

2.0 INTRODUCTION

This is the City of Santa Barbara Environmental Impact Report for the proposed Santa Barbara Cottage Hospital Seismic Compliance and Modernization Project.

2.1 PURPOSE AND TYPE OF EIR

Under the California Environmental Quality Act (CEQA), public agencies are required to evaluate proposed development projects for their effects on the physical environment, and identify any feasible measures that would avoid or lessen significant environmental effects. This is intended to provide disclosure to the public and agency decision-makers of the environmental consequences of a project before action is taken to approve project permits.

The City of Santa Barbara, as the Lead Agency under CEQA for the Santa Barbara Cottage Hospital project, has determined that approval of the proposed project would result in environmental impacts that must be addressed in an Environmental Impact Report (EIR). This EIR functions as both a Project EIR addressing potential environmental effects of the proposed development plan, and as a Program EIR addressing the proposed Specific Plan.

As a Project EIR, this document evaluates changes in the environment resulting from the both construction and operational phases of the Cottage Hospital reconstruction project (Section 15161 of the CEQA Guidelines).

As a Program EIR, this document also evaluates environmental effects of additional future development beyond the currently proposed development that could be allowed under the proposed Specific Plan (Section 15169 of the CEQA Guidelines). Potential environmental impacts are identified based on the maximum development allowed under the Specific Plan and the design criteria established within the Specific Plan.

2.2 PUBLIC REVIEW PROCESS

This Draft EIR is released for public review according to procedures in Section 15105(a) of the State CEQA Guidelines. Individuals from the public and agencies have the opportunity to provide written comments on the contents of the Draft EIR for a period of 45 days. During the public review period, the City Planning Commission held a public meeting on December 2, 2004, to provide further opportunity for members of the public and public agencies to verbally comment or request clarification about the proposed project and the Draft EIR. Upon conclusion of the public review period, written responses were prepared to address substantive comments on environmental issues in the Draft EIR. These responses, in addition to any revisions to the text of the Draft EIR, are incorporated into this proposed Final EIR.

Public hearings will be held by the City Planning Commission to consider certification of the Final EIR and approval of the proposed Development Plan for the project. A City Council hearing will then be held to consider approval of the proposed Specific Plan (SP-8), Development Agreement, Abandonment of Castillo Street (2300 Block), and Final Economic Development Square Footage Allocation.

2.3 CONTENTS OF THE EIR

The EIR contains the following chapters and content:

- 1.0 **Executive Summary:** An overview of the project description, site characteristics, project history and background, project objectives, alternatives to the proposed project considered, and summary of environmental impacts and mitigation measures.
- 2.0 **Introduction:** Purpose and type of EIR; public review process, contents of the EIR, effects found not to be significant and not analyzed further in the EIR; and required agency approvals.
- 3.0 **Project Description:** Project history/seismic requirements; project location, project objectives, and project description, including the construction and operation of the proposed project and potential future development allowed under the proposed Specific Plan, and discretionary actions.
- 4.0 **Land Use and General Plan Consistency:** Discussion of existing land use conditions, and zoning and General Plan land use designations; analysis of the proposed Specific Plan and SP-8 Zone with respect to the City's Municipal Code, City Charter Section 1508 and General Plan.
- 5.0–14.0 **Environmental Analysis:** Chapters 5.0 through 14.0 constitute the environmental review of the proposed project for each of the environmental topics described below. The analyses in each chapter includes the following information:
 - *Impact Significance Guidelines:* Identification of impact significance guidelines for assessing the severity of identified environmental impacts;
 - *Methodology:* Description of methodology uses to assess environmental impacts;
 - *Regulatory Framework:* Discussion of applicable policies, plans, and standards identified for each environmental topic;
 - *Existing Setting:* identification of the existing physical conditions on the project site and in the vicinity of the site;
 - *Project Features:* Identification of any project features that would minimize or avoid potential impacts;
 - *Long-Term Impacts:* Evaluation of the long-term environmental impacts and effects of the current project proposal, the Specific Plan, and cumulative pending projects in the area, including an enumeration of mitigation measures to avoid or reduce identified impacts;
 - *Temporary Construction Impacts:* Evaluation of the temporary construction-related environmental impacts and effects of the current project proposal, the Specific Plan, and cumulative pending projects in the area, including an enumeration of mitigation measures to avoid or reduce identified impacts; and
 - *Summary of Impacts:* Conclusions regarding the significance of identified environmental impacts, including any significant unavoidable adverse impacts.

- 5.0 Air Quality:** Emissions of air pollutants by dust, demolition, construction equipment, diesel toxic emissions, carbon monoxide “hot spots,” and long-term emissions of air pollutants during hospital operations.
- 6.0 Biological Resources:** Loss of mature native and nonnative vegetation, including coast live oak trees, protection of the existing Moreton Bay fig tree, and disruption to urban wildlife.
- 7.0 Cultural Resources:** Effects to known and unknown archaeological resources and historic resources.
- 8.0 Geophysical Conditions:** Primary and secondary seismic conditions, including fault rupture, groundshaking and liquefaction, soil compatibility, and soil erosion.
- 9.0 Hazards:** Hazardous materials, hazardous waste, medical waste, public security, fire hazards, and aircraft safety.
- 10.0 Hydrology and Water Quality:** Drainage patterns, flooding, and water quality of runoff.
- 11.0 Noise:** Construction, vehicular, helicopter, and equipment-generated noise and vibration.
- 12.0 Public Services and Utilities:** Fire and police protection, schools, potable water, sewer and solid waste, and public transportation effects.
- 13.0 Traffic and Circulation:** Construction traffic and detours, project trip generation, and parking demand.
- 14.0 Visual Aesthetics:** Public views, on-site visual aesthetics and compatibility, and lighting.
- 15.0 Alternatives to the Proposed Project:** This chapter provides comparative environmental evaluation of the following alternative site designs and site locations for their potential to avoid or minimize significant environmental impacts while substantially meeting the project’s objectives.
- No Project/No Build
 - Development/Uses Allowed under the Existing General Plan Land Use Designation
 - Remodel of Existing Buildings
 - Alternative Site Designs
 - Alternative Project Sites
 - Phasing Alternatives
 - Parking Design Alternatives
 - Circulation Pattern Alternatives
 - Alternatives Evaluated but Withdrawn from Consideration
 - Environmentally Superior Alternative

16.0 Long-Term Implications of the Project:

- 16.1 Significant Environmental Effects That Cannot be Avoided if the Proposed Project is Implemented
- 16.2 Significant Irreversible Environmental Changes that would be Involved in the Proposed Project Should it be Implemented
- 16.3 Growth-Inducing Impacts of the Proposed Project

17.0 Draft Mitigation Monitoring Program: A chart itemizing each identified mitigation measure to reduce environmental impacts, including the responsible party and timing of the mitigation requirement.

18.0 Organizations and Persons Contacted: A listing of all persons and organizations contacted as part of preparation of the EIR.

19.0 References: A listing of all documents utilized in preparation of the EIR.

20.0 List of Preparers: A listing of all contributors and reviewers to the EIR.

Appendices to the EIR:

Volume II:

- A: Notice of Preparation/Initial Study
- B: Air Quality Technical Analysis
- C: Biological Resources Technical Analysis
- D: Cultural Resources Technical Analysis
- E: Geophysical Technical Analysis
- F: Hazards and Hazardous Materials Technical Analysis
- G: Hydrology and Water Resources Technical Analysis

Volume III:

- H: Noise Technical Analysis
- I: Public Services and Utilities Technical Analysis
- J: Traffic and Circulation Technical Analysis

Volume IV:

Responses to Public Comments on the Draft EIR

2.4 EFFECTS FOUND NOT TO BE SIGNIFICANT IN THE INITIAL STUDY

The City prepared an Initial Study in accordance with Section 15082 of the CEQA Guidelines and the City of Santa Barbara's Environmental Impact Evaluation Guidelines. The Initial Study was included with the Notice of Preparation (NOP) for the EIR and distributed to public agencies that would potentially have comments on the content and analysis to be provided in the EIR. The information, analysis, and conclusions contained in the Initial Study were the basis for the City's decision to prepare an EIR to further analyze project impacts. The Initial

Study was used to focus the EIR on the effects determined to be potentially significant. The NOP and Initial Study are included in Appendix A of this EIR.

The NOP and Initial Study determined that the proposed project would not have the significant environmental effects in the following areas, and therefore these topics are not discussed further in this EIR.

The proposed project would not:

- Create objectionable odors
- Impact wetland habitat
- Impact wildlife dispersal or migration corridors
- Cause a physical change that would affect ethnic cultural values or restrict religious uses in the project area
- Result in or expose people to seiche or tsunami, landslides or mudslides, subsidence of the land, or expansive soils

2.5 REQUIRED AGENCY APPROVALS

The City of Santa Barbara as the designated Lead Agency, has the authority for preparation and certification of this EIR and approval of discretionary permits, including the Development Plan, Specific Plan, Development Agreement, Abandonment of Castillo Street Easement, and Final Economic Development Square Footage Allocation. These discretionary approvals are described in Section 3.4 of this EIR.

There are also Responsible Agencies that have discretionary approval authority over one or more actions involved with the development of the proposed project as follows:

Office of Statewide Hospital Planning and Development (OSHPD): OSHPD is responsible for regulating the building and safety codes for acute care medical facilities throughout the State. Therefore, OSHPD is responsible for final approval of the proposed construction plans and, in effect, the issuance of building permits for the SBCH project.

California Department of Transportation (Caltrans): The Caltrans Division of Aeronautics is responsible for approval of the proposed helipad.

Federal Emergency Management Agency (FEMA): Issuance of Letter of Map Revision and Issuance of new Flood Insurance Rate Map (FIRM) removing the project site from the 100-year floodplain.

State Water Resources Control Board (SWRCB): Issuance of a Notice of Intent under the State General Construction Permit for authorization of storm water discharges.

Regional Water Quality Control Board (RWQCB): Issuance of a National Pollutant Discharge Elimination System (NPDES) permit for permanent dewatering of groundwater, if needed.

Santa Barbara County Air Pollution Control District (SBAPCD): Issuance of a Permit for Asbestos Demolition and Renovation Compliance Checklist.

U.S. Army Corps of Engineers (Corps): Notification and consultation regarding proposed 10x10 foot drainage reinforced concrete box connection into Mission Creek.

Santa Barbara County Association of Governments (SBCAG): Serving as the County's Airport Land Use Commission (ALUC), SBCAG approval of the proposed helipad design and flight operations is required.

State Department of Health Services: Approval of the Medical Waste Management Plan.

Joint Commission Accreditation of Healthcare Organizations (JCAHO): Responsible for the accreditation of hospitals and inspections to review hospital standards as set forth in JCAHO's Comprehensive Accreditation Manual for Hospitals.

Santa Barbara County Fire Department, Protection Services Division: Approval of the project's Hazardous Materials Business Plan.

2.6 STANDARDS OF ADEQUACY OF EIR

CEQA Guidelines Section 15151 states that an EIR analysis need not be exhaustive, but that it provide information that enables decision makers to make a decision that intelligently takes into account a project's environmental consequences. Section 15151 notes that disagreement among experts does not invalidate an EIR analysis; however, a summary of any disagreement among experts should be provided. As stated in Section 15151, ". . . the courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure."