## Campus Street Alignment

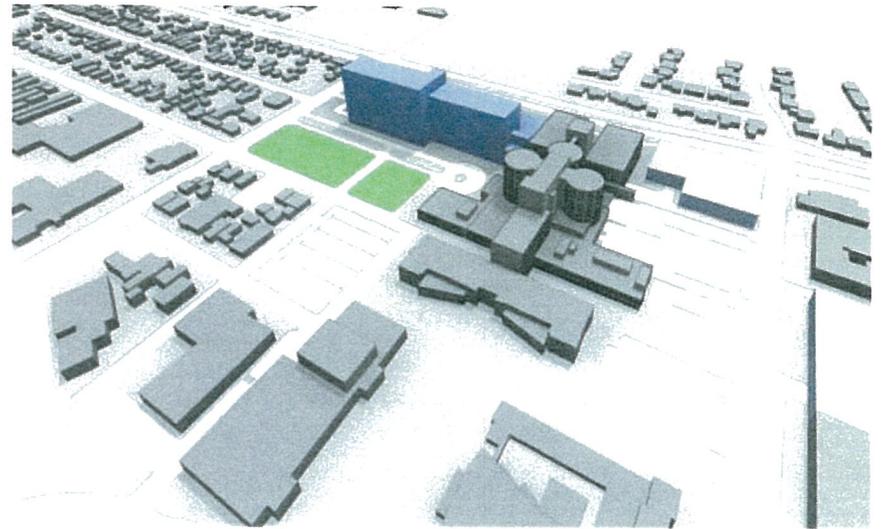
With the completion of the West parking structure, Campus street will undergo a number of revisions including: street widening with turn lanes, realignment of entrances and Molnar way, a new side road. A new pedestrian bridge is currently being permitted that will safely link the second story of the new parking structure currently under construction to the West side of Campus street.

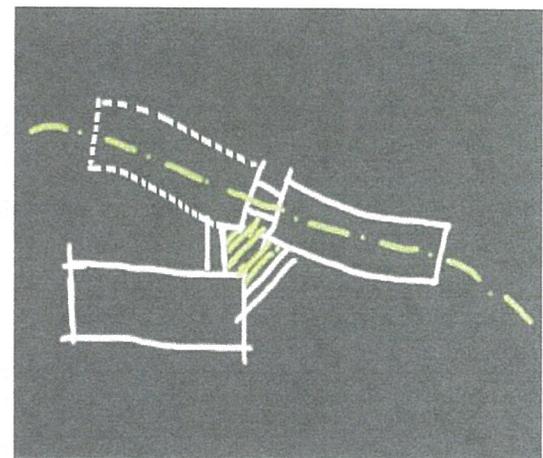
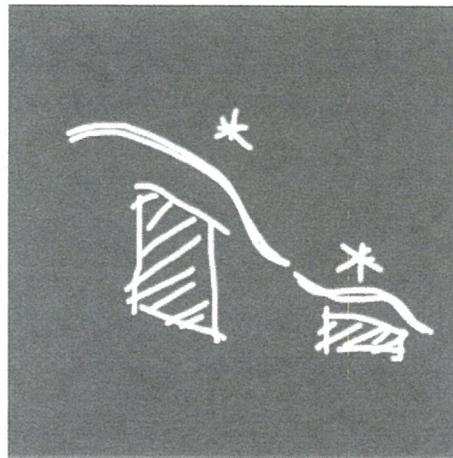
# New Hospital Concepts

Currently Loma Linda University Medical Center has 719 licensed beds including the University Hospital (UH) [referred to as Medical Center Hospital (MC) in the Functional and Space Program documents included in this report] serving adult patients and the Children's Hospital (CH). The California Seismic Code SB1953, modified by SB90, requires all inpatient 'basic' and 'supplementary' hospital functions to be relocated to code-compliant buildings by Year 2020. Currently 325 out of 350 University Hospital beds and 137 out of 369 Children's Hospital beds (both pediatric and obstetrical) are located in towers above buildings A & C which will be non-compliant in Year 2020.

The Campus Transformation project is tasked with providing replacement bed capacity and space for any other 'basic' and 'supplementary' hospital functions that are currently in non-compliant space. All adult and some pediatric acute care functions currently in non-conforming buildings into new construction – leaving most of the pediatric hospital in its existing conforming location with minimal renovation. This alternative strategy for the Campus Transformation project was approved by the LLUMC Board in December 2012.

The site of new expansion building of the Campus Transformation project is located on the existing east parking lot. A new replacement parking garage is proposed to the west of the existing building 7. Both buildings 7 and 8, which house a majority of the pediatric beds, are compliant and will be maintained, as will the beds. Renovations of select units (4700 and 3800) within buildings 7 & 8 are included as part of the Campus Transformation project to expand/preserve bed capacity. The future of the non-compliant buildings A and C with its associated towers remains to be determined, pending a complete technical assessment of the costs associated with maintaining and expanding uses in the buildings. The working assumption during programming is that those buildings and the services within them would be maintained, however no additional backfill would be programmed into future vacated space.





Inspiration



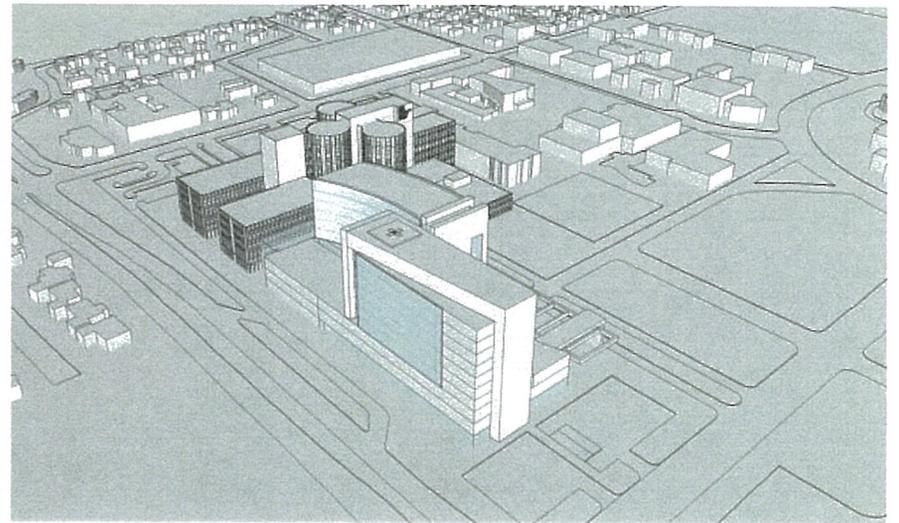
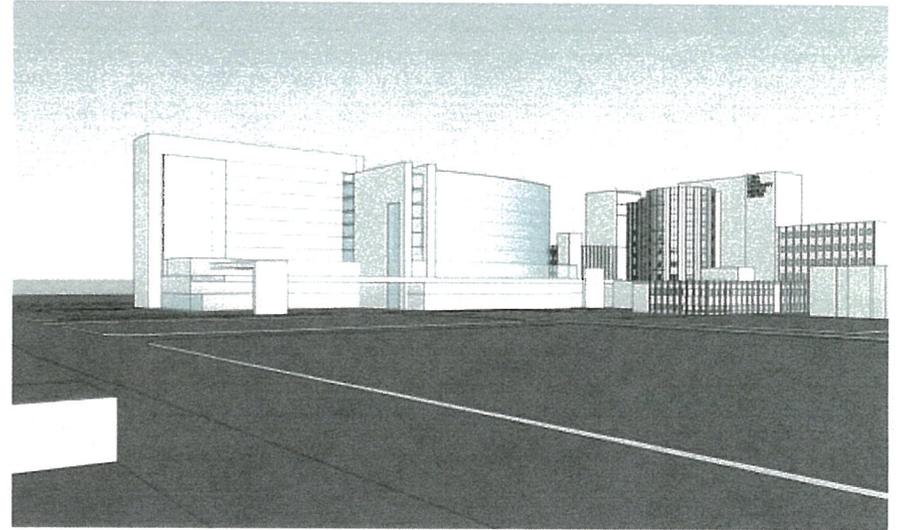
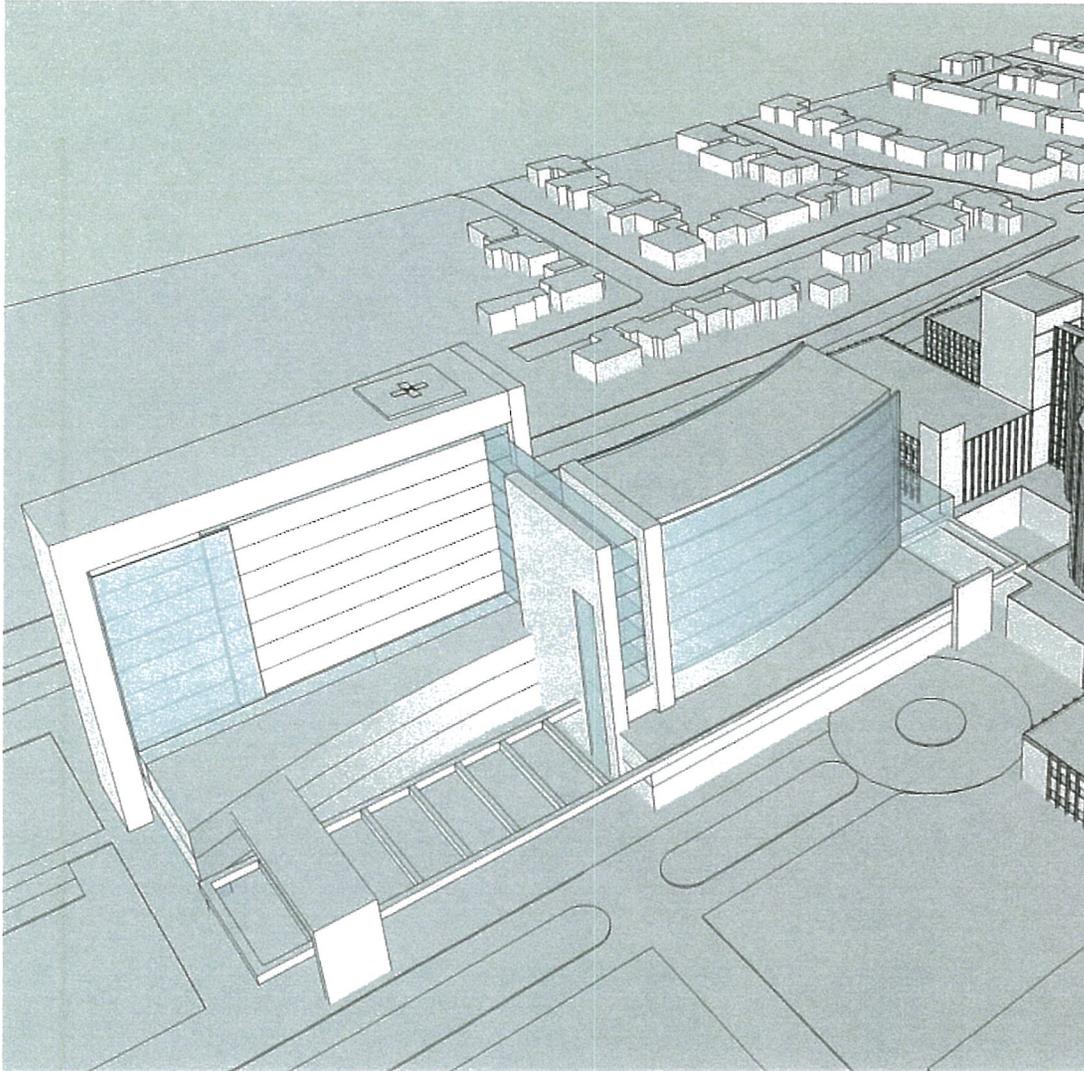
Design  
Concept

Nurture



# Building Design Study

# Nurture



# **Addendum**

## **Loma Linda University Health CAMPUS MASTER PLAN**

### **CITY OF LOMA LINDA**

#### *Submitted to:*

City of Loma Linda  
Community Development Department  
25541 Barton Road  
Loma Linda, CA 92354

#### **Prepared by:**

**LILBURN**  
CORPORATION

The logo for Lilburn Corporation features the word "LILBURN" in a large, bold, serif font, with "CORPORATION" in a smaller, all-caps, sans-serif font directly below it. A horizontal bar with a gradient from dark grey to gold is positioned beneath the word "CORPORATION".

**1905 Business Center Drive  
San Bernardino, CA 92408**

**March 2016**

**ATTACHMENT - B**

---

# TABLE OF CONTENTS

	<b>PAGE</b>
1.0 INTRODUCTION .....	1
1.1 Project Under Review .....	2
1.2 Purpose of the Addendum.....	3
1.2.1 Lead Agency .....	3
1.2.2 Required Permits and Approvals .....	3
1.3 Environmental Review Process .....	4
1.3.1 Notice of Preparation .....	4
1.4 Organization of the Addendum.....	5
1.4.1 Type and Purpose of the EIR .....	6
1.5 Incorporation By Reference .....	6
1.6 Acronyms .....	7
1.7 Glossary of Terms.....	7
2.0 SUMMARY .....	9
2.1 Project Under Review .....	9
2.1.1 Project Location .....	9
2.2 EIR Impact Evaluation Format .....	9
2.3 Summary of the Environmental Evaluation.....	9
2.4 Summary of Environmental Impacts .....	9
2.4.1 Findings of No or Less Than Significant Impacts .....	9
2.4.2 Findings of Less Than Significant Impacts After Mitigation Measures Have Been Implemented.....	10
2.4.3 Findings of Significant Impacts After Mitigation Measures Have Been Implemented .....	10
3.0 PROJECT DESCRIPTION.....	11
4.0 ENVIRONMENTAL CONSEQUENCES .....	12
4.1 Aesthetics .....	12
4.1.1 Introduction.....	12
4.1.2 Environmental Setting .....	12
4.1.3 Impacts and Mitigation Measures .....	13
4.1.3.1 Issues Identified to Have to Impact or Less Than Significant Impact .....	14
4.1.3.2 Issues Determined to Have Potentially Significant Impacts.....	15
4.2 Findings.....	21
5.0 REFERENCES .....	23
5.1 List of Preparers.....	23

---

**TABLE OF CONTENTS**

**PAGE**

**LIST OF FIGURES**

Figure 4.1-1    LLUH Massing Model .....16  
Figure 4.1-2    View of the New Hospital Looking North From the South Hills .....17  
Figure 4.1-3    Simulation of Proposed New Hospital as Viewed from the Southeast  
                    Looking Northwest at the Site .....18  
Figure 4.1-4    Simulation of New Hospital as Viewed Looking Directly West at the Site ....19  
Figure 4.1-5    View of the New Hospital as seen from the West .....20  
Figure 4.1-6    Simulation of New Hospital as Viewed Looking South at the Site .....21

---

## 1.0 INTRODUCTION

This Addendum to the previously certified 2014 Program Environmental Impact Report (State Clearinghouse No. 2013051043) has been prepared by the City of Loma Linda Community Development Department (City) to evaluate the proposed minor changes to the Loma Linda University Health (LLUH) Campus Master Plan (PPD No. 13-018) at the existing Loma Linda University Medical Center (LLUMC).

In 2014, the City prepared an EIR (SCH No. 2013051043) for the proposed LLUH Master Plan to provide for the renovation of its campus. The Project Applicant/Project Proponent is the Loma Linda University Adventist Health Sciences Center (LLUAHSC) doing business as (LLUH). The Master Plan includes the construction and operation of a multi-phased development including new facilities and improvements to the existing campus facilities in order to accommodate existing demands in the services provided, and to meet regulatory requirements. The LLUH Master Plan Project analyzed in the EIR included the construction of new facilities, modernization of existing facilities, and replacement of a portion of the main hospital in response to California's SB 1953 Hospital Seismic Safety Act. The City Council of Loma Linda determined that the LLUH Master Plan Project as designed would have a significant effect upon the environment, certified a Final EIR, and adopted mitigation measures and a Statement of Overriding Considerations. It was determined that the principal areas of environmental impact were in the areas of: aesthetics, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, noise, and utilities. The 2014 Program EIR identified that impacts from greenhouse gases would remain significant after implementation of mitigation measures, all other impacts would be reduced to a less than significant level with mitigation incorporated.

The California Environmental Quality Act (CEQA) provides for several types of Environmental Impact Reports (EIR), each applicable to its own unique project circumstances. The City will serve as Lead Agency for the CEQA review and has determined the need for an Addendum to the 2014 EIR to address minor changes proposed to the Master Plan's project description.

If only minor changes to a certified EIR are required, then a lead agency, may prepare an Addendum to an EIR as described in CEQA Section 15164:

- (a) The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.
- (c) An Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the Addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings

---

on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The original 2014 Program EIR prepared and certified for the project, included the review of the construction and operation of a new 13-story (approximately 215 feet in height), 732,000 square-foot hospital with 464 beds to replace a portion of the seismically-noncompliant existing hospital, and 80 parking spaces. After completion of the final design of the hospital, LLUH determined that it would require more square footage than originally envisioned. It was determined that the new hospital would need to be constructed as a 16-story (approximately 269 feet in height), approximately 1,000,000 square-foot hospital to replace a portion of the seismically non-compliant existing hospital, and an addition of approximately 157 parking spaces plus 11 designated ambulance parking spaces. The total licensed capacity of the facility was reviewed in the certified Program EIR as a proposed decrease from 719 beds to 650 beds. Based on currently projected needs, it has been determined by LLUH that the total licensed capacity should remain at 719 beds. (No approval of the previously proposed decrease in licensed beds was granted subsequent to the EIR, by any hospital licensing agency/organization).

The additional square footage is achieved by three added stories and is not due to a change in the hospital footprint that was previously proposed in the Master Plan. In addition, the change in beds, reverting back to the original number of licensed beds, would not result in traffic trips greater than what was previously projected. The increase in surface parking from 80 spaces to 157 spaces plus 11 designated ambulance parking spaces is the result of reconfiguration of the hospital entry (PPD No. 14-162), which was reviewed and approved by the City Council in 2015 subsequent to the Master Plan approval. The proposed minor change in total stories and height from 13 to 16 stories (an increase of 54 feet) would not result in any new impacts or require additional mitigation (see Section 4.0).

Given these proposed changes to the LLUH Master Plan, the City, acting as the Lead Agency pursuant to CEQA Guidelines, §15051, has determined that an Addendum to the certified 2014 EIR is the appropriate document to address minor changes proposed for development of the hospital. Since only minor changes have occurred and proposed changes would not produce any additional impacts not previously addressed in the certified 2014 EIR, the City of Loma Linda finds that these minor changes can be address as an Addendum and do not require preparation of a subsequent EIR. Under CEQA Section 15162 (c) this Addendum is not required to be circulated for public review but can be included in or attached to the 2014 Final EIR.

## **1.1 PROJECT UNDER REVIEW**

This Addendum to the certified 2014 Program EIR is being prepared to address minor changes to the LLUH Master Plan including changes to: 1) total stories of the hospital from 13 stories to 16 stories; 2) total height from 215 feet to 269 feet; 3) hospital square footage from 732,000 square feet to approximately 1,000,000 square feet, 3) total licensed beds from 650 to 719; and 4) surface parking from 80 spaces to 157 spaces plus 11 designated ambulance parking spaces. The total licensed capacity of the facility was reviewed in the Program EIR as a proposed decrease from 719 beds to 650 beds. Based on currently projected needs it has been determined by LLUH that the total licensed capacity should remain at 719 beds.

---

The hospital is proposed within the existing LLUH Master Plan Project area which encompasses approximately 23.8 acres and is centrally located in the City of Loma Linda. Specifically, the LLUH Master Plan area is located on the north side of Barton Road, on the west side of Anderson Street, on the east side of Campus Street, and generally south of the Union Pacific Railroad (UPRR). The proposed hospital would be constructed adjacent to the existing hospital within an existing surface parking lot located immediately north of Barton Road and west of Anderson Street.

## **1.2 PURPOSE OF THE ADDENDUM**

The original parameters of the 2014 Program EIR for the LLUH Master Plan have not changed and the same significant impacts previously addressed are expected. Given the change in stories and height and increase in square footage of the hospital and surface parking spaces, the City acting as the Lead Agency pursuant to CEQA Guidelines, §15051, has determined that preparation of an Addendum to the certified 2014 Program EIR is the most adequate action that would address the minor changes in aesthetics associated with the hospital. No other areas of environmental impacts are anticipated to occur.

The City shall consider this Addendum with the final certified EIR prior to making a decision on the proposed changes to the Master Plan.

### **1.2.1 Lead Agency**

The City of Loma Linda Community Development Department is the lead agency as defined in section 15051(b) of the Guidelines for implementing the California Environmental Quality Act (CEQA) which states “If the project is to be carried out by a non-governmental person, the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.” Additionally, other agencies may have authority over resources that may be affected by the project, or may be required to issue permits or give other input on implementation of the project. These “responsible agencies” include the County of San Bernardino, California Regional Water Quality Control Board (RWQCB), the South Coast Air Quality Management District (SCAQMD), and the California Office of Statewide Health Planning and Development (OSHPD) which is responsible for enforcing building standards and regulating the design and construction of health care facilities. The document may also be used by the Federal Aviation Administration in the consideration of an Airspace Determination Letter.

In accordance within CEQA §Section 15164 (c), an Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. Therefore this Addendum shall become a part of the administrative record and on file with the City of Loma Linda.

### **1.2.2 Required Permits and Approvals**

The discretionary actions listed below are required prior to implementation of the minor changes to the LLUH Master Plan Project and are in addition to those listed in the certified EIR for the Master Plan. The lead agency and responsible agencies will use the Addendum in their

---

consideration of LLUH's application for the various permits and approvals. The document may also be used by other agencies in their review of the project for issuance of other determinations or approvals outside the purview of CEQA.

### **City of Loma Linda**

- Precise Plans of Design (PPD)
- Finding of consistency with the County's adopted Airports Comprehensive Land Use Plan

## **1.3 ENVIRONMENTAL REVIEW PROCESS**

### **1.3.1 Notice of Preparation**

At the time the Notice of Preparation (NOP) was prepared and circulated to all responsible agencies and interested parties on August 25, 2015, the then proposed changes to the LLUH Master Plan were considered by the City to include major changes to the LLUH Master Plan. The proposed changes at the time the NOP was prepared included the following: 1) an increase in the overall height of the hospital from 13 stories (215 feet) to 17 stories<sup>1</sup> (290 feet); 2) an increase in the hospital square footage from 732,000 square-feet (footprint of 130,000 square-feet) to 1,060,000 square-feet (footprint of 120,000 square-feet); 3) maintaining the current license bed capacity of 719 beds (the Certified EIR evaluated a decrease from 719 licensed bed to 650 licensed beds); 4) an increase in the size of the co-generation plant from 22 MV<sup>2</sup> to 32 MV; and 5) a change in the reuse of the existing hospital (Towers A and C) from sharing the 400,000 square-foot area between existing support services, out-patient services and potential future educational services to 400,000 square feet of out-patient services.

The lead agency determined at the time of the NOP release that the proposed revisions to the LLUH Master Plan could potentially result in significant environmental impacts. As such, preparation of a Supplement to the EIR was appropriate, and the resource areas proposed for examination in the Supplemental EIR included: Aesthetics, Air Quality; Greenhouse Gases; Traffic; and Utilities. The NOP was distributed to all responsible agencies and interested parties as required by CEQA and City of Loma Linda CEQA procedures (see Attachment A: NOP). The following issues were raised in two comments letters received on the NOP:

- **South Coast Air Quality Management District (AQMD)**
  - Identify any potential adverse air quality impacts that could occur from all phases of the Project and all air pollutant sources related to the project.
  - Quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>.

---

<sup>1</sup> 17 stories plus "half" story above (penthouse) and below (base isolation mechanical floor).

<sup>2</sup> As analyzed in the Certified EIR, two options would continue to be considered in the construction of the utility plant including Option 1: new 34,000 SF utility plan and Option 2: expansion of the existing co-generation plant including 3,000 SF walled courtyard. Both options were reviewed for a 22 MV facility and the existing facility is 13 MV.

- 
- Calculate localized air quality impacts and compare results to localized significance thresholds (LSTs).
  - In the event heavy-duty diesel-fueled vehicles may be generated, a mobile source health risk assessment should be performed.
  - In the event of air quality impacts, all feasible mitigation measures should be utilized.
- **California Public Utilities Commission**
    - According to the NOP, the project area includes active railroad tracks. The Commission Rail Crossing Engineering Branch (RCEB) recommends that the City add language to the EIR so that any future development adjacent to or near the rail right-of-way is planned with the safety of the rail corridor in mind.

Since the scope of the project has changed and resource areas proposed for examination in the NOP are no longer required (i.e., Air Quality and Utilities), the comments provided by the two agencies are no longer relevant to the analysis included herein for the proposed Master Plan changes. No impacts related to air quality or greenhouse gases would occur since the sizing of the utility plant remains as evaluated in the 2014 EIR and the traffic generated by the 719 licensed beds has been accounted for in the South Coast Air Quality Management District's AQMP proposed to the LLHU Master Plan.

With regards to the comment received from the California Public Utilities Commission, the boundaries of the LLHU Master Plan extend north to the Union Pacific Railroad (UPRR) tracks. However, there are no buildings, parking or other facilities located within 300 feet of the railroad and no changes to the existing conditions are proposed. The extent of the construction of the hospital would be limited to the existing parking lot located at the corner of Barton Road and Anderson Street over 3,000 feet south of the existing railroad tracks. No impacts were addressed in the 2014 Program EIR with regard to railroad safety and no new impacts have been identified with regard to the minor changes proposed to the LLUH Master Plan.

The responding agencies identified above as well as other agencies that received information about the project from the California State Clearinghouse, will receive a copy of this Addendum and a revised NOP noting the change in the proposed Master Plan changes and the date of a public hearing before the City Council.

## **1.4 ORGANIZATION OF THE ADDENDUM**

This Addendum is organized into the following chapters:

Chapter 1.0 - Introduction: Provides an introduction and overview that describes the intended use of the document and the lead agency authority under CEQA. Also provides a list of acronyms and a glossary of terms used to describe and evaluate the project.

Chapter 2.0 - Summary: Summarizes the proposed minor changes to the Master Plan,

---

Chapter 3.0 - Project Description: Provides a detailed description of conditions on the project site and vicinity and the various components of the Master Plan changes. This chapter also includes a list of permits required to implement the project and responsible agencies that would issue those permits.

Chapter 4.0 - Environmental Evaluation: Describes the existing environmental conditions on the site and in the vicinity of the project site, and the regulatory environment. Describes the project's characteristics related aesthetics and the proposed minor changes the LLUH Master Plan.

Chapter 5.0 - References: Includes a list of lead agency staff members who participated in the preparation of the Addendum as well as the consultants who prepared the analysis.

#### **1.4.1 Type and Purpose of the EIR**

As previously stated, this Addendum will address the minor changes proposed to the LLUH Master Plan. Proposed changes would only need to be addressed in aesthetics; no other environmental effects associated with the changes to the LLUH Master Plan would result. The original Program EIR was certified in January 2014 and concluded that the LLUH Master Plan would create significant environmental impacts. However, given the critical need for the proposed project, the City Council of Loma Linda adopted mitigation measures in order to reduce the potential impacts. Mitigation measures could not reduce all impacts of the proposed project to a less than significant level and therefore, the City Council adopted Findings and a Statement of Overriding Considerations.

It is anticipated that all of the previously identified impacts in the 2014 Program EIR would still occur during the course of the construction and operation of the LLUH Master Plan. In accordance with Section 15162 and 15164 of the CEQA Guidelines, the minor changes proposed to the LLUH Master Plan may be addressed as an Addendum to the EIR. Therefore, this Addendum to the 2014 Program EIR will be used to incorporate minor changes to the LLUH Master Plan. In addition, as stated in CEQA Section 15164, "A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."

#### **1.5 INCORPORATION BY REFERENCE**

As permitted by section 15150 of the CEQA Guidelines, this Addendum has referenced previous analyses included in the 2014 Program EIR. Information from the EIR and its appendices, and other documents incorporated by reference has been summarized in the appropriate section(s) that follow.

---

## 1.6 ACRONYMS

The following list of acronyms defined may be used in this Addendum or its appendices.

<b>CEQA</b>	California Environmental Quality Act
<b>EIR</b>	Environmental Impact Report
<b>FAA</b>	Federal Aviation Administration
<b>GHG</b>	Greenhouse gases
<b>LLU</b>	Loma Linda University
<b>LLUAHSC</b>	Loma Linda University Adventist Health Science Center
<b>LLUH</b>	Loma Linda University Health
<b>LLUMC</b>	Loma Linda University Medical Center
<b>MMRP</b>	Mitigation Monitoring and Reporting Program
<b>MSL</b>	Mean sea level
<b>NOC</b>	Notice of Completion
<b>NOI</b>	Notice of Intent
<b>NOP</b>	Notice of Preparation
<b>OPR</b>	Office of Planning and Research (California)
<b>OSHPD</b>	Office of Statewide Health Planning and Development
<b>SBC</b>	San Bernardino County
<b>SBIA</b>	San Bernardino International Airport
<b>SR</b>	State Route
<b>UPRR</b>	Union Pacific Railroad

## 1.7 GLOSSARY OF TERMS

**California Environmental Quality Act (CEQA):** Policies enacted in 1970, and subsequently amended (through September 2004), the intent of which is the maintenance of a quality environment for the people of California now and in the future.

**Environmental Impact Report (EIR):** Document in which the impacts of any state or local, public or private project action which may have a significant environmental effect are evaluated prior to its approval and subsequent construction or implementation, as required by the California Environmental Quality Act.

**Lead Agency:** The public agency which has the principal responsibility for carrying out or approving a project.

**Notice of Preparation (NOP):** A brief notice sent by the public agency with principal responsibility for carrying out or approving a project to notify other agencies that an EIR is being prepared.

**Responsible agency:** A public agency which proposes to carry out or approve a project for which a lead agency has prepared an EIR. A responsible agency is any agency with discretionary approval over a project.

---

**Significant environmental impact:** As defined by CEQA, Chapter 3, Article 1, Section 15002(g), “a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.”

**Trustee Agency:** A state agency having jurisdiction over natural resources that may be affected by the project, which are held in trust by the state. These include the California Department of Fish and Game, State Lands Commission, and State Department of Parks and Recreation.

---

## **2.0 SUMMARY**

### **2.1 PROJECT UNDER REVIEW**

Proposed facilities and improvements evaluated within this Addendum include: 1) a 16-story (approximately 269 feet in height), approximately 1,000,000 square-foot hospital to replace a portion of the seismically-noncompliant existing hospital, and 157 parking spaces plus 11 designated ambulance parking spaces. The total licensed capacity of the facility was reviewed in the certified 2014 Program EIR as a proposed decrease from 719 beds to 650 beds. Based on current needs it has been determined by LLUH that the total licensed capacity should remain at 719 beds.

#### **2.1.1 Project Location**

The LLUH Master Plan includes the existing campus and its entireties (i.e., Medical Center, University, Dental School, etc.). The hospital is proposed adjacent to the existing 1967 hospital and 1988 Children's hospital at the northwest corner of Barton Road and Anderson Street. The location is not proposed to change from that identified in the 2014 EIR.

### **2.2 EIR IMPACT EVALUATION FORMAT**

Chapter 4.0 of this Addendum contains an evaluation of environmental impacts with regards to the proposed changes to the LLUH Master Plan. Proposed minor changes to the hospital include a change in stories, height, square footage and surface parking. As determined by the City, proposed changes would only need to be evaluated for potential impacts in the area of aesthetics. The aesthetics section of Chapter 4.0 herein begins with an introduction, followed by a description of the environmental setting. A discussion of the minor Master Plan changes associated with the hospital follows, and a determination that the proposed changes would not result in any new impacts or mitigation measures is made.

### **2.3 SUMMARY OF THE ENVIRONMENTAL EVALUATION**

An evaluation of the 2014 Program EIR for the LLUH Master Plan was completed by the City of Loma Linda Community Development Department staff, and the determination that an Addendum would be suitable to address the changes to aesthetics was made. All other impacts and mitigation measures identified in the Final EIR as certified by the City of Loma Linda were determined to be adequate.

### **2.4 SUMMARY OF ENVIRONMENTAL IMPACTS**

#### **2.4.1 Findings of No or Less Than Significant Impacts**

The 2014 Program EIR determined that the proposed Master Plan project would have no impact in certain environmental resources areas. The currently proposed Master Plan changes do not have the potential to result in any impacts in those areas which included: Air Quality, Biological

---

Resources, Mineral Resources, Public Services, Agricultural Resources, Hydrology/Water Quality, Recreation, Land Use/Planning, Population/Housing, and Transportation/Traffic.

#### **2.4.2 Findings of Less Than Significant Impacts After Mitigation Measures Have Been Implemented**

All mitigation measures adopted within the 2014 Mitigation Monitoring and Reporting Program (MMRP) as addressed in the 2014 Program EIR shall remain in effect with implementation of the proposed changes to the LLUH Master Plan. Impacts in the following resources areas were determined to be less than significant after implementation of mitigation measures: Aesthetics, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise and Utilities. Since only minor changes to the LLUH Master Plan are proposed, no additional mitigation beyond those listed in the 2014 MMRP is warranted.

#### **2.4.3 Findings of Significant Impacts After Mitigation Measures Have Been Implemented**

The 2014 Program EIR determined that impacts from greenhouse gas emissions associated with an increase in the co-generation plant capacity would remain significant after mitigation. The City Council of Loma Linda determined that the proposed project as designed would have a significant effect upon the environment, certified a Final EIR, and adopted mitigation measures and a Statement of Overriding Considerations.

A review of greenhouse gases was not required as no changes to any facilities that would generate greenhouse gases are proposed to the LLUH Master Plan.

There are no impacts identified within this Addendum that would remain significant after implementation of mitigation measures.

---

### **3.0 PROJECT DESCRIPTION**

The following discussion includes a general overview of the proposed changes to the Master Plan including changes to the new hospital, number of parking spaces onsite and total number of licensed beds, and the Project's environment and a focused description of the Project and its objectives.

The original 2014 Program EIR prepared and certified for the project, included the review of the construction and operation of a new 13-story (approximately 215 feet in height), 732,000 square-foot hospital with 464 beds to replace a portion of the seismically-noncompliant existing hospital, and 80 parking spaces. After completion of the final design of the hospital, LLUH determined that it would require more square footage than originally envisioned. It was determined that the new hospital would need to be constructed as a 16-story (approximately 269 feet in height), approximately 1,000,000 square-foot hospital to replace a portion of the seismically non-compliant existing hospital, and an addition of approximately 157 parking spaces plus 11 designated ambulance parking spaces. The total licensed capacity of the facility was reviewed in the certified Program EIR as a proposed decrease from 719 beds to 650 beds. Based on currently projected needs, it has been determined by LLUH that the total licensed capacity should remain at 719 beds. (No approval of the previously proposed decrease in licensed beds was granted subsequent to the EIR, by any hospital licensing agency/organization).

---

## **4.0 ENVIRONMENTAL CONSEQUENCES**

With the exception of Aesthetics, there are no other areas of environmental consequences associated with current changes proposed to the LLUH Master Plan. This Addendum will address changes to aesthetics; however as demonstrated within this Addendum, no new impacts beyond that which was originally determined in the 2014 Program EIR would result. Similarly, no new mitigation will be required beyond that which was adopted in the 2014 MMRP for the LLUH Master Plan.

### **4.1 AESTHETICS**

#### **4.1.1 Introduction**

This section of the Addendum addresses visual setting of the area of the campus planned for the new hospital structure and the general scenic quality of the surrounding area that may be impacted by the proposed changes for the new hospital and related surface parking. All of the previous impacts identified in the 2014 Program EIR have remained the same and this Addendum has been focused to address any additional impacts that the proposed minor changes to the LLUH Master Plan may create.

#### **4.1.2 Environmental Setting**

##### **Area-Wide Visual Character**

The hospital site occurs within the existing LLUMC and is located north of Barton Road between Anderson Street and Campus Street. The campus is centrally located in the City of Loma Linda. Specifically, the new hospital is proposed within an existing surface parking lot located near the northwest corner of Barton Road and Anderson Street, et within the existing LLUH Master Plan.

##### **Views from LLUH Campus**

North – The view looking north from the Hospital site consists of the campus followed by the UPRR and vacant land in the foreground, scattered commercial development, the Loma Linda Academy, the I-10 Freeway in the middle ground, followed by the San Bernardino Mountains in the background.

South – The view from the Hospital site to the south consists of parkway landscaping, sidewalk and Barton Road (a four-lane roadway with a landscaped center median) in the foreground, followed by additional parkway landscaping and fencing associated with the backyards of single-family residences located on the south side of Barton Road. Infrastructure along Barton Road consists of typical curb and gutter, sidewalks, a landscaped center median, above-ground power lines on the south side of Barton Road and a designated Class I bike lane on both the north and south sides of the road.

---

East The primary view from the hospital site to the east includes Anderson Street. Single-family residences are viewed on the east side of Anderson Street from Barton Road to Prospect Avenue. The middle ground views include trees and streets within the residential areas, surface parking within the commercial areas, and interior drives and parking space associated with the LLUH facilities. Background views from the east include distant view of the San Bernardino Mountains and foothills within Redlands and Yucaipa.

West – Views west of the hospital site are mainly composed of LLUH facilities and related parking areas spanning the area from the northwest corner of Barton Road and Campus Street to the southwest corner of Shepardson Drive and Campus Street. North of Shepardson Drive to the UPRR is mainly composed of single-family and multi-family residences. The area is landscaped with typical residential lawns and mature trees; there are no overhead power or telephone lines.

### **Views of the Hospital Site**

North – From the hospital site’s northern boundary looking south, the existing hospital and surface parking is in the foreground ground, following by Barton Road and residential development in the middle ground and the Loma Linda Badlands (foothills) in the background.

Hospital Site – The four-lane Barton Road with a center landscaped median and east- and west-bound Class I bike lanes is visible in the immediate foreground. The LLUH Children’s Hospital and the towers of the existing hospital are visible in the middle ground as well as surface parking, parking structures, other LLUH buildings and landscape. Portions of San Bernardino Valley and the San Bernardino Mountains are visible in the background.

East – Views of the hospital site looking east, from Campus Street include LLUH buildings including the existing hospital as well as related surface parking and landscaping in the foreground and middle ground. Views of San Gorgonio Mountain and foothills within Redlands and Yucaipa are visible in the background.

West – From Anderson Street looking west at the hospital site, surface parking up as well as related campus lighting and landscape are visible in the foreground. The existing hospital structures (including both the Children’s and the 1967 structure) are most visible from the east, and makes up the middle ground. Reche Canyon and Grand Terrace are visible in the southwest background.

### **4.1.3 Impacts and Mitigation Measures**

#### **Thresholds of Significance**

Significant impacts related to aesthetics are determined from criteria stated with the CEQA Checklist. The Checklist identifies the primary thresholds of significance relating to CEQA issues. Potential impacts to scenic vistas, historic buildings, state scenic highways, and impacts from light or glare are addressed in the CEQA process to identify and evaluate possible impacts to aesthetic resources that could potentially result from implementation of the Proposed Project.

---

The minor changes in the new hospital stories and height, and total number of licensed beds and increase in surface parking would have a significant effect on Aesthetics if it would:

- Have a substantial adverse effect on a scenic vista as identified in the City's General Plan.
- Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

#### **4.1.3.1 Issues Identified to Have No Impact or Less Than Significant Impact**

The proposed changes to the LLUH Master Plan would not have the potential to result in significant impacts in the issue area listed below. An explanation of the impact and a determination of no need for mitigation measures is provided.

##### **Have a substantial adverse effect on a scenic vista as identified in the City's General Plan.**

Local conservation groups within the City passed the Hillside Preservation Initiative in 1993 to preserve the natural hillside amenities within the City boundaries. According to City's General Plan, conservation of the hillsides and maximizing the preservation of natural open space are a part of the City's long-range plan for the South Hills area. Since minor changes to the LLUH Master Plan would occur within the boundaries of the LLUH campus, specifically near the northwest corner of Barton Road and Anderson Street, no portion of the changes to the Master Plan would result in significant impacts to a scenic vista including the South Hills area.

##### **Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.**

As determined in the 2014 Project EIR, the LLUH Master Plan Project was found to potentially result in a significant impact with the development of new construction and improvements that would require the removal of trees. Minor changes proposed to the LLUH Master Plan would still require the removal of trees to allow for the construction of the new hospital. Since the proposed changes to the new hospital would not result in a change to the original footprint of the new hospital that was originally evaluated in the 2014 Program EIR, no new impacts to trees not previously identified in the 2014 Program EIR would result.

The proposed change in the new hospital and increase in surface parking would not result in any additional impacts that would not be mitigated with implementation of Mitigation Measure AES-2 as contained in the MMRP that was adopted by the Loma Linda City Council. No additional mitigation is warranted.

---

#### 4.1.3.2 Issues Determined to Have Potentially Significant Impacts

As determined in the 2014 Project EIR, the LLUH Master Plan Project was found to potentially result in a significant impact in the issue area listed below. Proposed changes to the height of the hospital and increase in surface parking would continue to result in a potentially significant impact to the areas listed below. The impact is provided in a numbered impact statement, followed by analysis, and mitigation measures if the impact is determined to remain significant after the analysis.

**Substantially degrade the existing visual character or quality of the site and its surroundings.**

##### **Massing Analysis**

In order to evaluate the visual impact of the proposed Master Plan changes to a massing analysis was prepared. The massing analysis illustrates the location and scale but not the conceptual appearance of the new hospital as seen from Anderson Street just northeast of the existing hospital (see Figure 4.1-1).

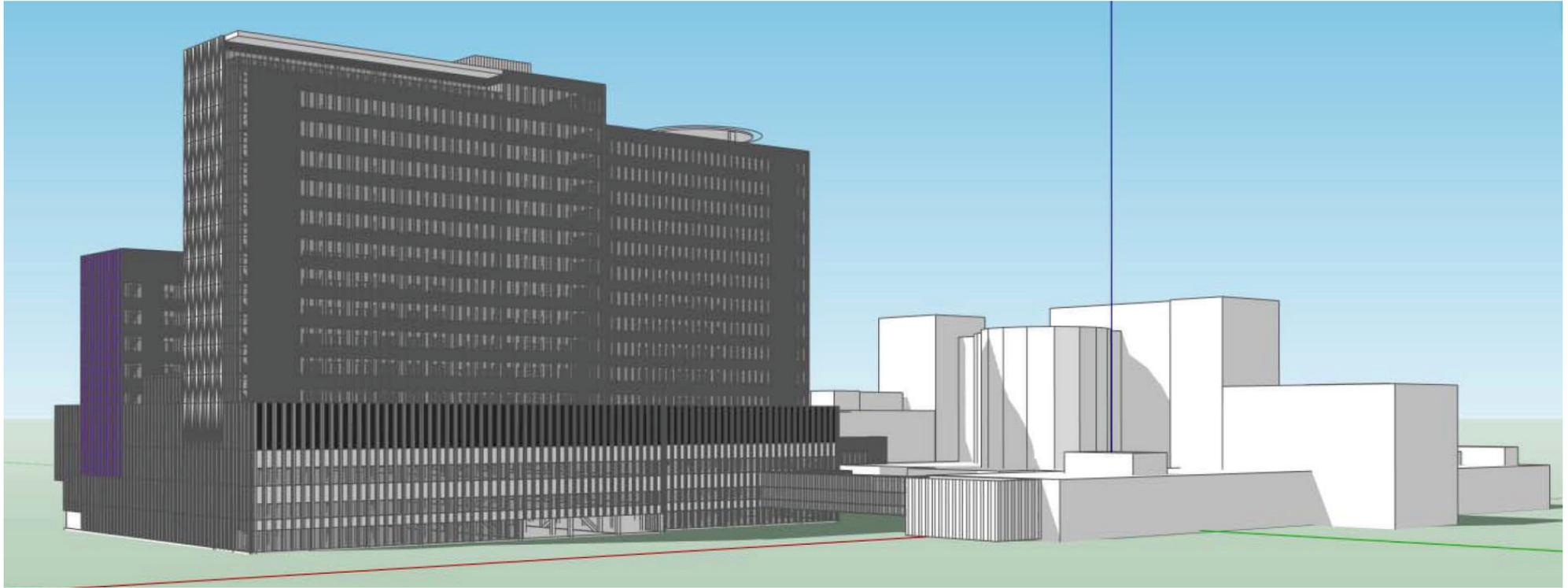
The objectives of the massing analysis were to: 1) illustrate the change from existing conditions following construction of the new hospital; and 2) show the location and scale of the hospital as currently proposed.

##### *New Hospital*

The new hospital construction would consist of approximately 1,000,000 square-feet of new building to be located southeast of the existing hospital within an existing parking lot. As analyzed in the 2014 Program EIR, the footprint of the base level was reviewed as being 130,000 square feet. Proposed changes to the new hospital do not include an increase in the footprint. The Adult Tower would be expanded in height from what was evaluated in the 2014 EIR (13 stories) to 16 stories. The existing hospital has a number of different structures. The tallest of the structures is the original hospital (Tower A) which is nine (9) stories above grade. The Children's Hospital to the south of the existing hospital has a small tower that aligns with the nine-story Tower A of the existing hospital, but the majority of the existing Children's Hospital is five stories in height. The existing hospital has a number of smaller structures that make up the complex including: six stories for the support building to the north, five stories for the office and research building to the west (Tower B), and two stories for the Schuman pavilion to the East.

##### *Views of the New Hospital from the South*

As identified in the 2014 Program EIR, the massing of the new hospital illustrates two separate towers including an Adult Tower and a Children's Tower. The new hospital would extend east at levels two and three, connecting to the existing Children's Hospital (see Figure 4.1-2). Grades for the site of the new hospital (like the existing hospital) are below the street grade of Barton



## **MASSING SIMULATION**

**LLUH MASTER PLAN PROJECT - ADDENDUM**

**Environmental Impact Report**

City of Loma Linda, California

**FIGURE 4.1-1**

---

Road to the south and the new hospital would sit at a slightly lower elevation (similar to the existing hospital) as viewed from Barton Road. However, even at a lower grade, views of the San Bernardino Mountains to the north would be obscured for users of the existing surface parking lot south of Barton Road. Figure 4.1-2 illustrates views of the new hospital for residents that occur within the south hills. As shown in the simulation, the San Bernardino Mountains would still be visible and visual impacts would remain less than significant with implementation of the proposed minor changes to the hospital. As shown in the simulation prepared for residents that occur south of Barton Road, immediately across from the existing hospital (see Figure 4.1-3), views of the mountains to the north would still be visible. As shown in the simulation, the new hospital would be a visual extension of the existing Children's Hospital (both including towers that are nine (9) stories in height). At a maximum height, the Adult Tower of the new hospital (proposed east of the new Children's Tower) would be 16 stories in height, extending five (5) stories above the existing hospital (Tower A). However, the existing hospital is considered a landmark for the City and the extension of the facilities within this location would further denote the presence of the LLUH campus and facilities. Since there is a substantial setback occurring between the proposed Adult Tower and residential structures to the south, the proposed changes to the new hospital would continue to have no significant impacts as previously identified in the 2014 Program EIR.



**Figure 4.1-2 - View of the New Hospital Looking North from the South Hills**



**Figure 4.1-3 - Simulation of Proposed New Hospital as Viewed from the Southeast Looking Northwest at the Site**

*Views of the New Hospital from the West*

From the west, views of the new hospital would be visible behind the existing Children's Hospital. As identified in the 2014 Program EIR, since there are only LLUH facilities to the west, no significant impact would result and no simulations from this area was created. Proposed changes to the LLUH Master Plan including changes to the new hospital design and an increase in surface parking spaces would not result in any new impacts or require additional mitigation beyond that which was identified in the 2014 MMRP as there are no sensitive receptors that would be significantly impacted.

*Views of the New Hospital from the East*

Residential development occurs intermittently between surface parking on the east side of Anderson Street from Barton Road to Prospect. The nearest residences would be located approximately 250 feet east of the proposed new hospital (specifically the Adult Tower). The existing hospital has been at the site since 1967, and residential development east the hospital site has viewed the existing hospital and related facilities/infrastructure since that time. Construction of the new hospital would be an expansion of the existing visual hospital

---

environment at the site. Proposed changes to the new hospital including the increase in total stories from 13 stories to 16 stories, change in height from 215 feet to 269 feet, and a change in square footage from 732,000 square feet to 1,000,000 square feet would result. Simulations of the new hospital, Figures 4.1-4 and 4.1-5, illustrate the proposed views from the west. As can be seen in the renderings, there are no mountains or other scenic vistas in the background to the west that would be obscured with development of the new hospital, and there is a substantial setback from Anderson Street (approximately 175 feet) which is designated for landscaped open space. Since the corner of Barton Road and Anderson Street has been used as surface parking for decades, the change in surface parking from 80 spaces to 157 spaces plus 11 designated ambulance parking spaces would not result in any significant impacts. Therefore, changes to the LLUH Master Plan would not result in any new impacts from the east not previously identified in the 2014 Program EIR.



**Figure 4.1-4 - Simulation of New Hospital as Viewed Looking Directly West at the Site**



**Figure 4.1-5 – View of the New Hospital as seen from the West**

---

### Views of the New Hospital from the North

As identified in the 2014 Program EIR, there are no sensitive receptors to the north that would be visually impacted by the development of the new hospital. A simulation was prepared for the new hospital that illustrates the new view from the north looking south (see Figure 4.1-6). Rolling hills occur in the south but would still be visible. Proposed changes to the LLUH Master Plan including changes to the new hospital design and an increase in surface parking spaces would not result in any new impacts or require additional mitigation beyond that which was identified in the 2014 MMRP as existing LLUH facilities occur north of the proposed hospital and therefore no sensitive receptors would be significantly impacted.



**Figure 4.1-6 - Simulation of New Hospital as Viewed Looking South at the Site**

## **4.2 Findings**

The City of Loma Linda finds that this Addendum has addressed the minor changes proposed to the LLUH Master Plan. Proposed changes were addressed in aesthetics and no other environmental effects associated with the changes to the LLUH Master Plan would result. The original Program EIR was certified in January 2014 and concluded that the LLUH Master Plan would create significant environmental impacts. The City Council of Loma Linda adopted mitigation measures in order to reduce most of the potential impacts to levels of less than significant. However, mitigation measures could not reduce significant impacts related to greenhouse gas emissions to a less than significant level and the impacts remained adverse and unavoidable. Given the crucial need for the proposed project, the City Council adopted Findings and a Statement of Overriding Considerations.

---

It is anticipated that all of the previously identified impacts in the 2014 Program EIR would still occur during the course of the construction and operation of the LLHU Master Plan. In accordance with Section 15162 and 15164 of the CEQA Guidelines, the minor changes currently proposed for the hospital portion of the LLUH Master Plan were addressed within this Addendum that shall become a part of the administrative record and attached to the certified 2014 Program EIR. In accordance with CEQA Section 15164, a subsequent EIR pursuant to Section 15162 is not required as only minor changes to the project have occurred and no new impacts would result and no additional mitigation measures are warranted.

---

## **5.0 REFERENCES**

### **5.1 LIST OF PREPARERS**

#### **City of Loma Linda**

Guillermo Arreola, Senior Planner  
Konrad Bolowich, Community Development Director

#### **Lilburn Corporation**

Cheryl A. Tubbs, Principal In-Charge  
Natalie Patty, Project Manager  
Frank Amendola, Environmental Analyst  
Troy Goodwalt, Graphic Artist/CADD Operator  
Mary Jones, Word Processor

