

## 4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the possible environmental effects of the proposed Community Memorial Hospital District Development Code for the issue areas identified as having the potential to experience significant impacts. “Significant effect” is defined by Section 15382 of the State CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The assessment of each issue area begins with a description of the current setting for the issue area being analyzed, followed by an analysis of the project’s effect within that issue area. The first subsection of the impact analysis identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City, other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

***Class I, Significant and Unavoidable:*** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.

***Class II, Significant but Mitigable:*** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.

***Class III, Not Significant:*** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

***Class IV, No Impact or Beneficial:*** An effect that would reduce existing environmental problems or hazards or no change in environmental conditions would occur.

As indicated above, significant positive effects are also noted (Class IV) in addition to the adverse effects (Class I through III). Following each environmental effect discussion is a listing of recommended mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measures. In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect under the “Significance After Mitigation” heading. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other future development in the area.



### **Impacts Found To Be Less Than Significant**

The following impacts were determined to be less than significant in the Initial Study (see Appendix A):

- Geology/Soils
- Agricultural Resources
- Hazards/Hazardous Materials
- Population and Housing
- Public Services and Recreation
- Biological Resources
- Land Use and Planning
- Mineral Resources
- Utilities and Service Systems

It is noted that this recirculated EIR contains additional discussion on Land Use and Planning as well as Water Supply. These two analyses were added to supplement the analysis contained in the Initial Study and supersede the discussions in the Initial Study (see Appendix A).

Furthermore, with regard to Hazards and Hazardous Materials a Phase I Environmental Site Assessment has been prepared for the project by Forbess Consulting Group since the preparation of the Initial Study (Appendix K). The Phase I report includes a summary and analysis of the Leaking Underground Storage Tank (LUST) Incident Reports for the project area. The Phase I report includes an analysis of close to 20 LUST sites, all but two of which are downgradient from the project site and do not pose a hazard to the site (because any contaminants would not migrate upgradient toward the Project Area). The two upgradient LUST sites are each about half a mile away from the Project Area and are being remediated. The Phase I report concludes that “[n]o recognized environmental conditions were identified as a result of our Phase I Environmental Site Assessment. No further assessment is recommended at this time.”

Finally, in addition to the existing discussion in the Initial Study regarding Geology and Soils impacts and, more specifically, the applicability of the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, the project site is within about 0.4 miles of an Alquist-Priolo Earthquake Fault Zone. However, the site is not within the zone. The requirements of the Alquist-Priolo Act apply only when the site is actually within the zone as its purpose is to avoid potential impacts related to surface rupture. With respect to the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, a specific objective of the project is to construct a new seismically conforming hospital building in accordance with Senate Bill 1953, the Hospital Facilities Seismic Safety Act, which requires hospitals to meet more stringent seismic safety requirements. CMH will adhere to all applicable state study and review requirements. However, given that one of the project objectives is to upgrade facilities to meet current seismic requirements, there is no evidence that the project would create significant impacts with respect to surface rupture or seismicity.

