



California Northstate University Medical Center



DRAFT EIR PUBLIC MEETING

SEPTEMBER 16, 2020





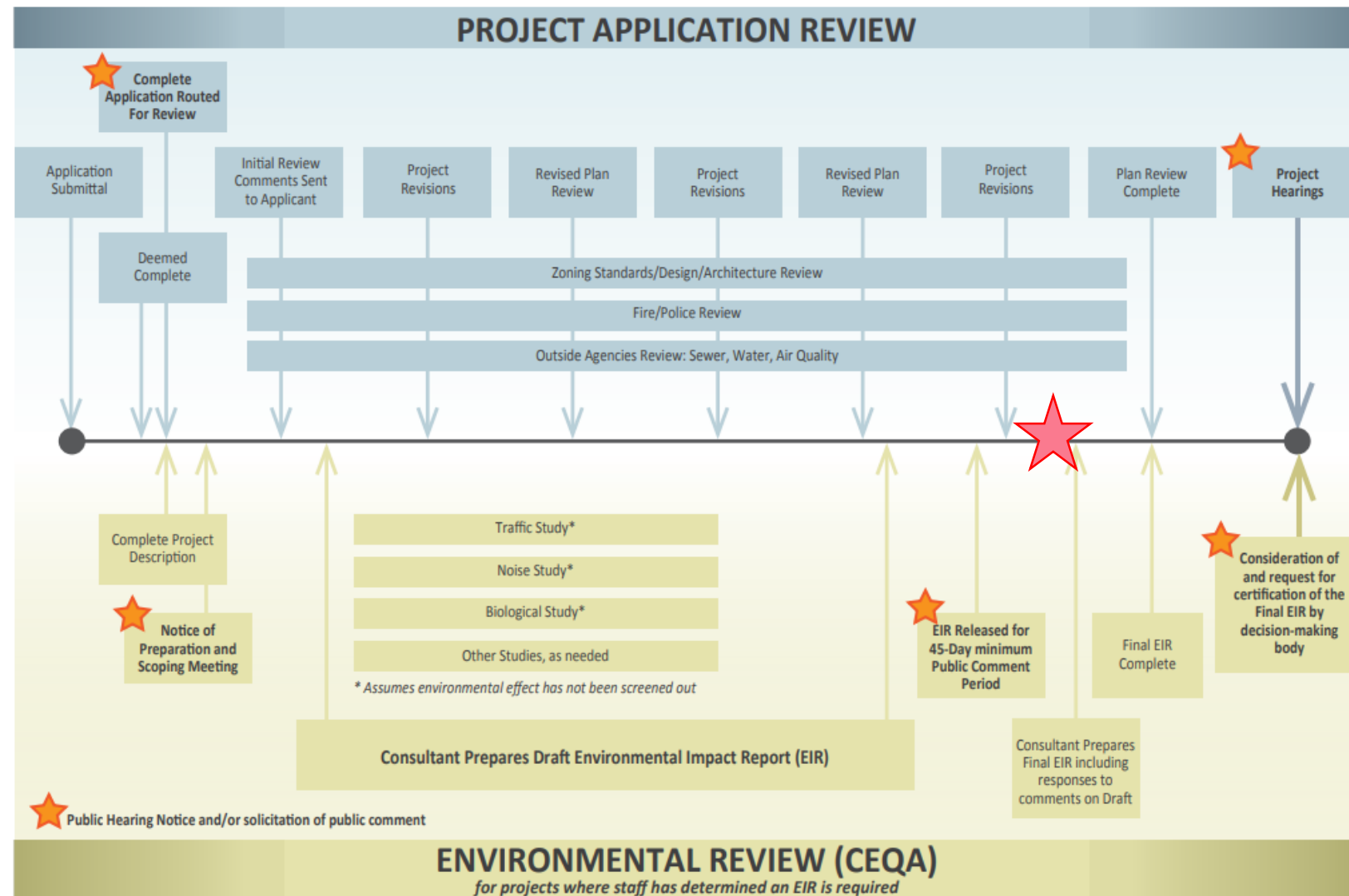
OVERVIEW OF PRESENTATION



- Provide overview of proposed CNU Medical Center Project
- Summary of the Draft EIR Environmental Impact Report (EIR)
- Receive comments on the adequacy of the Draft EIR
- Responses to comments will be provided in the Final EIR after the end of the comment period
- **No consideration or action on the project will occur at today's meeting.**



PROJECT STATUS





PROVIDE COMMENTS



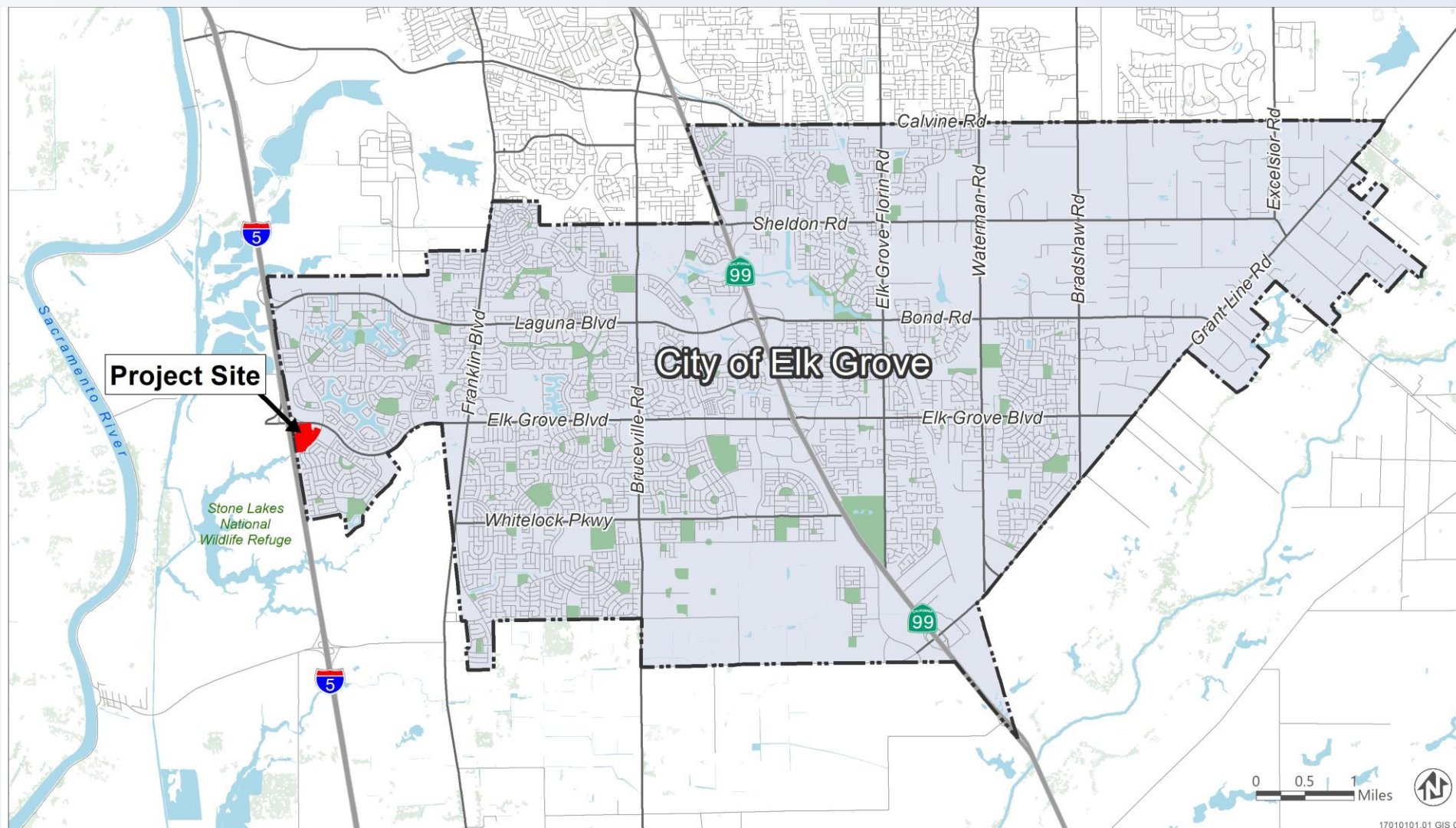
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OVERVIEW OF PROJECT



PROJECT LOCATION





PROJECT SITE AND EXISTING CONDITIONS



- Located along western boundary of the City
- Project site consists of 12 parcels (24.4 acres) with approximately 244,000 square feet of existing office and commercial uses
- Adjacent land uses include commercial uses, single-family residential uses, and a church
- Project site is located within the 200-year floodplain



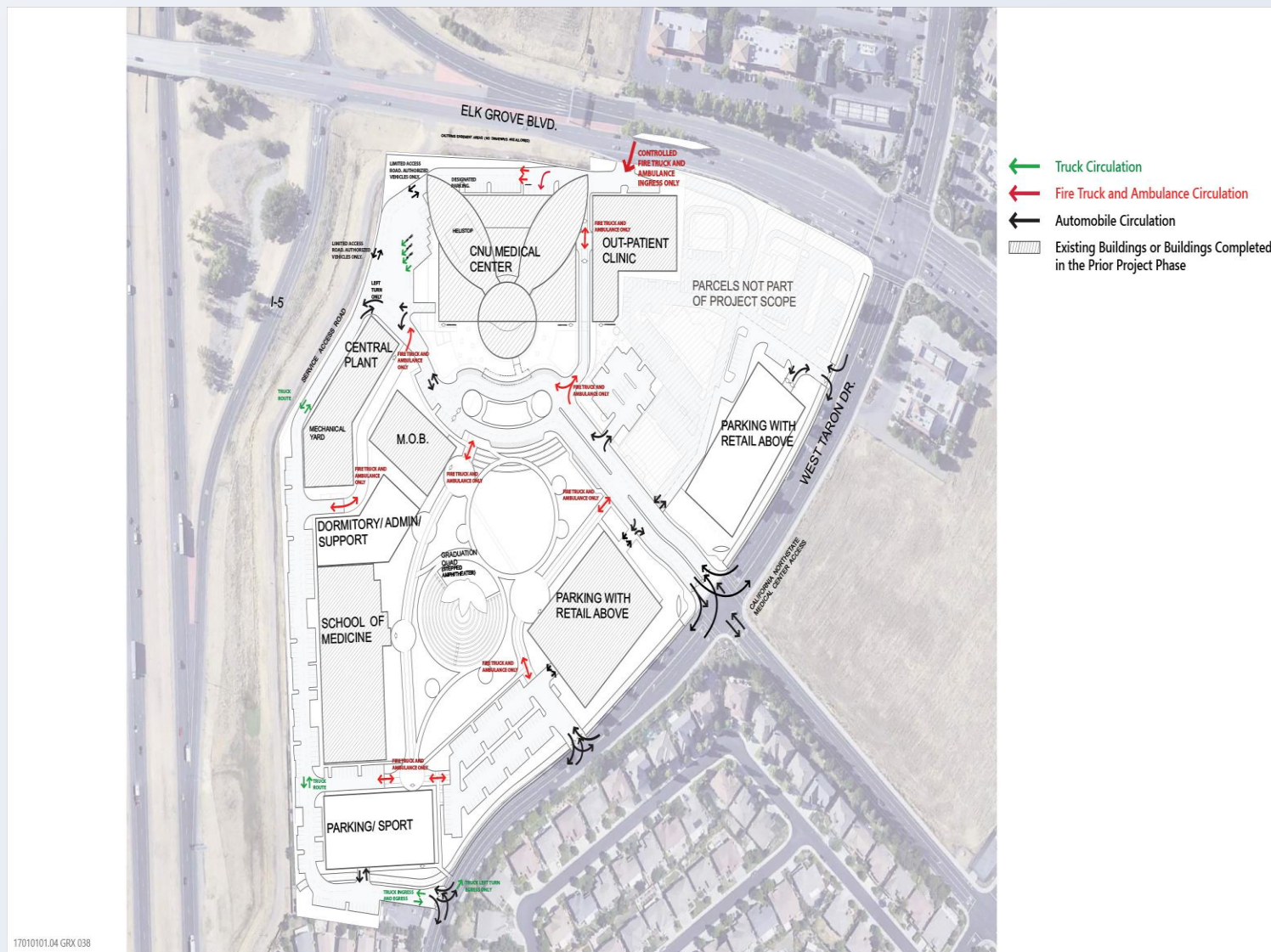


PROPOSED CNU MEDICAL CENTER



- Medical center of approximately 1,818,590 square feet in nine buildings and up to 4,000 employees developed in three phases.

- Hospital
- Central Plant
- Outpatient Clinic
- Medical Office
- Two Parking Garages/Retail
- Dormitory/Parking Garage



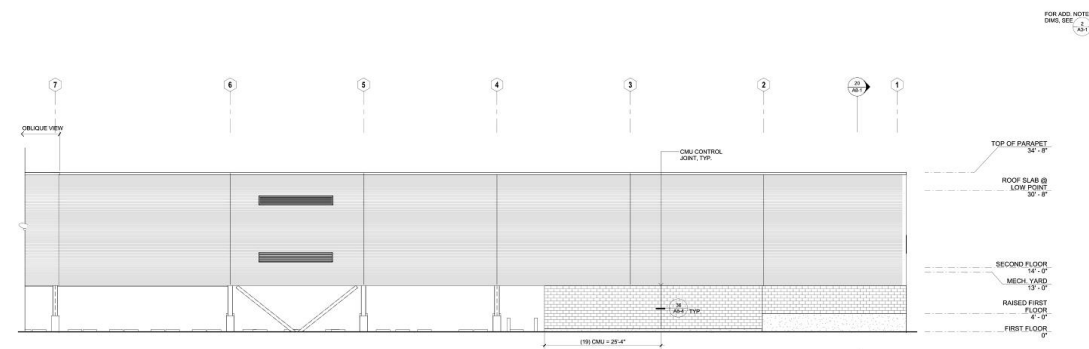
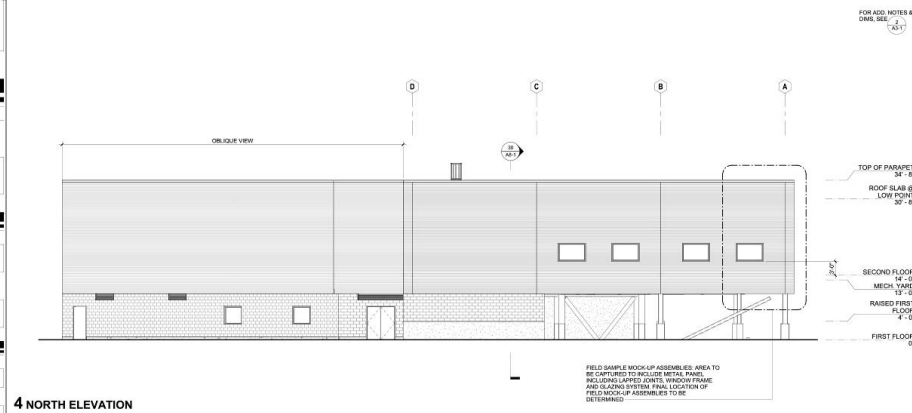
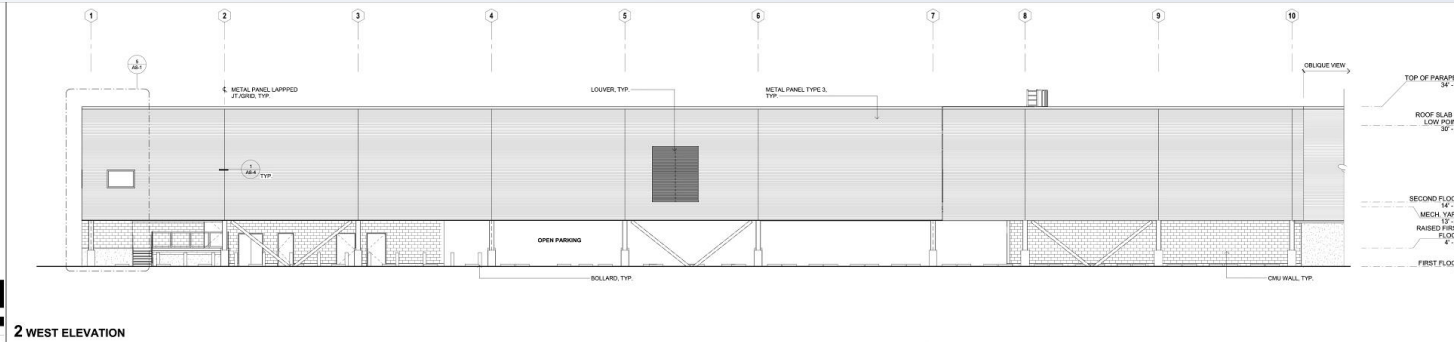


HOSPITAL BUILDING ELEVATION





CENTRAL PLANT BUILDING





Bicycle and Pedestrian Amenities



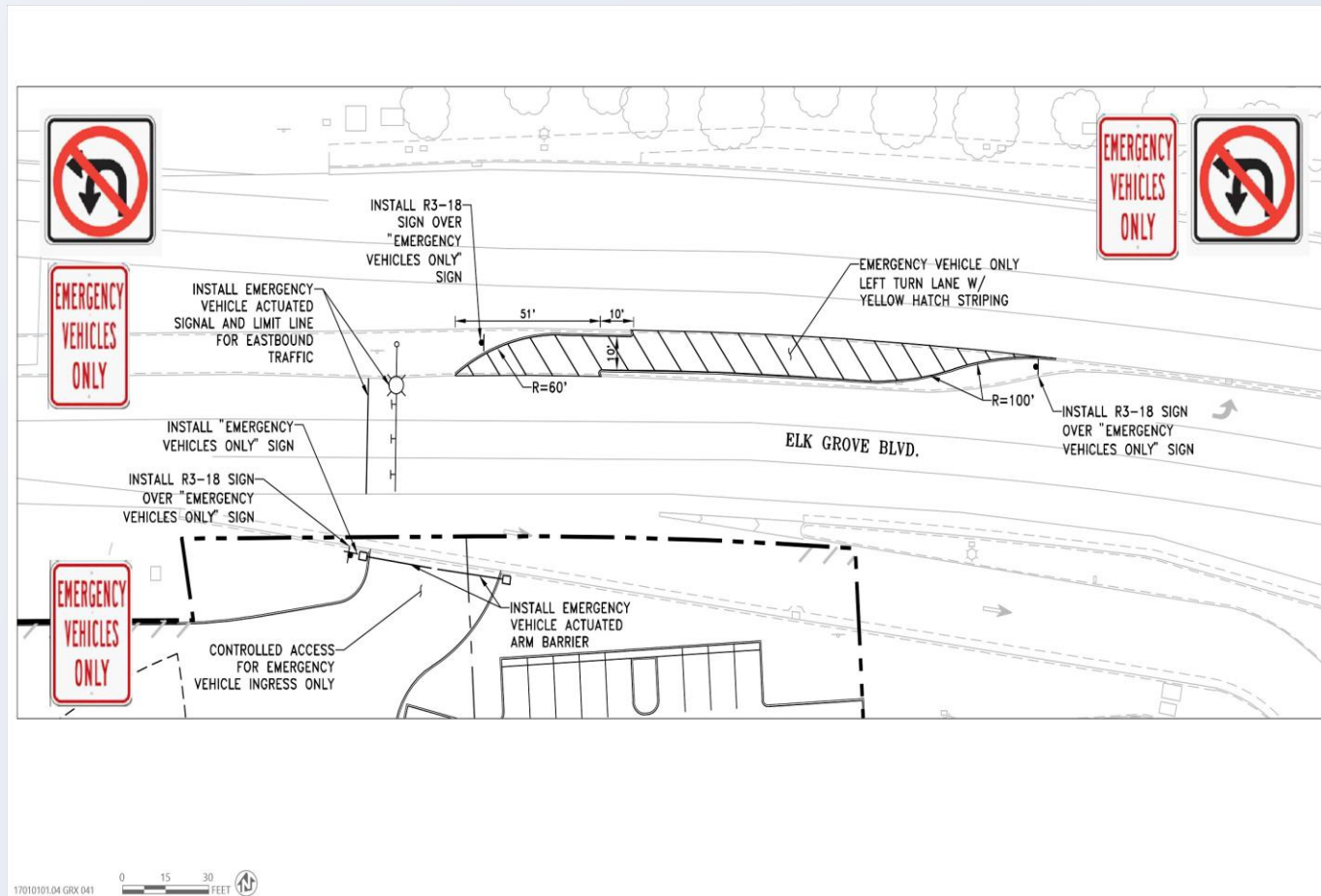


PROJECT OFF-SITE IMPROVEMENTS



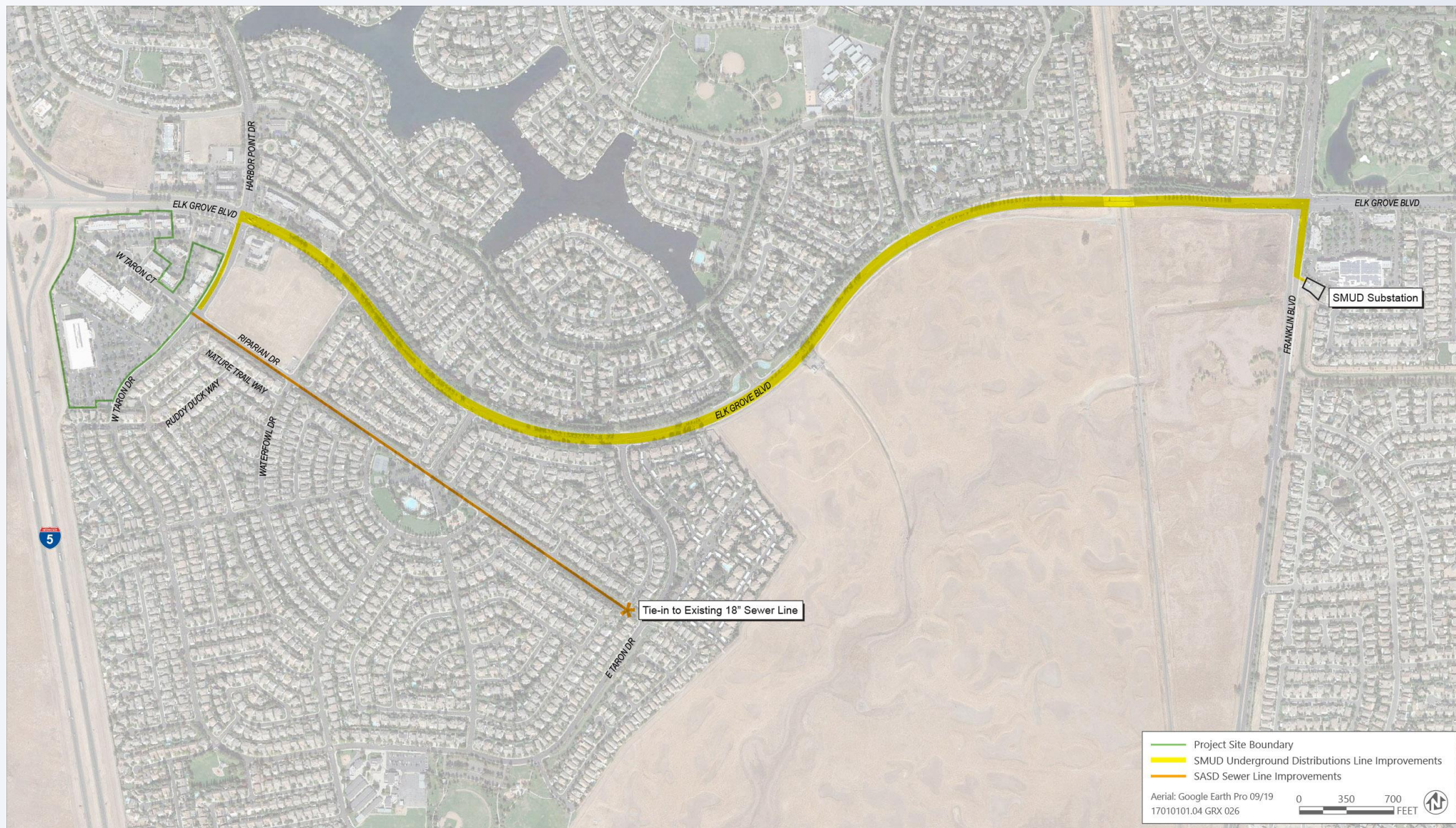
Emergency Left-Turn Pocket

- New turn pocket on Elk Grove Boulevard
- Consists of pavement marking and signage
- Emergency traffic control signal for eastbound traffic
- Arm barrier at emergency access to hospital





PROJECT OFF-SITE IMPROVEMENTS - SEWER AND ELECTRIC SERVICE





GENERAL PLAN TRIGGERED INTERSECTION IMPROVEMENTS



City-Required Intersection Improvements

- West Taron Drive/Riparian Drive
- Elk Grove Boulevard/I-5 northbound ramp
- Elk Grove Boulevard/West Taron Drive/Harbour Point Drive
- Elk Grove Boulevard/Franklin Boulevard
- West Taron Drive/Shell gas station driveway/Chevron gas station driveway





REQUESTED CITY APPROVALS



- General Plan Amendment to change the land use designation of six parcels from Community Commercial (CC) to Employment Center (EC) and for three parcels to be changed from Light Industrial (LI) to EC
- Zoning amendment to change the zoning designation of six parcels from General Commercial (GC) to Business and Professional Office Park (BP) and three from Industrial-Office Park (MP) to BP
- Text amendments to General Plan Policy ER 2-3 and Elk Grove Municipal Code Section 23.42.040, related to development in the 200-year floodplain
- Amendment to the Bicycle, Pedestrian, and Trails Master Plan to modify the location of a proposed Class I multipurpose trail alignment
- 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



REQUESTED CITY APPROVALS (CONT.)



- Approval of a Major Design Review for the architecture of the proposed Phase I buildings (hospital and central plant)
- Approval of a Conditional Use Permit
- Approval of a Uniform Sign Program
- Abandonment of West Taron Court
- Execution of the agreement for Elk Grove Police Department services



ENVIRONMENTAL REVIEW PROCESS



WHAT IS CEQA?



- California Environmental Quality Act
- Public disclosure process
- Public participation is essential
- Avoid or mitigate for environmental impacts
- Certification of EIR does not indicate approval of project



WHAT IS AN EIR?



- An informational document
- Discloses potential effects of proposed project on environment
- Identifies mitigation measures
- Describes feasible alternatives to proposed project
- Must be certified in order for a project to be approved



WHAT AN EIR DOES AND DOESN'T DO



An EIR Does...

- Disclose potential effects of project on environment
- Identify mitigation measures
- Describe feasible alternatives to proposed project

An EIR Doesn't...

- Require mitigation for existing environmental conditions
- Advocate for project under evaluation
- Require project denial due to significant environmental impacts
- Address economic and social issues (e.g., property values)



ENVIRONMENTAL ISSUES EVALUATED IN THE DRAFT EIR



- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases and Climate Change
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise and Vibration
- Population, Employment, and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Cumulative Impacts
- Growth Inducement



SIGNIFICANT AND UNAVOIDABLE IMPACTS IN THE DRAFT EIR



- 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
- 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



SIGNIFICANT AND UNAVOIDABLE IMPACTS IN THE DRAFT EIR (CONT)



- 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



ALTERNATIVES CONSIDERATED IN THE DRAFT EIR



- **Alternative 1: No Project–No Development Alternative** assumes no demolition of the existing structure or construction of the Project. The Project site would remain in its current condition and would retain its General Plan and zoning designations.
- **Alternative 2: Reduced Development Alternative** includes a reduced hospital building height (approximately 165 feet [eight stories]) and 280 patient beds at buildout. This alternative also includes reduced parking (240 spaces) and elimination of the on-site helicopter landing site.
- **Alternative 3: Lent Ranch Marketplace Site Alternative** includes the Project proposed uses and buildings at an alternative site in the City of Elk Grove, located in the Lent Ranch Marketplace Special Planning Area.



CEQA SCHEDULE



Draft EIR Review

Aug – Sept 2020

Final EIR Est. Released

Nov 2020



HOW TO PROVIDE INPUT ON THE DRAFT EIR



- Recommend comments be provided **in writing**
- Methods of submittal:
 - Submit written comments to the following address:

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

- Or e-mail to: cnuproject@elkgrovecity.org
 - Or post comments on the City's website at:
www.elkgrovecity.org/engageeg
- **Draft EIR comment period ends on September 28, 2020**



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THANK YOU!