

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1-1
1.1 SUMMARY OF PROJECT DESCRIPTION	1-1
1.2 SIGNIFICANT UNAVOIDABLE IMPACTS	1-2
1.3 ALTERNATIVES.....	1-3
1.4 AREAS OF CONTROVERSY	1-4
1.5 SUMMARY OF IMPACTS AND MITIGATION MEASURES.....	1-4
2.0 INTRODUCTION.....	2-1
2.1 PURPOSE AND TYPE OF EIR/INTENDED USES OF THE EIR.....	2-1
2.2 PUBLIC REVIEW PROCESS.....	2-2
2.3 SCOPE OF THIS EIR.....	2-5
2.4 FORMAT OF THE EIR.....	2-5
2.5 INCORPORATION BY REFERENCE.....	2-7
3.0 PROJECT DESCRIPTION	3-1
3.1 PROJECT SUMMARY	3-1
3.2 PROJECT HISTORY	3-9
3.3 PROJECT OBJECTIVES	3-10
3.4 LOCATION, EXISTING USES, AND SITE CONTEXT	3-11
3.5 PROJECT CHARACTERISTICS	3-13
3.6 PARKING AND ACCESS	3-53
3.7 EXTERIOR LIGHTING.....	3-53
3.8 UTILITIES AND INFRASTRUCTURE IMPROVEMENTS	3-54
3.9 PROJECT DESIGN FEATURES	3-61
3.10 PROJECT PHASING	3-65
3.11 GRADING AND PROJECT CONSTRUCTION	3-65
3.12 DISCRETIONARY ACTIONS	3-69
4.0 EXISTING ENVIRONMENTAL SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES.....	4-1
4.1 LAND USE.....	4.1-1
4.2 TRAFFIC AND CIRCULATION	4.2-1
4.3 AESTHETICS.....	4.3-1
4.4 AIR QUALITY	4.4-1
4.5 BIOLOGICAL RESOURCES	4.5-1
4.6 CULTURAL RESOURCES	4.6-1
4.7 GEOLOGY AND SOILS.....	4.7-1
4.8 GLOBAL CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS.....	4.8-1
4.9 HAZARDS AND HAZARDOUS MATERIALS	4.9-1
4.10 HYDROLOGY AND WATER QUALITY	4.10-1
4.11 NOISE.....	4.11-1
4.12 POPULATION, HOUSING, AND EMPLOYMENT	4.12-1
4.13 PUBLIC SERVICES, UTILITIES, AND SERVICE SYSTEMS.....	4.13-1
4.14 RECREATION RESOURCES	4.14-1
5.0 ALTERNATIVES	5-1
5.1 INTRODUCTION	5-1

5.2 ALTERNATIVE SITES CONSIDERED	5-3
5.3 ALTERNATIVES INITIALLY CONSIDERED BUT REJECTED FROM FURTHER CONSIDERATION	5-8
5.4 ALTERNATIVES UNDER CONSIDERATION.....	5-8
5.5 IDENTIFICATION OF ENVIRONMENTALLY SUPERIOR ALTERNATIVE.....	5-70
6.0 LONG-TERM IMPLICATIONS OF THE PROJECT.....	6-1
6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES	6-1
6.2 GROWTH-INDUCING IMPACTS.....	6-2
6.3 SIGNIFICANT EFFECTS THAT CANNOT BE AVOIDED	6-4
7.0 MITIGATION MONITORING AND REPORTING PROGRAM.....	7-1
7.1 MITIGATION MONITORING REQUIREMENTS	7-1
7.2 MITIGATION MONITORING PROCEDURES	7-2
8.0 REPORT PREPARERS	8-1
CITY OF NEWPORT BEACH	8-1
CONSULTANT TEAM.....	8-1
9.0 ORGANIZATIONS AND PERSONS CONSULTED.....	9-1
NEWPORT BEACH FIRE DEPARTMENT	9-1
NEWPORT BEACH POLICE DEPARTMENT	9-1
NEWPORT BEACH PUBLIC LIBRARY	9-1
NEWPORT-MESA UNIFIED SCHOOL DISTRICT	9-1
OC WASTE AND RECYCLING.....	9-1
ORANGE COUNTY TRANSPORTATION AUTHORITY	9-1
10.0 REFERENCES	10-1

APPENDICES

- A: NOTICE OF PREPARATION AND INITIAL STUDY RESPONSES TO THE NOTICE OF PREPARATION
- B: TRAFFIC REPORT
- C: AIR QUALITY REPORT
- D. BIOLOGICAL RESOURCES ASSESSMENT
- E. ARCHAEOLOGICAL ASSESSMENT REPORT
- F. PALEONTOLOGICAL RESOURCES ASSESSMENT
- G. PHASE I ENVIRONMENTAL SITE ASSESSMENT
- H. HYDROLOGY AND UTILITIES TECHNICAL REPORT
- I. WATER QUALITY MANAGEMENT PLAN
- J. NOISE IMPACT ANALYSIS
- K. GEOTECHNICAL REPORT
- L. PUBLIC SERVICE PROVIDER RESPONSES
- M. CONCEPTUAL GRADING PLAN

This page intentionally left blank

FIGURES AND TABLES

FIGURES

Figure 3.1: Project Overview Location Map	3-3
Figure 3.2: Proposed Project Site Location Map.....	3-5
Figure 3.3: Parcel Boundaries	3-7
Figure 3.4: Conceptual Site Plan	3-19
Figure 3.5: Administration Building and Council Chambers Illustrative.....	3-23
Figure 3.6: Civic Green from Drop-Off Area Illustrative	3-25
Figure 3.7: City Hall West Elevation	3-27
Figure 3.8: Parking Structure Elevations.....	3-31
Figure 3.9: Library West Elevation	3-35
Figure 3.10: Library Expansion Illustrative	3-37
Figure 3.11A: Emergency Operations Center Option A	3-39
Figure 3.11B: Emergency Operations Center Option B.....	3-41
Figure 3.12: Civic Green Illustrative.....	3-45
Figure 3.13: Pedestrian Circulation	3-47
Figure 3.14: San Miguel Drive Roadway Improvements.....	3-51
Figure 3.15: Site Design and Source Control BMPs	3-57
Figure 3.16: Treatment BMPs	3-59
Figure 3.17: Haul Routes.....	3-67
Figure 4.1.1: Project Location Map.....	4.1-7
Figure 4.1.2: General Plan Land Use Designations.....	4.1-11
Figure 4.1.3A: Project Location Map.....	4.1-17
Figure 4.1.3B: Locations of the Planning Areas within PC-27	4.1-19
Figure 4.1.4: Existing and Planned Developments in Project Vicinity	4.1-41
Figure 4.2.1: Study Area Intersection Locations	4.2-9
Figure 4.3.1: Key View Location Map.....	4.3-5
Figure 4.3.2: View 1	4.3-9
Figure 4.3.3: View 2	4.3-11
Figure 4.3.4: View 3	4.3-13
Figure 4.3.5: View 4.....	4.3-15
Figure 4.3.6: View 5.....	4.3-17
Figure 4.3.7: View 6.....	4.3-19
Figure 4.3.9: View 8.....	4.3-23
Figure 4.3.10: View 9	4.3-25
Figure 4.3.11: General Plan–Designated Coastal Views.....	4.3-29
Figure 4.3.12a: View from Belvedere on the Northern Parcel	4.3-33
Figure 4.3.12b: Viewpoint from Central Parcel	4.3-35
Figure 4.3.12c: Proposed Viewshed at Observation Points.....	4.3-37
Figure 4.3.12d: Proposed Viewshed at Observation Points	4.3-39
Figure 4.3.13: Sight Plane	4.3-43
Figure 4.3.14a: Proposed Elevations	4.3-45
Figure 4.3.14b: Proposed Elevations.....	4.3-47
Figure 4.3.15: Night Visual Simulations.....	4.3-57
Figure 4.5.1: Habitat Map	4.5-11

Figure 4.5.2: Special-Interest Plant Species	4.5-17
Figure 4.5.3: Potential Jurisdictional Areas	4.5-21
Figure 4.5.4: Shallow Topographic Depressions.....	4.5-25
Figure 4.9.1: Hazardous Releases	4.9-7
Figure 4.10.1 Existing Drainage.....	4.10-3
Figure 4.10.2 Drainage Area	4.10-5
Figure 4.10.3 Site Design and Source Control BMPs	4.10-37
Figure 4.10.4 Treatment BMPs	4.10-43
Figure 5.1: Location of Corporate Plaza West	5-27
Figure 5.2: Corporate Plaza West Site Plan	5-29
Figure 5.3: Reduced Project Alternative	5-45

TABLES

Table 1.A: Summary of Project Impacts, Project Design Features, Mitigation Measures, and Level of Significance after Mitigation	1-7
Table 3.A: Project Components	3-14
Table 3.B: Project Parking	3-53
Table 3.C: Responsible Agencies.....	3-69
Table 4.1.A: Relevant Local and Regional Plans and Programs	4.1-2
Table 4.1.B: General Plan Land Use Policy Consistency Analysis	4.1-23
Table 4.1.C: Cumulative Project List	4.1-39
Table 4.2.A: V/C and LOS Ranges	4.2-2
Table 4.2.B: CMP LOS and V/C Ratio Ranges	4.2-4
Table 4.2.C: State Highway LOS and Delay Ranges	4.2-5
Table 4.2.D: Existing (2009) Conditions AM and PM Peak-Hour LOS.....	4.2-13
Table 4.2.E: Forecast Trip Generation of Proposed Project.....	4.2-18
Table 4.2.F: Existing with Project Traffic AM and PM Peak-Hour LOS	4.2-19
Table 4.2.G: Committed Projects Summary.....	4.2-21
Table 4.2.H: Forecast Year 2013 with Committed Projects without Project Traffic AM and PM Peak-Hour LOS.....	4.2-23
Table 4.2.I: Forecast Year 2013 with Committed Projects with Project Traffic AM and PM Peak-Hour LOS.....	4.2-24
Table 4.2.J: Forecast Year 2013 with Committed and Cumulative Projects without and with Project Traffic AM and PM Peak-Hour LOS	4.2-27
Table 4.2.K: Forecast General Plan Build Out without and with Project Traffic AM and PM Peak-Hour LOS.....	4.2-30
Table 4.2.L: State Highway Existing Plus Project Traffic AM and PM Peak-Hour Intersection LOS	4.2-33
Table 4.2.M: State Highway Forecast Year 2013 with Committed Projects with Project Traffic AM and PM Peak-Hour Intersection LOS.....	4.2-34
Table 4.2.N: State Highway Forecast Year 2013 with Committed and Cumulative Projects without and with Project Traffic AM and PM Peak-Hour LOS	4.2-35
Table 4.2.O: State Highway Forecast General Plan Build Out without and with Project Traffic AM and PM Peak-Hour LOS	4.2-35
Table 4.2.P: Existing with and without Project Traffic AM and PM Peak-Hour CMP Intersection LOS	4.2-36
Table 4.2.Q: Forecast Year 2013 with Committed Projects with and without Project Traffic AM and PM Peak-Hour CMP Intersection LOS	4.2-37
Table 4.2.R: Forecast Year 2013 with Committed and Cumulative Projects with and without Project Traffic AM and PM Peak-Hour CMP Intersection LOS.....	4.2-38
Table 4.2.S: Forecast Year General Plan Build Out with and without Project Traffic AM and PM Peak-hour CMP Intersection LOS.....	4.2-38
Table 4.2.T: Peak-hour Intersection LOS with and without San Miguel Drive Geometric Improvements	4.2-40
Table 4.2.U: City Parking Requirements	4.2-43
Table 4.4.A: Summary of Health and Other Effects of the Major Criteria Air Pollutants	4.4-6
Table 4.4.B: Attainment Status of Criteria Pollutants in the South Coast Air Basin	4.4-7

Table 4.4.C: Ambient Air Quality at the Costa Mesa and Anaheim Air Monitoring Stations	4.4-8
Table 4.4.D: Ambient Air Quality Standards	4.4-10
Table 4.4.E: Peak-Day Construction Emissions (lbs/day) by Phase	4.4-18
Table 4.4.F: Construction LST Modeling Results.....	4.4-20
Table G: Operational Emissions.....	4.4-21
Table H: Existing (2009) CO Concentrations	4.4-23
Table I: 2013 Project Build-out CO Concentrations	4.4-24
Table J: General Plan Build-out CO Concentrations.....	4.4-25
Table 4.4.K: Summary of Operation Emissions, Localized Significance	4.4-26
Table 4.5.A: Acreages of Plant Communities within the Study Area	4.5-9
Table 4.5.B: Impacts to and Preservation of Plant Communities within the Study Area.....	4.5-34
Table 4.8.A: Global Warming Potentials and Atmospheric Lifetimes.....	4.8-3
Table 4.8.B: Annual Greenhouse Gas Emissions.....	4.8-6
Table 4.8.C: Potential Impacts of Global Warming on Water Resources and Expected Consequences for California.....	4.8-7
Table 4.8.D: Newport Beach General Plan Goals and Policies.....	4.8-18
Table 4.8.E: Greenhouse Gas Emissions Using Conventional Building Design.....	4.8-24
Table 4.8.F: Greenhouse Gas Emissions for the Proposed Project	4.8-25
Table 4.8.G: Consistency with City Policies.....	4.8-30
Table 4.8.H: Project Compliance with Greenhouse Gas Emission Reduction Strategies in the Climate Change Proposed Scoping Plan: A Framework for Change	4.8-33
Table 4.8.I: Project Compliance with Other State Greenhouse Gas Reduction Strategies	4.8-36
Table 4.8.J: Peak-Day Construction Emissions (lbs/day) by Phase	4.8-37
Table 4.9.A: Hazardous Waste Releases within and Adjacent to the Project Limits	4.9-6
Table 4.10.A: Surface Water Quality Objectives for Inland Surface Waters.....	4.10-11
Table 4.10.B: Anticipated and Potential Pollutants of Concern.....	4.10-25
Table 4.10.C: Source Control and Site Design BMPs Considered for the Proposed Project	4.10-28
Table 4.10.D: Treatment Control BMPs Considered for the Proposed Project.....	4.10-38
Table 4.10.E: Pollutant Modeling Results.....	4.10-45
Table 4.11.A: Definitions of Acoustical Terms	4.11-4
Table 4.11.B: Common Sound Levels and their Noise Sources	4.11-5
Table 4.11.C: Human Response to Different Levels of Groundborne Noise and Vibration	4.11-6
Table 4.11.D: Existing (2009) Traffic Noise Levels	4.11-9
Table 4.11.E: Groundborne Vibration and Noise Impact Criteria.....	4.11-10
Table 4.11.F: Land Use Noise Compatibility Matrix	4.11-12
Table 4.11.G: City of Newport Beach Noise Standards.....	4.11-13
Table 4.11.H: Typical Construction Equipment Noise Levels.....	4.11-18
Table 4.11.I: Existing with Project Traffic Noise Levels.....	4.11-22
Table 4.11.J: 2013 Without Project Traffic Noise Levels	4.11-23
Table 4.11.K: 2013 with Project Traffic Noise Levels.....	4.11-24
Table 4.11.L: General Plan Build Out Without Project Traffic Noise Levels	4.11-25
Table 4.11.M: General Plan Build Out with Project Traffic Noise Levels	4.11-26
Table 4.11.N: Existing Without Project and Future with Project Traffic Noise Levels.....	4.11-34
Table 4.12.A: OCP-2006 Projections: City of Newport Beach and Orange County	4.12-3
Table 4.12.B: Housing Unit Mix in 2005	4.12-5
Table 4.12.C: Projected Growth for 2012	4.12-10

Table 4.13.A: Existing Solid Waste Generation.....	4.13-7
Table 4.13.B: Projected Water Demand (acre-feet per year)	4.13-8
Table 4.13.C: Existing Water Demand.....	4.13-9
Table 4.13.D: Existing Wastewater Generation	4.13-11
Table 4.13.E: Estimated Existing Electricity Usage.....	4.13-12
Table 4.13.F: Estimated Existing Natural Gas Consumption.....	4.13-13
Table 4.13.G: Basis of Water Reduction Calculations for the Proposed Project	4.13-22
Table 4.13.H: Estimated Solid Waste Generation.....	4.13-28
Table 5.A: Geographically Unsuitable Sites	5-5
Table 5.B: Technically or Practically Infeasible Sites	5-5
Table 5.C: Sites with other Ownership Interests	5-6
Table 5.D: Summary of Project Alternatives	5-9
Table 5.E: Reduced Project Alternative Peak-Day Construction Emissions (lbs/day) by Phase.....	5-51
Table 5.F: Alternative 5 Peak-Day Construction Emissions (lbs/day) by Phase	5-63
Table 5.H: Comparison of Impacts for Alternatives	5-72
Table 7.A: Mitigation and Monitoring Reporting Program	7-3

This page intentionally left blank