

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: California Northstate University Medical Center Project

Lead Agency: City of Elk Grove

Contact Person: Sarah Kirchgessner

Mailing Address: Development Services Dept, 8401 Laguna Palms Way

Phone: (916) 478-2245

City: Elk Grove

Zip: 95758

County: Sacramento

Project Location: County: Sacramento

City/Nearest Community: Elk Grove

Cross Streets: Elk Grove Blvd, West Taron Drive

Zip Code: 95758

Longitude/Latitude (degrees, minutes and seconds): 121 ° 28 ' 49 " N / 38 ° 24 ' 25 " W Total Acres: 24.6

Assessor's Parcel No.: 132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011
132-2160-001, -002, 132-0460-076

Section: 6 Twp.: 6N Range: 5E Base: Mt Diablo

Within 2 Miles: State Hwy #: 160

Waterways: Sacramento River

Airports: --

Railways: Sac RT, UPRR

Schools: Elliott Ranch Elem, Stone Lake Elem, Joseph Sims Elem, Helen Carr Castello Elem

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI Other: ☐ Joint Document ☐ Final Document ☐ Other:

Governor's Office of Planning & Research

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone MAY 29 2019 ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other:

STATE CLEARINGHOUSE

Development Type:

☐ Residential: Units Acres ☒ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 340,800 Acres Employees ☐ Mining: Mineral
☒ Industrial: Sq.ft. 737,500 Acres Employees ☐ Power: Type MW
☒ Educational: 282,300 Sq. ft. Private School of Medicine ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Greenhouse gases

Present Land Use/Zoning/General Plan Designation:

Retail-Commercial, Office, Private School / General Commercial, Industrial Office Park / Commercial, Light Industry

Project Description: (please use a separate page if necessary)

California Northstate University (CNU) is proposing to expand its facilities and services to provide emergency and medical related services in the western part of Elk Grove, CA. CNU currently operates a pharmacy and medical college at 9700 West Taron Dr. and an approximately 15,000-square-foot event center in the office building at 9650 West Taron Dr. At buildout, the Project will consist of an expanded pharmacy and medical college, new medical center (hospital) with a helistop, an out-patient clinic, a medical office building, two parking structures with general retail/personal service/restaurant use, a dormitory, another parking structure with roof-top sports facilities, a central plant and mechanical yard, public gathering spaces, and surface parking. The Project would require demolition of several existing buildings and would be implemented in three phases.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #2/3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 29, 2019 Ending Date June 27, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental, Inc.</u>	Applicant: <u>Fong & Chan Architects (Paolo Diaz)</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>1361 Bush Street</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>San Francisco, CA 94109</u>
Contact: <u>Pat Angell</u>	Phone: <u>415.931.8600</u>
Phone: <u>916.732.3324</u>	

Signature of Lead Agency Representative: *Andrew J. Shepherd* Date: 5-28-2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOP Distribution List

County: Sacramento

SCH#

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
 - ☐ **Dept. of Boating & Waterways**
Denise Peterson
 - ☐ **California Coastal Commission**
Allyson Hitt
 - ☐ **Colorado River Board**
Elsa Contreras
 - ☐ **Dept. of Conservation**
Crina Chan
 - ☐ **Cal Fire**
Dan Foster
 - ☒ **Central Valley Flood Protection Board**
James Herota
 - ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
 - ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
 - ☒ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- ☐ **Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
- ☒ **Fish & Wildlife Region 2**
Jeff Drongesen
- ☒ **Fish & Wildlife Region 3**
Craig Weightman

- ☐ **Fish & Wildlife Region 4**
Julie Vance
- ☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- ☒ **California Department of Education**
Lesley Taylor
- ☐ **OES (Office of Emergency Services)**
Monique Wilber
- ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- ☒ **Dept. of General Services**
Cathy Buck
Environmental Services Section
- ☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- ☐ **Delta Protection Commission**
Erik Vink
- ☐ **Delta Stewardship Council**
Anthony Navasero
- ☐ **California Energy Commission**
Eric Knight

- ☒ **Native American Heritage Comm.**
Debbie Treadway
- ☒ **Public Utilities Commission**
Supervisor
- ☐ **Santa Monica Bay Restoration**
Guangyu Wang
- ☐ **State Lands Commission**
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- ☐ **Caltrans - Division of Aeronautics**
Philip Crimmins
- ☐ **Caltrans - Planning HQ LD-IGR**
Christian Bushong
- ☒ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- ☐ **Caltrans, District 1**
Rex Jackman
- ☐ **Caltrans, District 2**
Marcelino Gonzalez
- ☒ **Caltrans, District 3**
Susan Zanchi
- ☐ **Caltrans, District 4**
Patricia Maurice
- ☐ **Caltrans, District 5**
Larry Newland
- ☐ **Caltrans, District 6**
Michael Navarro
- ☐ **Caltrans, District 7**
Dianna Watson
- ☐ **Caltrans, District 8**
Mark Roberts

- ☐ **Caltrans, District 9**
Gayle Rosander
- ☐ **Caltrans, District 10**
Tom Dumas
- ☐ **Caltrans, District 11**
Jacob Armstrong
- ☐ **Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

- ☐ **Airport & Freight**
Jack Wursten
 - ☐ **Transportation Projects**
Nesamani Kalandiyur
 - ☐ **Industrial/Energy Projects**
Mike Tollstrup
- ☐ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- ☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- ☐ **State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
- ☐ **State Water Resources Control Board**
Div. Drinking Water # _____
- ☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- ☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights
- ☒ **Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- ☐ **Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- ☐ **RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ **RWQCB 3**
Central Coast Region (3)
- ☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- ☒ **RWQCB 5S**
Central Valley Region (5)
 - ☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
 - ☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- ☐ **RWQCB 6**
Lahontan Region (6)
 - ☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- ☐ **RWQCB 7**
Colorado River Basin Region (7)
- ☐ **RWQCB 8**
Santa Ana Region (8)
- ☐ **RWQCB 9**
San Diego Region (9)

- ☒ **Other** OSHPPD
- ☐ _____
- ☐ _____
- ☐ _____
Conservancy

