



CITY OF ELK GROVE DEVELOPMENT SERVICES - PLANNING
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REVISED NOTICE OF AVAILABILITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER PROJECT (PLNG18-110)

DRAFT ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE No. 2019050019

NOTICE DATED SEPTEMBER 25, 2020

COMMENT PERIOD EXTENDED TO OCTOBER 13, 2020

Notice is hereby given that the City of Elk Grove, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the below referenced Project. The Draft EIR analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: City of Elk Grove
Development Services, Planning
Attn: Sarah Kirchgessner
8401 Laguna Palms Way
Elk Grove, CA 95758
Email: cnuproject@elkgrovecity.org

PROJECT TITLE: CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER PROJECT (CNU)
(PLNG18-110)

PROJECT LOCATION: The Project site is located along the western boundary of the City of Elk Grove (City) in Sacramento County, California, just east of Interstate 5 (I-5). The approximately 24.4-acre Project site consists of 12 parcels (Assessor Parcel Numbers [APNs] 132-2480-001, -002, -003, -004, -005, -007, -008, -010, and 011; 132-2160-001 and -002; 132-0460-076) owned by CNU. The site is bordered by Elk Grove Boulevard to the north, I-5 to the west, West Taron Drive to the east, and the Laguna Stone Lake subdivision to the south.

PROJECT DESCRIPTION: CNU is a private, education institution that currently operates a School of Medicine on the Project site. Other existing uses on the Project site include retail, restaurants, and an animal hospital. The Project would redevelop the site to include a hospital with a helistop and associated central plant and mechanical yard; an outpatient clinic; a medical office building; a dormitory adjacent to the existing School of Medicine; three parking structures, including two with accessory retail/office uses; and public gathering spaces. The Project is proposed to be constructed over three phases. At buildout, the Project would employ approximately 4,000 people and house up to 300 students.

To accommodate the proposed land uses, the Project would require the City General Plan land use designation for six parcels on the Project site to be changed from Community Commercial (CC) to Employment Center (EC) and for three parcels to be changed from Light Industrial (LI) to EC. The Project would also require rezoning of six parcels on the Project site from General Commercial (GC) to Business and Professional Office Park (BP) and three from Industrial-Office Park (MP) to BP to allow the proposed development. Because the Project site is located in the 200-year floodplain (0.5-percent chance of a flood occurring in any given year), the Project would also include amendments to General Plan Policy ER-2-3 and Elk Grove Municipal Code Title 23 (Zoning), Section 23.42.040.D to allow construction of an essential health care facility in the 200-year floodplain. These text amendments would align with existing State law.

Other requested City actions for the Project would include:

- City approval of an amendment to the Bicycle, Pedestrian, and Trails Master Plan to modify the location of a proposed Class I multipurpose trail alignment
- City approval of a District Development Plan, including overall site plan approval and establishment of development elements, including, but not limited to, parking, landscaping, pedestrian improvements, general building size and location, and other features that are common across the site
- City approval of a Major Design Review for the architecture of the proposed Phase I buildings (hospital and central plant)
- City approval of a Conditional Use Permit
- City approval of a Uniform Sign Program
- City abandonment of West Taron Court
- City execution of the agreement for Elk Grove Police Department services

Pursuant to the Jobs and Economic Improvement Through Environmental Leadership Act (also known as Assembly Bill [AB] 900), the governor certified the Project as an eligible project under AB 900 on December 30, 2019, and forwarded this determination to the Joint Legislative Budget Committee for consideration pursuant to PRC Section 21184(b)(2)(B). The Joint Legislative Budget Committee issued a concurrence letter on January 27, 2020.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City has prepared a DEIR pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public review and comment. The City will consider this information when deliberating the Project.

The DEIR analyzes impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Utilities and Service Systems, Cumulative Impacts, and Other CEQA-Required Analysis. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The following significant and unavoidable impacts are identified in the DEIR:

- 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 That Exceed Sacramento Metropolitan Air Quality Management District (SMAQMD)-Recommended Thresholds
- 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
- 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

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR commenced on **August 14, 2020**. **The original review period was set to end on September 28, 2020. The City has decided to extend the public review period by 15 days. The 60-day public review period will now end on October 13, 2020 at 5:00 pm.** All comments on the DEIR **must be received by the City by 5:00 pm on October 13, 2020** in order to receive a response on those comments addressing significant environmental issues. Comments may be sent by postal service, electronic mail, hand delivery, or may have already been provided verbally at the public meeting on September 16, 2020. The City encourages written comments on the Project to be submitted in a readily accessible electronic format. All electronic comments received will be posted to the following website within 5 days of receipt; those not received electronically will be posted within 7 days of receipt pursuant to Public Resources Code Section 21186(e) and (f): www.elkgrovecity.org/engageeg

The DEIR, all documents referenced in the DEIR, and the overall record of the proceedings are available for public review at the following website: www.egplanning.org/environmental

Printed copies of the document are available for review at the City Planning Division counter at 8401 Laguna Palms Way.

Pursuant to Section 15088(a) of the State CEQA Guidelines, late comments may not be evaluated or receive a response from the City.

Comments shall be directed to:

City of Elk Grove
Development Services Department
c/o Sarah Kirchgessner
8401 Laguna Palms Way
Elk Grove, CA 95758
cnuproject@elkgrovecity.org

PUBLIC MEETING: A public meeting to receive comments on the adequacy of the Draft EIR was held via Zoom on Wednesday, September 16, 2020 at 6:00 p.m. Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California. You may review the meeting on the City's website (http://www.elkgrovecity.org/city_hall/departments_divisions/planning/current_development_projects/california_northstate_university_hospital).