

NOTICE OF PREPARATION

Date: February 25, 2022

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Supplement to the Kaiser Permanente Roseville Medical Center Expansion Project Environmental Impact Report (SCH # 2003062014) for the proposed Inpatient Bed Tower Project

Project Title/File Number: Kaiser Permanente Roseville Medical Center Inpatient Bed Tower
File number: PL 22-0038

NOP Comment Period: End of posting period is March 28, 2022 at 5:00 p.m.

Project Location: 1600 Eureka Road, Roseville 95661
APN 048-012-001

Project Applicant: Kaiser Foundation Hospitals
Attn: Skyler Denniston, Director, Land Use & Entitlements
393 E. Walnut Street, 4th Floor
Pasadena, CA 91188

Property Owner: Kaiser Foundation Hospitals

Lead Agency and Contact Person: Kinarik Shallow, Associate Planner
City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
(916) 746-1347
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Email: kshallow@roseville.ca.us
Website: www.roseville.ca.us

INTRODUCTION

The City of Roseville (City) will be the lead agency for the Roseville Medical Center Inpatient Bed Tower project ("Proposed Project" or "Project"). This Notice of Preparation (NOP) has been issued to notify responsible and trustee agencies and other interested parties that the City will be preparing a Supplement to the Kaiser Permanente Roseville Medical Center Expansion Project Environmental Impact Report (SCH #2003062014) (2004 EIR) that evaluated expansion of the existing Kaiser Permanente Medical Center site located at 1600 Eureka Road. To address updates to what was previously approved, a Supplemental Environmental Impact Report (SEIR) is proposed for the Project. The purpose of this NOP is to solicit feedback on the scope and content of the analysis to be evaluated in the SEIR.

The SEIR will evaluate changes in the physical environment that could occur as a result of approval of the Proposed Project and whether these issues would result in new or substantially more severe significant impacts than identified in the 2004 EIR. This SEIR is being prepared by the City in compliance with Section 15163 of the California Environmental Quality Act (CEQA) to evaluate potential significant environmental effects associated with implementation of the Proposed Project and to recommend mitigation measures, as required.

The Proposed Project description, location map, vicinity map, and site plan are provided in this NOP and are also available on the City's website:

<https://www.roseville.ca.us/environmentaldocuments>.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent no later than 30 calendar days after receipt of this notice and should be received by March 28, 2022 (30 days after the date this notice was first posted). Please submit comments to City of Roseville no later than 5 p.m. on March 28, 2022. Please provide written comments to:

Kinarik Shallow, Associate Planner
City of Roseville Planning Department
311 Vernon Street
Roseville, CA 95678
Phone: (916) 746-1309
Fax: (916) 774-5129
Email: kshallow@roseville.ca.us

PROJECT BACKGROUND

In April 2004, the City approved the Kaiser Permanente Roseville Medical Center Expansion Project (2004 Expansion Project) and certified the 2004 EIR. The 2004 Expansion Project included construction and operation of a 705,360 square-foot expansion to the existing Kaiser Permanente Medical Center (Medical Center) located at 1600 Eureka Road. The Medical Center currently contains over one million square feet of medical facilities, 352 inpatient beds, and 3,077 parking spaces. The 2004 Expansion Project approvals included a five-story, 155,000 gross-square-foot Surgery and Intensive Care Unit Facility located along the north elevation of the existing main hospital building, and a three-level approximately 400-space parking garage located in the northeast corner of the site. Neither the Surgery and Intensive Care Unit Facility nor the three-story parking garage have been constructed, although those sites have been developed in the interim with approximately 851 surface parking spaces.

The 2004 Expansion Project EIR evaluated the following issue areas:

- Land Use and Planning
- Visual Resources
- Air Quality
- Hydrology and Water Quality
- Population/Employment/Housing
- Public Services
- Noise
- Utilities
- Traffic and Circulation

The City determined any potential Project effects in the following issue areas would be less than significant and would not require further evaluation in the 2004 EIR:

- Geology
- Biological Resources
- Cultural Resources
- Energy/Mineral Resources
- Hazards
- Recreation

Project Location

The Project site (Property) is located on the existing 49-acre Medical Center campus at 1600 Eureka Road, as shown in Figure 1, Regional Location and Project Site. The Property is bordered by Lead Hill Boulevard on the north, Douglas Boulevard on the south, Eureka Road on the east, and Rocky Ridge Drive on the west. Adjacent commercial and office uses surround the Property.

The Property's assessor's parcel number (APN) is 048-012-001.

PROJECT DESCRIPTION

The Proposed Project would increase the size and capacity of the previously approved 2004 Expansion Project. Specifically, the Proposed Project revises the 2004 Expansion Project to allow for an approximately 278,000 square-foot, six-story, 138-bed Inpatient Tower building (on the site of the prior approved Surgery and Intensive Care Unit Facility); a relocation of the northwest corner loop road; and a new four-level garage with rooftop parking to accommodate approximately 800 stalls located in the northeast corner of the campus (on the site of the prior approved parking garage); a new main hospital entrance and drop off area; expansion of the existing Emergency Department to add 36 new treatment bays; and a new generator yard and internal upgrades to the existing Central Utility Plant (CUP).

The Proposed Project would be constructed on portions of the Property currently occupied by surface parking lots.

Project Setting and Surrounding Land Uses

The Property is currently developed with seven buildings totaling 1,441,750 square feet that comprise the Medical Center, along with 3,077 surface and garage parking spaces and associated signage and landscaping. The Property is designated Business Professional (BP) on the City's General Plan land use map (last updated September 2015) and the City's Northeast Roseville Specific Plan. The Property is

zoned Planned Development for Medical Campus (PD 470). Uses permitted include professional offices and general medical services.

The Property is primarily developed with buildings and surface parking lots; however, there are areas of landscaping along the perimeter of, and internal to, the Property. A number of landscape trees are present throughout the Property. Although existing trees and landscaping would be removed to accommodate the Project, there are no mature or protected trees on site and new landscaping would be designed to enhance the areas within the Project boundary. The elevation of the Property varies from approximately 200 feet to 235 feet above mean sea level.

Proposed Project Elements

The Project applicant proposes to develop an approximately 278,000 square-foot, six-story (107-foot tall) inpatient hospital building that includes 138 beds (108 medical beds, 30 ICU beds), six additional operating rooms, 36 additional Emergency Department treatment bays, and an in-patient pharmacy in the portion of the Property previously approved for the 2004 Expansion Project's Surgery and Intensive Care Unit Facility. Other proposed improvements include relocating the northwest portion of the campus loop road and creating a new main entrance and patient drop off area for both the new hospital tower and the existing Emergency Department. A new four-level plus rooftop (47-foot tall) 800 stall parking structure is proposed in the northeast corner of the campus in an area previously approved for a parking structure as part of the 2004 Expansion Project. In addition, the Project includes internal renovations to the CUP building and a new emergency generator yard. The Project site plan is shown in Figure 2. The SEIR will evaluate the potential environmental effects associated with the net new increase in square footage and building height of the new inpatient tower and parking structure.

Project Access and Parking

The new main entry and patient drop-off to the Medical Center would be from Rocky Ridge Drive, as shown in Figure 2, Site Plan. The main entry would include a public two-way driveway and direct access to a new hospital drop-off area fronting the new hospital entrance atrium and plaza.

Existing access to the Property from Lead Hill Boulevard, Eureka Road and Douglas Boulevard would not change. Access to the new parking structure would be via the existing Medical Center entry off Eureka Road, which is directly south of the proposed parking structure. A new driveway off Lead Hill Boulevard, near Rocky Ridge Drive may be constructed to provide additional access to the Property.

A temporary parking lot currently under construction at 2130 Douglas Boulevard would provide interim parking for Kaiser Permanente employees during construction.

Lighting and Landscaping

It is anticipated that the Project's landscaping would use native and drought resistant plants where feasible and would comply with the City's Water Efficient Landscape Ordinance. Since the Project is an expansion to an existing Medical Center, the landscaping plan is designed to blend with the existing plant palette and species that are currently on the Property. Based on an arborist survey

completed in January 2022, there are no protected trees on the Property that would require compliance with the City's Municipal Code Chapter 19.66, Tree Preservation.

Project lighting would be provided in the surface parking areas and within the landscaped areas around the building to provide required illumination along pathways for security as well as for aesthetics.

Sustainability Features

The Proposed Project will be designed to meet Kaiser Permanente's sustainability requirements, which include Leadership in Energy and Environmental Design (LEED) Gold certification or equivalent. The Project must also comply with the most recent update to the California Energy Code, Title 24.

Public Utilities

The new inpatient hospital building would tie into existing water, wastewater and storm drain lines, as well as dry utilities that serve the existing Medical Center buildings. Should additional capacity of the existing on-site utilities be required as part of the Proposed Project, upgrades or improvements would be completed during construction.

Construction Timeline

Construction of the Project, if approved, would take approximately 48 months to complete. Site grading would take approximately 12 months followed by trenching for utilities and construction of the buildings. The intent is to have the parking structure built first in order to provide sufficient parking on site while the new inpatient hospital building and loop road relocation are being constructed on the northwest corner of the Property.

Kaiser Permanente contracts with unionized labor for all construction work and would do so for this Project.

PROJECT APPROVALS

This SEIR will serve as the environmental document for City approvals and any permits required from other governmental bodies for Project construction and operation. The SEIR will analyze construction and operation of the Proposed Project on a project-specific level (CEQA Guidelines Section 15161). The SEIR analysis will also provide the basis for CEQA compliance for subsequent approvals for the Project, such as any use permits, design review permits, and other discretionary permits issued by the City or any other regulatory agency.

The following discretionary approvals would be obtained for the Project:

- Certification of the SEIR
- Major Project Permit Stages 1-3

- Specific Plan Amendment to the Northeast Roseville Specific Plan
- Development Agreement Amendment

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE SEIR

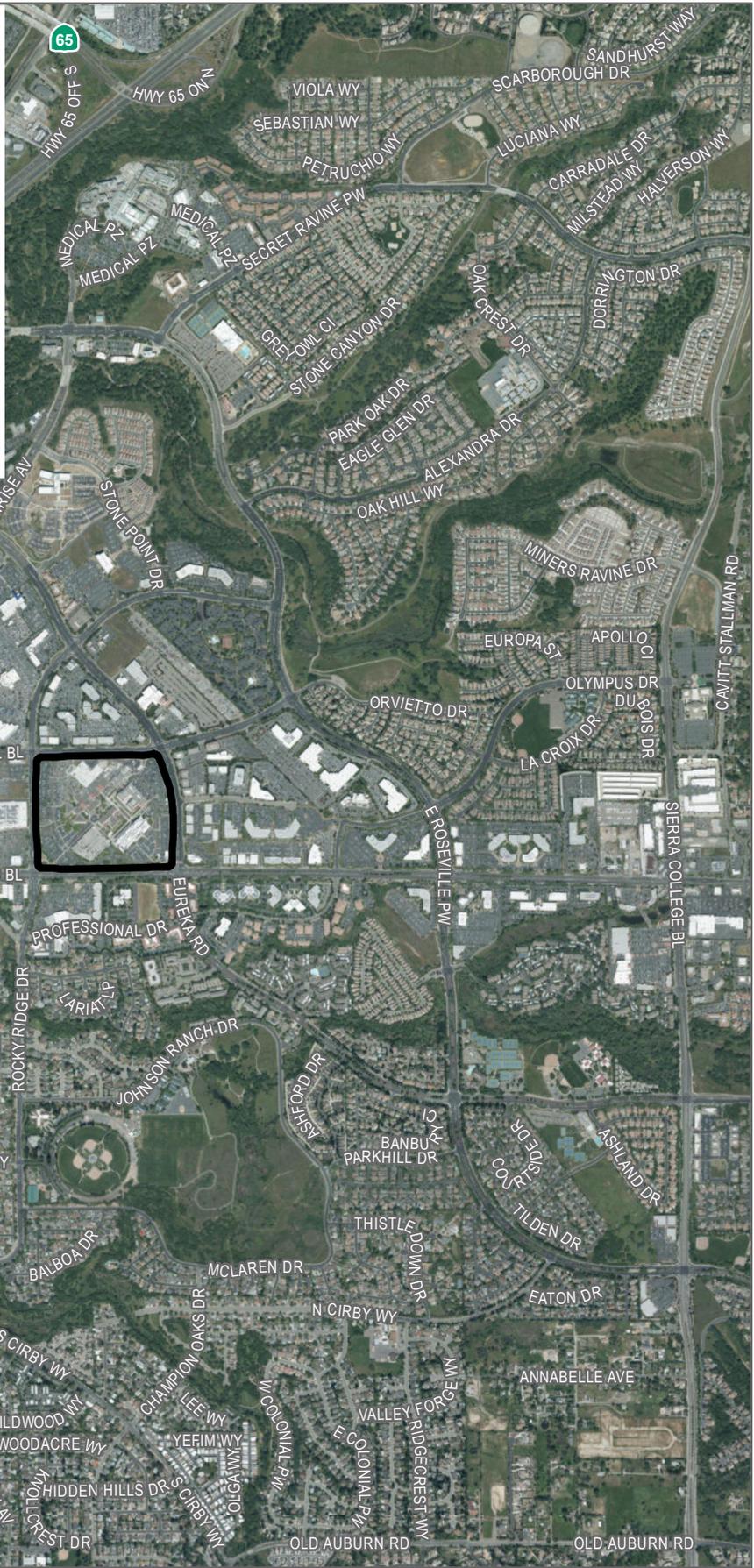
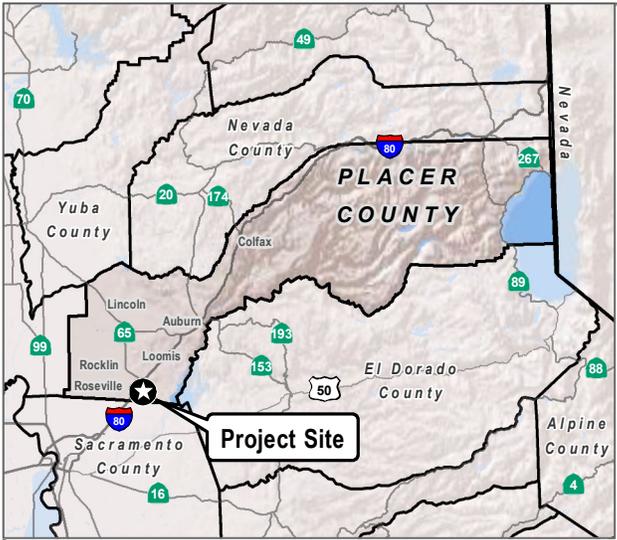
The SEIR will address those Project components that were not previously evaluated in the 2004 EIR. It is anticipated that the proposed changes to the approved 2004 Expansion Project would be minor and may not require new mitigation measures. To evaluate potential environmental impacts associated with the proposed land use changes, CEQA Guidelines Section 15163 sets forth the circumstances under which a project may warrant a supplemental (rather than subsequent) EIR. Specifically, a lead agency shall prepare a supplement to an EIR if any of the conditions described in Section 15162 requiring a further EIR are found, but only minor additions or changes would be necessary to make the original EIR adequate. Based on the proposed changes to the approved 2004 Expansion Project, the City has determined a SEIR is the appropriate CEQA document. The SEIR will provide a project-specific environmental analysis to determine if the Proposed Project would result in any significant impacts not adequately addressed in the 2004 EIR and/or if additional mitigation measures beyond those adopted in the EIR's Mitigation Monitoring and Reporting Program would be required to reduce impacts to a less-than-significant level.

Based on a review of the proposed changes to the 2004 Expansion Project, it is anticipated that potential environmental impacts associated with Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Recreation, and Public Services, would not change from the 2004 EIR and the analysis and mitigation measures contained in the Kaiser Permanente Roseville Medical Center Expansion Project EIR are still adequate. The only issue where either new impacts not previously evaluated in the 2004 EIR or the severity of the impact may be more severe would occur in the following: Aesthetics, Air Quality, Greenhouse Gases, Land Use, Public Utilities, and Transportation. Three new issue areas added to the CEQA Guidelines and not previously evaluated in the 2004 EIR include Energy, Tribal Cultural Resources, and Wildfire. All of these issue areas will be evaluated qualitatively in the SEIR Executive Summary and it is anticipated no new impacts would occur.

CUMULATIVE IMPACTS ANALYSIS

As required by CEQA, the SEIR will also evaluate the cumulative impacts of the Proposed Project. As stated in CEQA Section 15065(a)(3), proposed projects should be evaluated to determine whether the project's impacts are "cumulatively considerable," which means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects."

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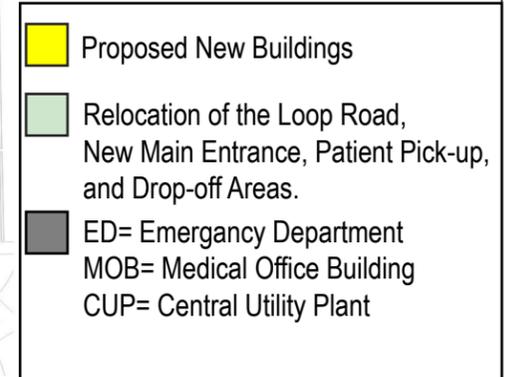
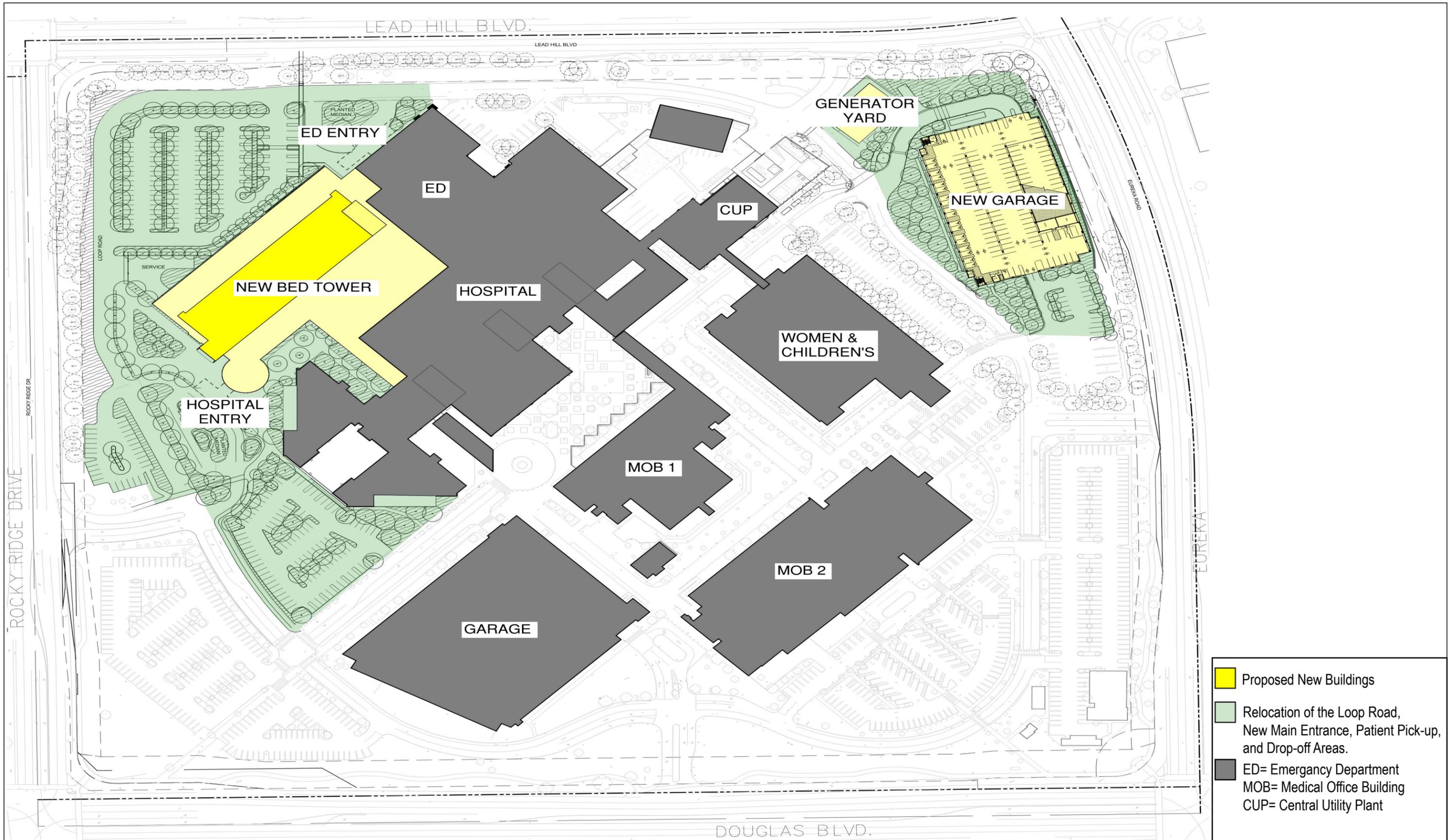

**Kaiser Permanente
Roseville Medical
Center Campus**

SOURCE: City of Roseville 2019



FIGURE 1
Project Location

Kaiser Roseville Medical Center Expansion Project



SOURCE: City of Roseville 2019

FIGURE 2
Site Plan