



DEVELOPMENT SERVICES – PLANNING

8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: May 29, 2019

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of Elk Grove
Contact: Sarah Kirchgessner, Project Planner
8401 Laguna Palms Way
Elk Grove, CA 95758

SUBJECT: Environmental Impact Report for the California Northstate University Medical Center Project

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Elk Grove (as lead agency, hereinafter City) intends to prepare an Environmental Impact Report (EIR), consistent with Section 15161 of the State CEQA Guidelines (Division 6 of Chapter 3 of Title 14 of the California Code of Regulations, hereinafter the CEQA Guidelines), for the California Northstate University Medical Center Project (the "Project," described later in this document). In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with sufficient information describing the Project and its potential environmental effects.

The City made the determination to prepare an EIR following preliminary review of the Project. Pursuant to CEQA Guidelines Section 15063(a), because an EIR is needed an initial study has not been prepared. Probable environmental effects of the Project are described in the attached Project summary.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. **The comment period runs from Wednesday, May 29, 2019, to Thursday, June 27, 2019.** The City welcomes public input during the review period. In the event the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City may presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]).

Comments may be submitted in writing during the review period and addressed to:

City of Elk Grove
Development Services Department
c/o Sarah Kirchgessner
8401 Laguna Palms Way
Elk Grove, CA 95758

A scoping meeting for the Project will be held from 5:30 p.m. to 7:30 p.m. on Monday, June 24, 2019, at the Elk Grove City Council Chambers located at 8400 Laguna Palms Way in Elk Grove.

PROJECT LOCATION AND SETTING

The Project site is located in the City of Elk Grove in Sacramento County, California within Township 6 North, Range 5 East, as depicted on the Florin 7.5' United States Geological Survey (USGS) topographic quadrangle. The approximately 25-acre Project site is situated on the western boundary of the City, approximately 4.75 miles west of the City center (Figure 1). The Project site consists of 12 parcels (assessor parcel numbers 132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011, 132-2160-001, -002, 132-0460-076) and is bordered by Elk Grove Boulevard to the north, Interstate 5 to the west, West Taron Drive to the east, and the Laguna Stone Lake subdivision to the south, and Riparian Court provides access to the interior of the site (Figure 2). The area is fully developed except one approximately 0.5-acre undeveloped parcel on the southwest corner of Riparian Court and West Taron Drive.

The Project site is occupied by a total of nine structures, including the 109,800-square foot California Northstate University (CNU) School of Medicine building at 9700 West Taron Drive, a 76,000-square-foot office building at 9650 West Taron Drive, and seven additional buildings comprising 2501 through 2619 West Taron Drive. A gas station, fast-food restaurants, and a church occupy the area directly adjacent to the northwest portion of the Project site near the corner of Elk Grove Boulevard and West Taron Drive. Other development on the site includes driveways, parking lots, landscaping, and sidewalks.

The principal roads serving the Project site include Elk Grove Boulevard, West Taron Drive, and Riparian Drive.

PROJECT DESCRIPTION

CNU is a private educational institution that currently operates a pharmacy and medical college at 9700 West Taron Drive and an approximately 15,000-square-foot event center in the office building at 9650 West Taron Drive. The establishment of CNU at its current location was permitted via a conditional use permit (CUP) (EG-11-003) approved by the City Planning Commission on March 3, 2011.

CNU is proposing to expand its facilities and services to provide emergency and other medical related services in the western portion of the City. At buildout, the Project will consist of an expanded pharmacy and medical college, medical center (hospital) with a helicopter landing pad (helistop), out-patient clinic, medical office building, two parking structures with accessory retail, a dormitory, one parking structure with roof-top sports facilities, a central plant and mechanical yard, public gathering spaces, and surface parking. The Project would be implemented in three phases as follows:

Phase 1

- ▶ **Existing Building Demolition:** As part of Phase 1 the following buildings would be demolished: 2501 West Taron, 2505 West Taron, 2513 West Taron, and 2525 West Taron. The following buildings would remain: 2521 West Taron, 2615 West Taron, 2619 West Taron, 9650 West Taron Drive, and 9700 West Taron Drive.
- ▶ **Hospital Building:** This building would be approximately 563,500 square feet in size and 12 stories in height with a mechanical penthouse and a partial basement for parking which would use a semi-automatic stacked parking system. The hospital would be designed to a level II trauma standard and would include approximately 250 patient beds and a helistop. The first floor of the building would be raised to provide protection from the 200-year flood event (flood magnitude with a 0.5-percent chance [or 1 in 200 chance] of occurring in any given year).
- ▶ **Central Plant:** The central plant would be 22,000 square feet in size with the main level designed to house support equipment for the hospital and one basement floor parking level that would use a semi-automatic stacked parking system. The main level would be raised to provide protection from the 200-year flood event. An exterior mechanical yard approximately 15,500 square feet in size would be constructed adjacent to the central plant.
- ▶ **Parking:** A total of 1,554 parking spaces are planned in Phase 1, including 1,079 surface parking spaces and 475 parking spaces on the lower levels of the hospital and central plant buildings.

Phase 2

- ▶ **Existing Building Demolition:** The following buildings would be demolished in Phase 2: 2521 West Taron and 9650 West Taron. The following buildings would remain: 2615 West Taron, 2619 West Taron, and 9700 West Taron Drive.
- ▶ **Patient Bed Tower:** This additional tower would be approximately 136,500 square feet in size and include seven stories. It would be built on top of the existing Phase 1 Hospital podium starting at the fourth-floor level and would add approximately 150 patient beds for a total of 400 beds upon completion of Phase 2.
- ▶ **Out-Patient Clinic:** This ambulatory care building would be 125,000 square feet in size and four stories in height with one basement floor parking level that would use a semi-automatic stacked parking system. This building would contain outpatient medical services.
- ▶ **Medical Office Building:** This building would be 123,000 square feet in size and five stories in height, and would contain outpatient medical clinics and house hospital administration.
- ▶ **Parking Structure 1:** This structure would be 257,000 square feet in size and would contain approximately 1,500 parking spaces. It would be four stories in height and would also include a basement level and approximately 50,000 square feet of ground floor retail, medical offices, and other supporting uses. A semi-automatic stacked parking system would be used on the three stories above the ground level and the basement level would be standard parking.
- ▶ **Parking:** Upon completion of Phase 2, there would be a total of 2,744 parking spaces, including 557 surface parking spaces, 675 parking spaces on the lower levels of the hospital, out-patient clinic, and central plant buildings, and 1,500 parking spaces in parking structure 1.

Phase 3

- ▶ **Existing Building Demolition:** The following buildings would be demolished in Phase 3: 2615 West Taron and 2619 West Taron. The school of medicine building at 9700 West Taron Drive would remain.
- ▶ **Parking Structure 2:** This structure would be 207,000 square feet in size and would contain approximately 1,000 parking spaces. It would be four stories in height and would also include a basement level and approximately 40,000 square feet of ground floor retail, medical offices, and other supporting uses. A semi-automatic stacked parking system would be used on the three stories above the ground level and the basement level would be standard parking.
- ▶ **Dormitory:** This building would include approximately 150 units to house 300 students and would be located adjacent to the school facilities. The structure would be five stories in height and 172,500 square feet in size.
- ▶ **Parking / Sports Structure:** This structure would be 67,000 square feet in size and one story in height with basement and above ground level parking that would accommodate 250 parking spaces. The roof would be occupied by basketball, tennis and volleyball courts for student use.
- ▶ **Administration Expansion:** Expand the existing school of medicine building at 9700 West Taron Drive. The administration expansion would be three stories in height and 43,500 square feet in size.
- ▶ **Parking:** Upon completion of Phase 3, there would be a total of 3,390 parking spaces, including 340 surface parking spaces, 300 parking spaces on the lower levels of the out-patient clinic and central plant buildings, and 2,750 parking garage spaces in the parking/sports structure and parking structures 1 and 2. The basement level of the hospital is anticipated to be used for support services in Phase 3 and would no longer be used for parking.

The Project would also include addition of a turn pocket for emergency vehicles on Elk Grove Boulevard, traffic signal modifications, streetscape modifications to West Taron Drive, modifications to existing parking areas, driveway improvements to Riparian Court, modifications to bicycle and pedestrian facilities, drainage improvements, and construction of new landscaped public gathering areas.

Entitlements

CNU is requesting the following entitlements:

- ▶ General Plan Amendment of six parcels from Community Commercial (CC) to Employment Center (EC)
- ▶ Rezoning of nine parcels from General Commercial (GC) to Industrial Office Park (MP)
- ▶ Text Amendments to General Plan Policy ER 2-3 and EGMC Section 23.42.040 related to development within the 200-year flood plain
- ▶ District Development Plan to provide for overall site plan approval and to establish development elements including, but not limited to, parking, landscaping, pedestrian improvements, and other features that are common across the site;
- ▶ Major Design Review for the architecture of the proposed Phase I buildings (Hospital and Central Plant);
- ▶ Conditional Use Permit to allow a hospital, helistop, and expansion of the existing medical school;
- ▶ Major Uniform Sign Program to provide signage for the project; and
- ▶ Abandonment of Riparian Court (also known as West Taron Court).

PROBABLE ENVIRONMENTAL EFFECTS

The EIR will evaluate whether the proposed Project would potentially result in one or more significant environmental effects. The following issues will be addressed in the EIR:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Archaeological, Historical, and Tribal Cultural Resources
- ▶ Geology and Soils
- ▶ Energy
- ▶ Greenhouse Gases and Climate Change
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise and Vibration
- ▶ Population and Housing
- ▶ Public Services
- ▶ Transportation and Traffic
- ▶ Utilities and Service Systems

Issues Scoped Out from Analysis in the EIR

The City anticipates that the following environmental issues would result in less-than-significant or no impacts and would not be discussed in the EIR for the reasons discussed below.

Agriculture and Forestry Resources

No farmland, forest land, or timberland exists on the Project site. Therefore, there would not be a significant impact related to agriculture and forestry resources, and this issue will not be discussed in the EIR.

Landslides

Based on the Project's topography (relatively flat), there would be no impact related to landslides. Therefore, this impact will not be discussed in the EIR.

Mineral Resources

The Project site is not used for mineral extraction, nor is it designated as an important mineral recovery site. Therefore, there would not be a significant impact on mineral resources, and this issue will not be discussed in the EIR.

Recreation

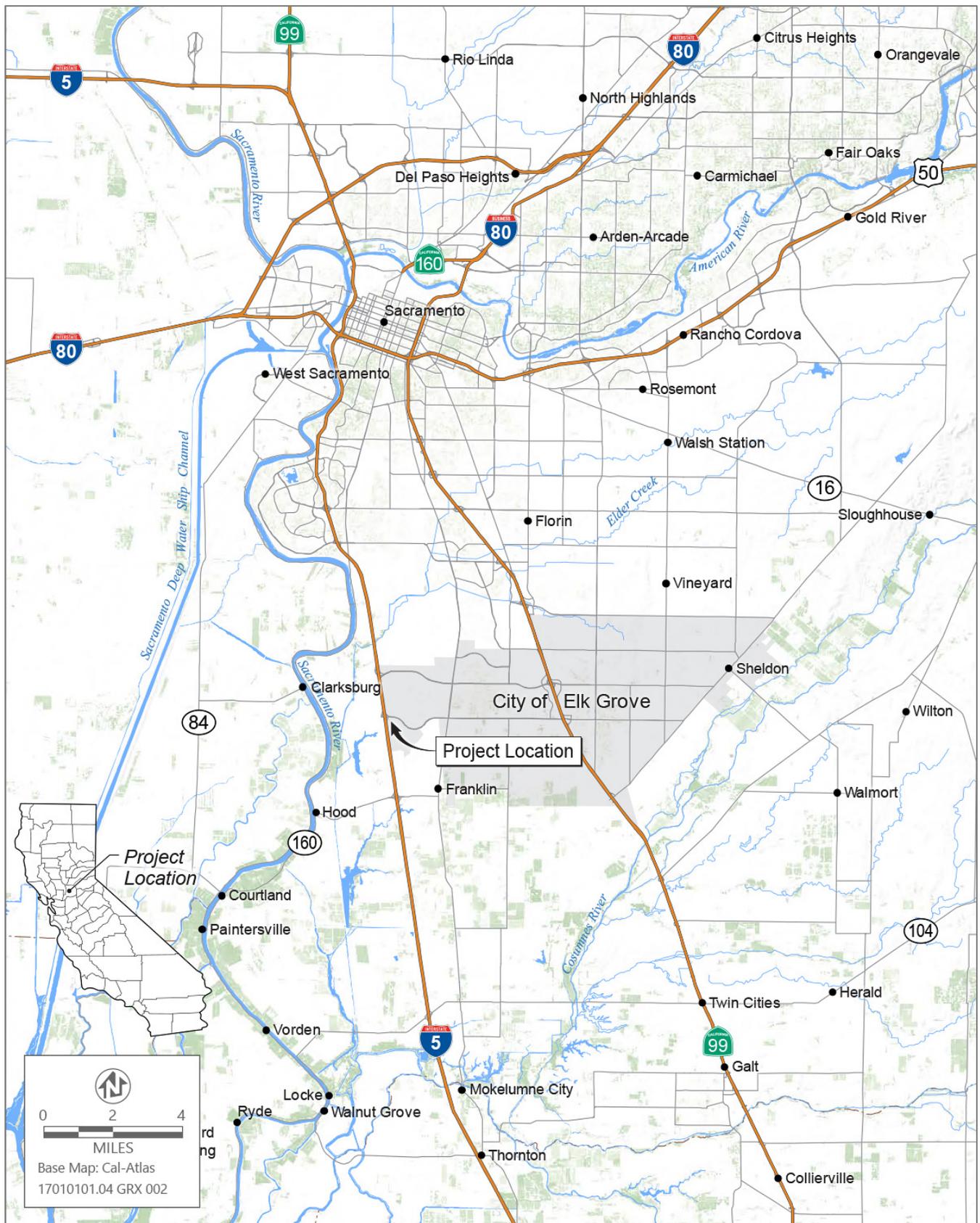
The Project would not contribute to unplanned growth and would not include new housing that would increase the use of existing recreational facilities or demand for new recreational facilities that would adversely affect the environment. Therefore, there would not be a significant impact related to recreation, and this issue will not be discussed in the EIR.

Seiche, Tsunami, and Mudflow

Based on the Project's location (inland, away from any water bodies) and topography (relatively flat), there would be no impact related to seiche, tsunami, or mudflow. Therefore, this impact will not be discussed in the EIR.

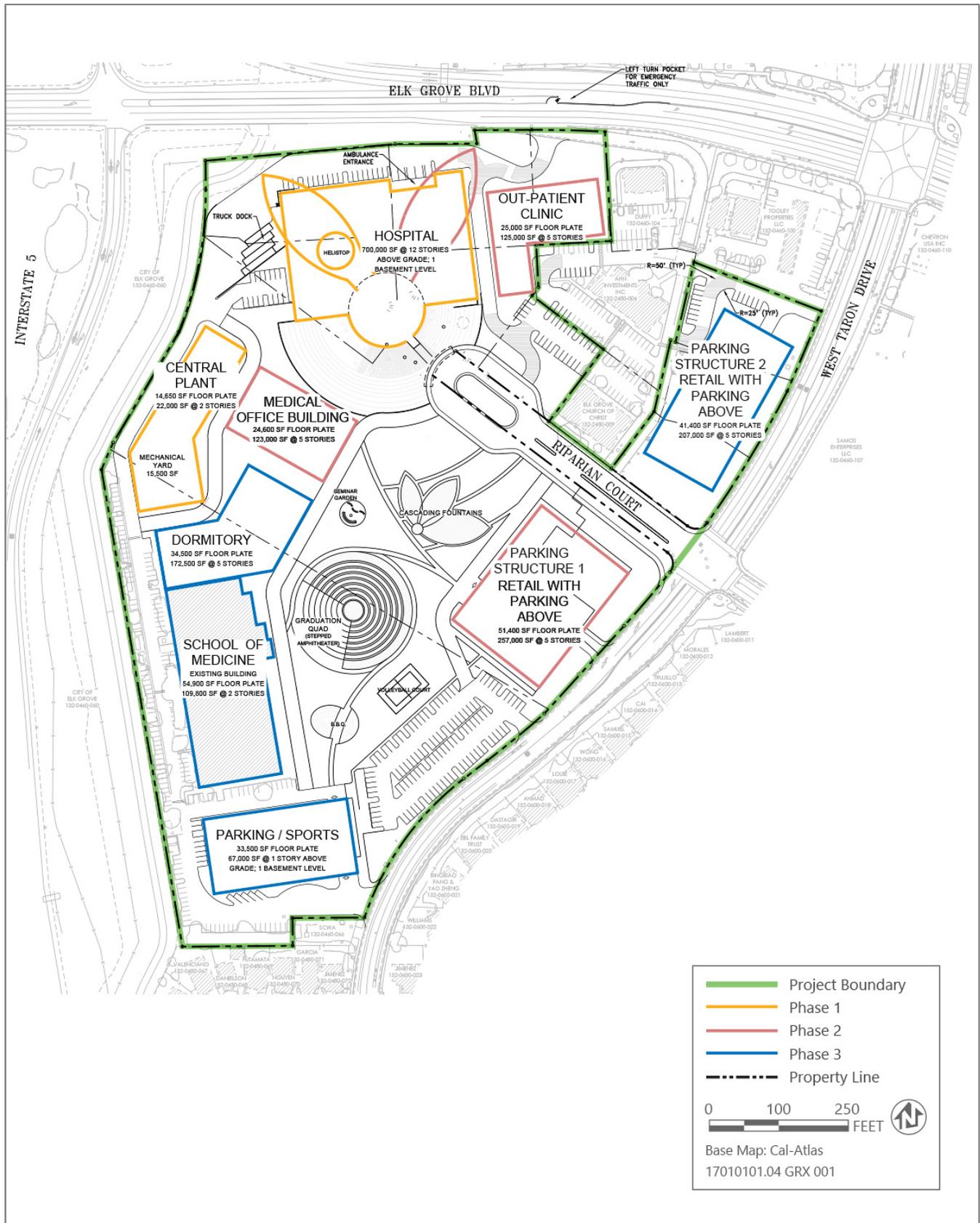
Wildfire

The Project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zone. Therefore, there would not be a significant impact related to wildfire, and this issue will not be discussed in the EIR.



Source: Image provided by Ascent in 2019

Figure 1 Regional Location Map



Source: Image provided by Wood Rodgers in 2019

Figure 2 Project Site Plan