

# 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: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

Governor's Office of Planning & Research

**Local Action Type:**

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone <b>MAY 29 2019</b> | <input type="checkbox"/> Annexation              |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                              | <input type="checkbox"/> Redevelopment           |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permi                 | <input type="checkbox"/> Coastal Permit          |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.)    | <input checked="" type="checkbox"/> Other: _____ |

STATE CLEARINGHOUSE

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                                      | <input type="checkbox"/> Transportation: Type _____            |
| <input checked="" type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____               | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>340,800</u> Acres _____ Employees _____  | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>737,500</u> Acres _____ Employees _____  | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Educational: <u>282,300</u> Sq. ft. Private School of Medicine | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                    |  |

**Project Issues Discussed in Document:**

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

**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"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                  |  |
| <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 &amp; 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.



