



# California Northstate University Medical Center



## PLANNING COMMISSION PUBLIC HEARING ENVIRONMENTAL REVIEW OVERVIEW

FEBRUARY 18, 2021





## WHAT IS CEQA?



- California Environmental Quality Act
- Public disclosure process
- Avoid or mitigate for environmental impacts, to the extent feasible.



# WHAT AN EIR DOES AND DOESN'T DO



## An EIR Does...

- Disclose potential effects of project on environment
- Identify mitigation measures
- Describe feasible alternatives to proposed project

## An EIR Doesn't...

- Require mitigation for existing environmental conditions
- Advocate for project under evaluation
- Require project denial due to significant environmental impacts
- Address economic and social issues (e.g., property values)



# ENVIRONMENTAL ISSUES EVALUATED IN THE DRAFT EIR



- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases and Climate Change
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise and Vibration
- Population, Employment, and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Cumulative Impacts
- Growth Inducement



# SIGNIFICANT AND UNAVOIDABLE IMPACTS IN THE DRAFT EIR



- Impact 3.1-1: Substantially Degrade the Existing Visual Character
- Impact 3.1-3: Create a New Source of Substantial Light or Glare That Would Adversely Affect Day or Nighttime Views
- Impact 3.2-3: Result in a Net Increase in Long-Term Operational Criteria Air Pollutant and Precursor Emissions
- Impact 3.11-1: Create Construction-Generated Noise
- Impact 3.11-4: Create Ambulance Siren Noise
- Impact 3.15-1: Environmental Impacts from Expansion of Infrastructure



## SIGNIFICANT AND UNAVOIDABLE IMPACTS IN THE DRAFT EIR (CONT)



- Impact 4-1: Contribute to Cumulative Visual Character Impacts
- Impact 4-2: Contribute to Cumulative Light and Glare Impacts
- Impact 4-5: Contribute to Cumulative Long-Term Operational Criteria Air Pollutant or Precursor Emissions
- Impact 4-16: Contribute to Cumulative Groundwater Impacts
- Impact 4-18: Contribute to Cumulative Construction Noise Impacts
- Impact 4-27: Contribute to Cumulative Water Supply Impacts
- Impact 4-28: Contribute to Cumulative Impacts for Wastewater Services



# ALTERNATIVES CONSIDERATED IN THE DRAFT EIR



- **Alternative 1: No Project–No Development Alternative** assumes no demolition of the existing structure or construction of the Project. The Project site would remain in its current condition and would retain its General Plan and zoning designations that could allow for commercial, office, and light industrial uses.
- **Alternative 2: Reduced Development Alternative** includes a reduced hospital building height (approximately 165 feet [eight stories]) and 280 patient beds at buildout. This alternative also includes reduced parking (240 spaces) and elimination of the on-site helicopter landing pad.
- **Alternative 3: Lent Ranch Marketplace Site Alternative** includes the Project proposed uses and buildings at an alternative site in the City of Elk Grove, located in the Lent Ranch Marketplace Special Planning Area.



# FINAL EIR - KEY ENVIRONMENTAL ISSUES IDENTIFIED IN PUBLIC COMMENTS ON THE DRAFT EIR



- Following key environmental issues raised in public comments on the Draft EIR and responded to in the Final EIR:
  - Alternatives to the project
  - Construction and operational noise
  - Transportation
  - Biological resources
  - Assumptions used in helicopter and ambulance analysis
  - Shadows from the hospital building
  - Flooding and hospital operations
  - Baseline conditions
  - Hazardous material usage
- No significant new information was identified in comments on the Draft EIR that would require recirculation of the Draft EIR under State CEQA Guidelines Section 15088.5 such as the identification of new impacts that are not mitigated, exacerbation of existing impacts. Additional text was added to the Final EIR for clarification but was not new information.





# FINAL EIR - PROJECT MODIFICATIONS SINCE RELEASE OF DRAFT EIR



- Final EIR evaluates the following modifications to the Project since release of the Draft EIR to further respond to public comments:
  - Helicopter flight path to further avoid disturbing bird roosting and rookery sites in the Stone Lakes National Wildlife Refuge following consultation with the US Fish and Wildlife Service
  - Modification of Project landscaping plan to remove an invasive species identified in public comments



# Comments Received for Planning Commission Hearing Related to the EIR



- The City has received comments for the Planning Commission Hearing related to environmental concerns from the U.S. Fish and Wildlife Service, Friends of Stone Lakes National Wildlife Refuge/Sierra Club Sacramento Group/Sacramento Audubon/Habitat 2020/Friends of the Swainson's Hawk, and residents.
- Issues identified in these comments do not raise new environmental issues and have been addressed in the Draft and Final EIR



THANK YOU!