

CITY OF STOCKTON
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: December 17, 2021

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: City of Stockton, Community Development Department (Lead Agency)

SUBJECT: PREPARATION OF ENVIRONMENTAL IMPACT REPORT, ST. JOSEPH'S MEDICAL CENTER
HOSPITAL EXPANSION PROJECT

PROJECT TITLE: St. Joseph's Medical Center Hospital Expansion Project

CITY PROJECT FILE #: P21-0958

The City of Stockton (City) intends to prepare an Environmental Impact Report (EIR) for the St. Joseph's Medical Center Hospital Expansion project (hereafter, the "project" or "proposed project") pursuant to Section 15021 of the California Environmental Quality Act (CEQA) Guidelines. Section 15082 of the CEQA Guidelines requires the City to prepare this Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with sufficient information describing the project and its potential environmental effects to enable the responsible agencies to make a meaningful response. The project description, location and the probable environmental effects are contained in the attached materials.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The comment period runs from Friday, December 17, 2021, to Monday, January 17, 2022. The City welcomes your input during the review period. In the event the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City may presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]).

A virtual scoping meeting for this project will be held from 7:00 PM to 8:00 PM on Monday, January 10, 2022. You may attend the meeting by going to:

<https://cityofstockton.webex.com/cityofstockton/j.php?MTID=m19ac8665cc552fb20e41b82db82845d3>

The meeting number (access code) is 2450 753 5511 and the meeting password is ctMQNjie874. You may join by phone by dialing +1-415-655-0001 and using the meeting number for the access code. If you have any questions regarding this matter or would like to submit comments on behalf of your agency/organization or as an individual, please submit your comments to the City's Project Manager at:

City of Stockton Community Development Department
Attention: Michael McDowell, Deputy Director
345 N. El Dorado Street Stockton, CA 95202
209-937-8690 or michael.mcdowell@stocktonca.gov

ATTACHMENT A

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE ST. JOSEPH'S MEDICAL CENTER HOSPITAL EXPANSION PROJECT

A.1 PROJECT LOCATION

The main portion of the project site is located at the existing 18.7-acre St. Joseph's Medical Center of Stockton ("Medical Center") campus which is generally bounded by E. Cleveland Street to the north, E. Harding Way to the south, N. California Street to the west, and Cemetery Lane to the east (see Figure 1). The Main Hospital building is located at 1800 N. California Street, approximately 1.3 miles north of State Route 4 (SR-4), 2.3 miles west of SR-99, and 2.6 miles east of Interstate 5 (I-5). The current 18.7-acre Medical Center occupies an in-fill site that is physically constrained and presents a challenge in expanding medical care to serve the growing region. Due to site constraints, the Medical Center also relies upon off-site properties to house medical support services, out-patient treatment, and parking. With the exception of unimproved properties that are identified in the Master Development Plan to be used for temporary structures or parking during construction, the off-site properties are not proposed for modification at this time but are incorporated into the project's Master Development Plan to allow for application of the development standards and design guidelines in the event any of these properties has a changed use in the future. The proposed project would involve the 30 parcels listed in Table A.1-1, below.

Table A.1-1 Assessor's Parcel Numbers and Property Description

APN	Description
<i>Existing Medical Center</i>	
127-190-32	Patient Pavilion
127-190-10	Surface Parking (Pavilion)
127-190-09	Surface Parking (Pavilion)
127-190-08	Surface Parking (Pavilion)
127-180-44	Main Hospital (1800 N. California Street)
127-174-30	Surface Parking, Engineering Shop, Cooling Tower Yard
127-173-28	Surface Parking, Utility Plant, Water Tank
127-164-22	Health Care Clinical Laboratory Building
127-164-15	Surface Parking
127-164-06	Classroom
127-164-08	Surface Parking
127-164-07	Generator Building
127-150-33	Surface Parking (Pavilion)
127-150-32	Surface Parking (Pavilion)
127-150-31	Surface Parking (Pavilion)
127-150-30	Surface Parking (Pavilion)
127-150-29	Surface Parking (Pavilion)
127-150-28	Surface Parking (Pavilion)

APN	Description
127-164-16 ¹	Single-Family Residence (vacant)
<i>Off-site</i>	
127-150-49	Surface Parking
127-150-24	Surface Parking
127-150-25	Surface Parking
127-150-48	Surface Parking
127-150-23	Surface Parking
127-180-16 ³	Single Family Residence
127-140-16 ³	Single Family Residence
127-172-11 ^{2,3}	Surface Parking
127-172-12 ²	Surface Parking
127-172-16 ^{2,3}	Medical Offices (1901 N. California Street)
125-360-15 ³	Behavioral Health Center (2510 N. California Street)

Note: Unless otherwise noted, all parcels are owned by Port City Operating Company, LLC doing business as St. Joseph's Medical Center.

¹ Owned by Dignity Health

² Owned by Dignity Health Medical Foundation

³ No changes to these parcels are proposed under this project.

A.2 EXISTING CONDITIONS

The Medical Center campus currently consists of 25 buildings and numerous accessory structures. Nearly all patient services are provided in buildings south of McCloud Avenue. These include the Main Hospital building, Outpatient Surgery, Heart Center, Cancer Center, and Patient Pavilion. Five (5) buildings currently provide patient care services: East Wing, North Wing, South Wing, Women and Children's Pavilion, and the Southeast Wing. The Main Wing and McCloud Building are part of this central complex but are currently unable to provide acute care functions due to building age and lack of seismic compliance. North of McCloud Avenue is a staff surface parking lot, campus Plant Maintenance facilities, a laboratory building, classroom building, and an unoccupied single-family residence.¹

The majority of the Medical Center properties are zoned Commercial, Office (CO); a portion of the Medical Center, located south of E. Maple Street is zoned Commercial, General (CG). The parcels between Chestnut Street and McCloud Avenue are zoned CO and RM, and the parcel at 2510 N. California Street is zoned CO. The project zoning designations are consistent with the City's General Plan Land Use designations, which are Administrative Professional, Commercial, and Medium-Density Residential.

A.3 PROJECT DESCRIPTION

The proposed project includes preparation of a Master Development Plan (MDP) that establishes the foundation for the hospital expansion and provides a single, unified concept for future growth of the

¹ Note: There is one privately owned parcel along E. Maple Street, between N. California Street and Cemetery Lane that is not included in the MDP.

Medical Center. The MDP includes a Site Master Plan which depicts a new main hospital building (“Acute Care Hospital Tower”), a new multi-level parking garage, construction of a new central utility plant, expansion of the existing generator building and other required support facilities within the Medical Center boundaries (Figure 2). Future opportunities for additional medical buildings and required parking to serve such facilities are also included as part of a longer-term planning horizon.

The near-term expansion of the Medical Center would occur mostly within the existing campus boundaries, with some temporary structures and temporary parking located off-site. Development of the proposed project would occur as follows: (1) the “Current Expansion” (Phases 1-4, which would include building demolition and site preparation in Phase 1); (2) a future “Phase 5 Expansion,” which is expected to occur on land within the Medical Center campus, and (3) a “Future Expansion,” that would likely require additional nearby lands.

The Current Expansion, anticipated to be built over four (4) phases, would include removal of existing buildings and other site preparation work, construction of a new hospital building for the expansion of acute care services, along with a new multi-story Parking Structure, Central Utility Plant, Plant Maintenance building, and other required support facilities on the existing Medical Center campus. New water and sewer infrastructure is anticipated to serve the new buildings. To accommodate the project the following buildings and components would be removed: two (2) buildings that are no longer used for acute care services: the Main Wing building and McCloud medical office building; two (2) storage buildings west of Cemetery Lane; the fourth floor of the North Wing building; a single-family residence; a classroom building; and a 630-space surface parking lot. Additionally, the maintenance shop adjacent to the parking lot may also be removed.

After completion of the Current Expansion and as new buildings are occupied, there would be an opportunity for continued expansion of Acute Care Hospital services and required parking to serve the additional planned facilities, identified as Phase 5. The additional parking to support Phase 5 may be located off-site and would be analyzed as part of future implementation of the project.

Table A.3-2 summarizes the project components under the Current Expansion phase and the Phase 5 Expansion phase.

Table A.3-2 Expansion Building Summary

Building Name	Approximate Building Area (Square Feet [SF])	Use	Building Height¹
<i>Current Expansion</i>			
New Acute Care Hospital Tower	281,000 SF – 331,000 SF	Medical Services	Up to 5 Stories (80 feet [ft] excluding mech. screen)
New Multi-Story Parking Structure	Footprint 90,000 SF; total SF under review, pending parking study	Parking and Heliports ³	8-12 Stories ² (120 ft rooftop deck)
New Central Utility Plant	25,000 SF – 30,000 SF	Support	Up to 2 Stories 55-60 ft

Building Name	Approximate Building Area (Square Feet [SF])	Use	Building Height ¹
<i>Current Expansion</i>			
New Fuel Tank Yard	2,500 SF – 3,500 SF	Support	55 ft
New Generator Building Addition	2,000 SF – 3,500 SF	Support	55 ft
New Plant Maintenance Building	15,000 SF – 18,000 SF	Support	Up to 2 Stories 55 ft
<i>Phase 5 Expansion</i>			
Acute Care Hospital Tower	Potential expansion up to 150,000 SF	Medical Services	Up to 5 Stories (80 ft excluding mechanical screen)
Parking Structure (Location to be determined)	200,000 SF	Parking	TBD

Notes:

¹ Roof mounted structures are not included in building heights.

² Height of the parking structure may be increased to up to 12 stories, depending upon allowed setbacks and building design requirements as determined through the City's entitlement process.

³ The existing heliport located on the roof of the St. Joseph's Medical Center main hospital building would remain and up to two (2) new heliports may be added on the roof of the new parking structure.

Due to constraints of available land within the Medical Center campus, it is anticipated that the Future Expansion phase would occur on properties to be determined in the future. Future Expansion is included in the MDP to support the continued growth of the Medical Center, and these off-site properties may be incorporated through a future administrative process.

A.4 REQUIRED CITY APPROVALS/ENTITLEMENTS

The City has identified the following discretionary approvals/entitlements for the project. Ministerial approvals would include permits for temporary activities (e.g., for construction activities).

- Adoption of the Master Development Plan
- Land Use Permits, Zoning Clearances, and Design Review
- Development Agreement
- Certification of the EIR

A.5 ISSUES TO BE ANALYZED IN THE EIR

The City of Stockton has determined that an EIR will be prepared for the project. The EIR will consider the potential environmental effects of the project as well as identify mitigation measures and alternatives to the project.

The following issue areas would not result in any significant impacts and would be addressed in an Initial Study (IS) (CEQA Guidelines Section 15128): Agriculture and Forestry Resources; Hydrology and Water Quality; Mineral Resources; Population and Housing; Public Services and Recreation; and Wildfire. Given the developed nature of the site, Biological Resources, Geology and Soils, and Hazards and Hazardous Materials may also be addressed in the IS rather than the EIR.

Concerns to be addressed in the EIR are summarized as follows:

Aesthetics and Visual Resources

The EIR will consider the height, mass and architectural character of proposed structures and site improvements and development and design standards provided in the MDP, their relationship to surrounding development and consistency with City design standards and zoning, together with potential lighting and glare impacts. The environmental analysis will provide a description of views to and from the project site, supplemented by photographs. A shadow study for the parking structure, as required by the City, will also be included in the analysis.

Air Quality

The EIR will quantify construction and operational air pollutant emissions associated with the project, their relationship to state and federal standards, any exceedance of applicable emissions thresholds, carbon monoxide concentrations at nearby congested intersections, and any toxic air contaminants and odors. The EIR will include a Health Risk Assessment for project operation and possibly construction activities to address potential air toxic emissions and potential health effects on occupants of surrounding lands.

Biological Resources

This section may be fully addressed in the IS. If it is determined biological resources should be addressed in the EIR, the existing biological resources will be described and the potential impacts of the proposed hospital expansion to those resources. Any potential impacts on habitat for special-status and migratory species, wetlands, riparian areas, stream channels, and other sensitive habitats as well as potential mitigation will be addressed.

Cultural Resources

The EIR will include the results of a cultural resources records search of the project site including a 0.5-mile radius, an evaluation of buildings to determine significance for listing on a federal or state list of historic buildings; and archeological survey of the project site, and consideration of the potential impacts on known and as yet-undiscovered historical and/or archaeological resources.

Energy

The EIR will analyze predicted energy consumption associated with the project and will consider existing energy standards and regulations. The EIR will identify the project potential, if any, for wasteful or inefficient use of energy.

Geology and Soils

This section may be fully addressed in the IS. If it is determined potential impacts could occur, the EIR will describe the general geology of the project area, potential geotechnical and seismic hazards, soil quality and erosion potential, suitability of soil for development, and potential effects on unique geological or paleontological resources (if present).

Greenhouse Gas Emissions

The EIR will quantify and identify the significance of construction and operational greenhouse gas (GHG) emissions associated with the project and the project's consistency with applicable GHG management plans, including the City's Climate Action Plan.

Hazards and Hazardous Materials

This section may be fully addressed in the IS. If it is determined potential impacts could occur, the EIR will document the presence or absence of documented environmental contamination on and near the project site. Use, storage, and transportation of hazardous materials associated with proposed uses and potential for environmental contamination will be evaluated.

Land Use

The EIR will analyze the project's consistency with the Stockton General Plan, zoning, and other applicable land use plans and ordinances.

Noise

The EIR will describe the existing noise environment and the potential effects of project construction and operation on sensitive land uses adjacent to and near the project site. The analysis will identify and discuss applicable noise exposure standards at the local (City General Plan and City Code), state and federal levels. Noise associated with the proposed heliport(s) will also be evaluated.

Transportation

The EIR will describe the location, nature, and operation of existing transportation systems serving the project site and vicinity. The EIR will quantify and consider the generation of vehicle miles traveled (VMT) associated with new employees and patients. The EIR will also evaluate consistency with applicable transportation plans and impacts on or related to alternative travel modes, such as pedestrian, bicycle and transit services and facilities, including the City's Bicycle Master Plan.

Tribal Cultural Resources

The EIR will document City compliance with AB 52 tribal cultural resource consultation requirements, including the AB 52 notification process, any tribal requests for consultation, impacts on resources of potential importance to local tribes, and the results of the consultation process.

Utilities

The EIR will describe existing and planned utility systems serving the project site and surrounding development. The EIR will identify any necessary extension of water, wastewater, storm drainage, solid waste, and other utilities required to serve the project and the potential environmental impacts of those extensions. Conveyance capacity of the City's infrastructure will also be evaluated.

Cumulative Impacts

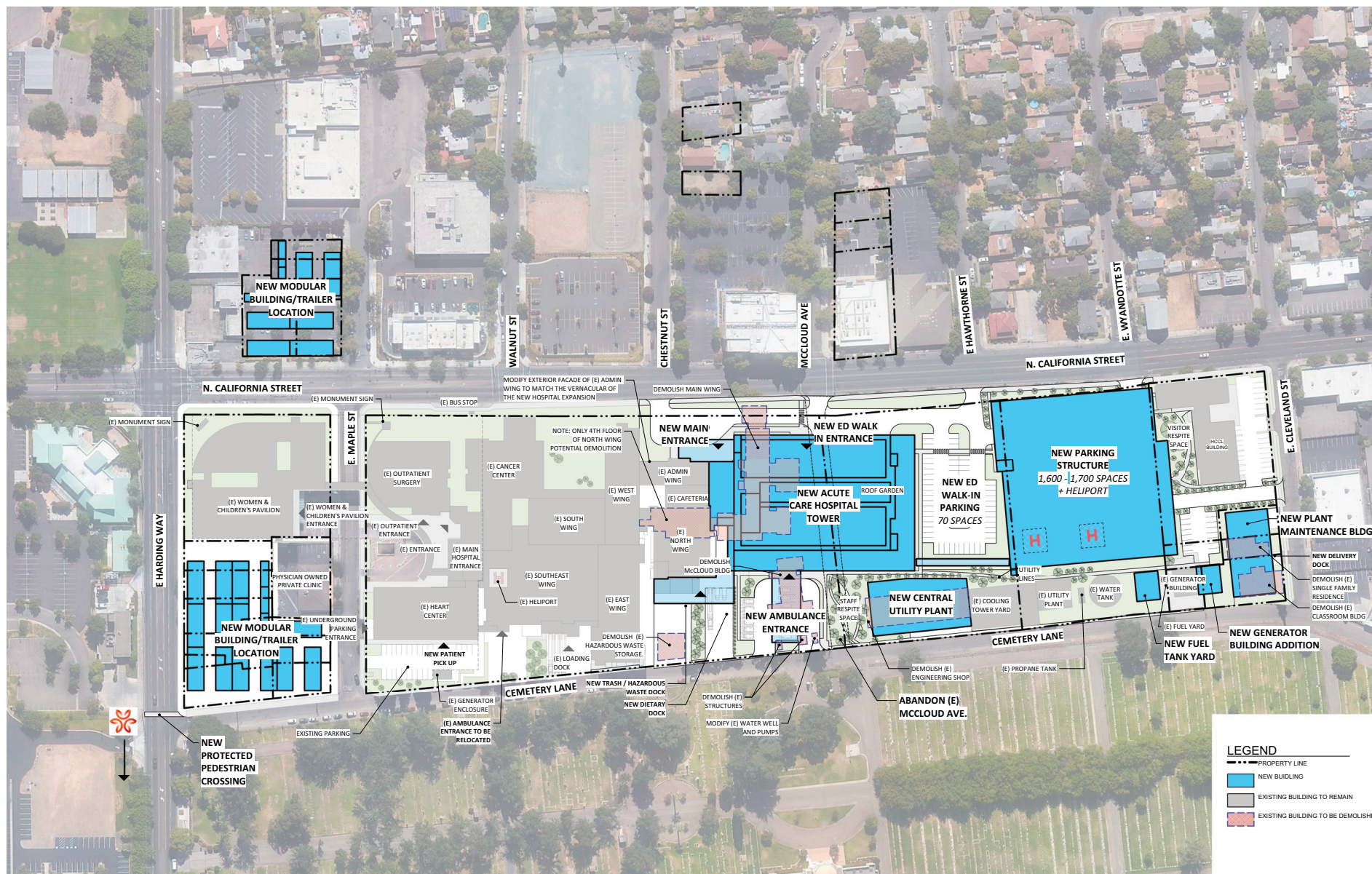
The EIR will consider the potential cumulative impacts of the project in all the above- listed resource areas, based primarily on the analysis of citywide environmental effects in the City's recently adopted Envision Stockton General Plan 2040 and EIR.

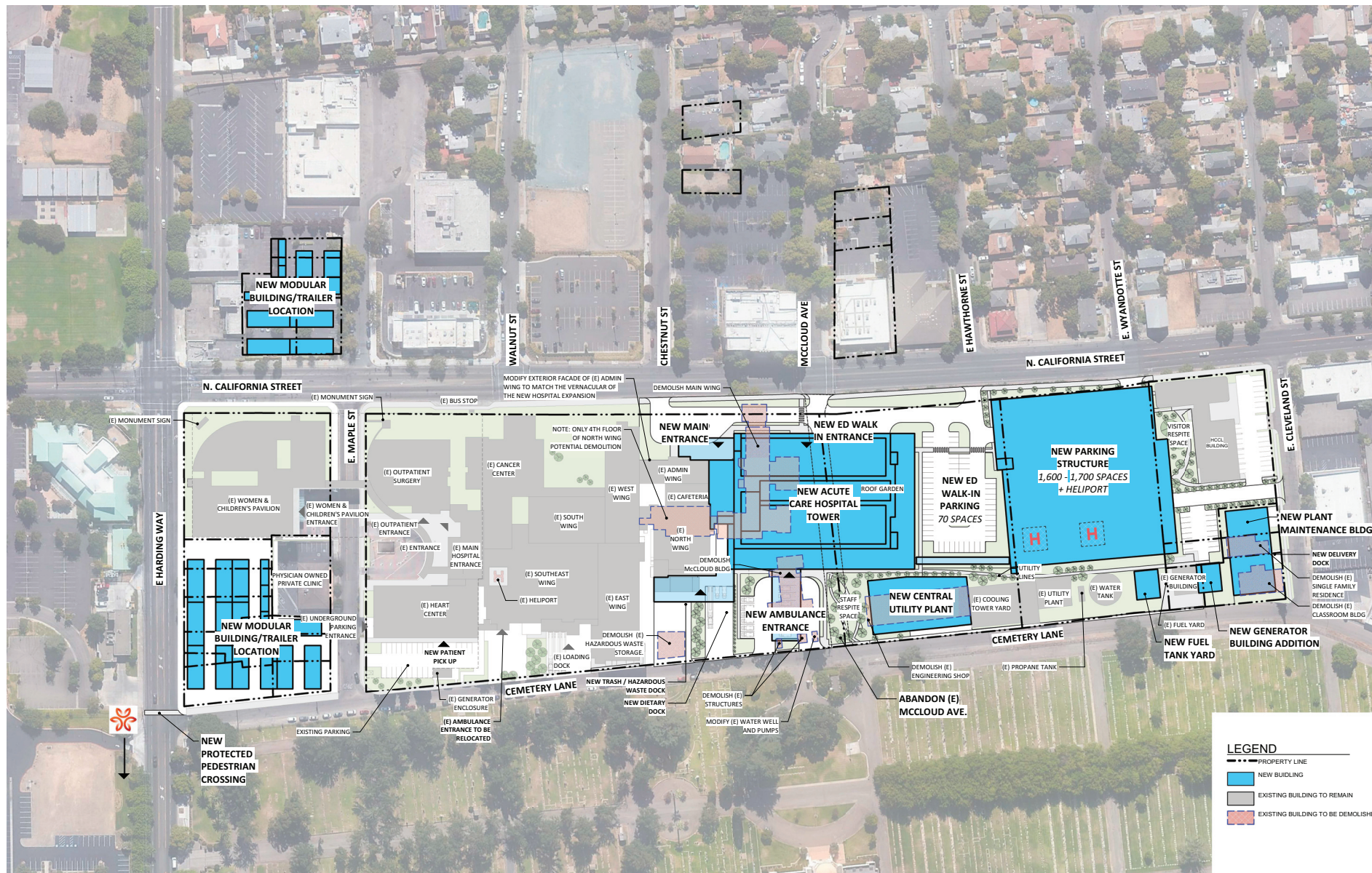
Alternatives to the Proposed Project

The EIR will evaluate the comparative environmental effects of a reasonable range of alternatives to the proposed project, including the required No Project Alternative. The range of alternatives is to be determined.

Growth-Inducing Impacts

The EIR will include consideration of the potential effects of the proposed project on planned or potential urban development relying on the City's recently adopted Envision Stockton 2040 General Plan and EIR.





Source: Dignity Health 2021