NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE KAISER PERMANENTE SAN JOSÉ MEDICAL CENTER PROJECT

FILE NO:	PDC23-006/PD23-002/ER 23-005
PROJECT APPLICANT:	Kaiser Foundation Hospitals (Kaiser Permanente)
APNs:	706-05-011; 706-05-025; 706-05-017; 706-05-037; 706-05-020; 706-05-032; and 706-05-035

Project Description: The project applicant proposes to demolish the existing 250,000-square-foot (sf) hospital and construct a new 685,000-sf hospital (including basement), a new central utility plant (energy center), and a parking structure at their San José Medical Center campus ("SJMC campus" or "campus"). The existing hospital would continue to function at full capacity while the new hospital is under construction. Projected future campus improvements would include demolition of two one-story medical offices (both approximately 10,100 sf) and construction of a 250,000-sf outpatient facility and a parking garage. As part of the proposed project, the project applicant is seeking a revised Planned Development (PD) zoning and PD permit.

Location: The SJMC campus is located at 250 Hospital Parkway in the Edenvale planning area of San José on an approximately 40-acre site comprised of seven parcels and bounded by Highway 85 and the Valley Transit Authority (VTA) Cottle Light Rail Station and parking lot to the north; Cottle Road to the west; Santa Teresa Boulevard to the south; and Camino Verde Drive, International Circle, and Liska Lane to the east. The site is located in a Planned Development Agriculture Base (A[PD]) Zoning District.

Environmental Impact Report: As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project summarized above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

A **joint community and environmental public scoping meeting** for this project will be held:

When: June 5, 2023 from 6:00 p.m. to 7:30 p.m.
Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeeirs)

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a

Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: https://sanjoseca.zoom.us/j/86540068374.

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call to speak.

Telephone Device Instructions

For one tap mobile please dial: +12133388477,,86540068374# US (Los Angeles) or +14086380968,,86540068374# US (San Jose)

For participants who would like to join via telephone please dial: +1 408 638 0968 or +1 213 338 8477 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) and when prompted, enter meeting ID: 865 4006 8374. International numbers available: https://sanjoseca.zoom.us/u/kd5PvPtaeo. You may also click *9 to indicate you wish to speak.

Public Comments Prior to Meeting

If you would like to submit your comments prior to the meeting, please e-mail Cort.Hitchens@sanjoseca.gov. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

The project description, location, and probable environmental effects to be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs, including the EIR Scoping Meeting information. The deadline for your response is 30 days from publication of this notice, and responses provided before the 30-day deadline are always welcome. The City will accept comments on the scope of the EIR until **5:00 p.m. on June 19, 2023**. If you have comments on the scope of the environmental issues to be addressed in the EIR, please identify a contact person if you represent an organization, and send your response via mail or email to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Cort Hitchens, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José, CA 95113-1905
E-mail: Cort.Hitchens@sanjoseca.gov

Christopher Burton, Director
Planning, Building and Code Enforcement

Tina Garg Digitally signed by Tina Garg Date: 2023.05.15 15:31:25 -07'00'

Deputy

May 15, 2023

Date

NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE KAISER SAN JOSE MEDICAL CENTER PROJECT

May 17, 2023

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of the proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA). In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project and its impacts;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project; and
- Environmental consequences, including (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

The EIR also will discuss a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and will evaluate the comparative merits of the alternatives (CEQA Guidelines Section 15126.6[a]).

Project Location

The 40-acre San José Medical Center campus ("SJMC campus" or "campus") is located at 250 Hospital Parkway (APNs 706-05-011; 706-05-025; 706-05-017; 706-05-037; 706-05-020; 706-05-032; and 706-05-035).[1] The project site is bounded by Highway 85 and the Valley Transit Authority (VTA) Cottle Light Rail Station and parking lot to the north; Cottle Road to the west; Santa Teresa Boulevard to the south; and Camino Verde Drive, International Circle, and Liska Lane to the east. The majority of the campus is developed and includes an existing hospital and emergency center, medical office buildings, one administrative building, two parking structures,

[1] Other addresses assigned to the campus include 255, 256, 258, 260, 270, 274, 275, 276, and 280 Hospital Parkway and 1275 International Circle.

surface parking, and support uses. The campus provides both outpatient and inpatient clinical services. **Figure 1** presents an aerial of the SJMC campus site location and vicinity.

Project Description

Kaiser Foundation Hospitals (Kaiser Permanente), the project applicant, proposes to demolish the existing 250,000-square-foot (sf) hospital and construct a new 685,000-sf hospital, a new central utility plant (energy center), and a six-level parking structure at their SJMC campus. In addition, approximately 200 surface parking would be constructed at the demolished existing hospital site. Projected future campus improvements are expected to include demolition of two one-story 10,100 sf medical office buildings, construction of a 250,000-sf outpatient facility, a six-level parking garage, and surface parking. **Figure 2** illustrates both near-term and projected future campus improvements.

The new 685,000-sf, 110-foot-tall, six-story hospital including basement level would be constructed in the southwest corner of the campus where there is currently surface parking. The proposed hospital would have 302 beds, which is 55 beds more than the existing hospital. **Figure 3** illustrates the proposed site plan. The new hospital would be 435,000 sf larger than the existing hospital. Factors informing the size of the new hospital include the need to comply with applicable building codes and regulations that require taller floor heights and additional space to meet current building code clearances for beds and other mobile equipment, as well as the need to right-size the facility to include private patient rooms and improve staff and patient safety, daylighting, lines of sight from nursing stations, HVAC efficiency, acoustics, and operational efficiencies. Other amenities of the new hospital would include a healing garden, outdoor seating areas, and an outdoor dining area adjacent to the hospital café. The new hospital, would have approximately 2,877 employees, consisting of nurses, physicians, and support staff, of which including approximately 1,785 that would support during the day shift and 1,092 evening/night shifts (combined).

While the new hospital is under construction, the existing hospital would continue to function in full capacity. Once the new hospital is operational, Kaiser Permanente would begin the decommissioning and demolition process. The EIR will provide a project-level analysis of the hospital demolition. Approximately 200 surface parking spaces would be constructed at the demolished hospital site.

A 35-foot-tall, 35,000-sf energy center would house the main electrical, mechanical, and plumbing equipment to supply the new hospital and would be located south of the new hospital along Santa Teresa Boulevard (see Figure 3). The energy center would be designed to be an all-electric facility in alignment with San Jose's Greenhouse Gas Reduction Strategy and Climate Smart initiative to reduce the effects of greenhouse gases on the climate and environment.

An six-level, 419,320-sf parking garage would be constructed on the south end of the site and east of the new hospital where there is currently surface parking (see Figure 3). The parking garage would provide 1,231 spaces and would replace the loss of 606 parking spaces displaced

by the new hospital and parking garage. The parking garage would be accessed from driveways on Camino Verde Drive and International Circle on the west and north sides, respectively.

Project construction would begin in early 2025, with the new hospital, energy center, and parking garage complete before 2030. Construction activities would include, but not be limited to, demolition; site preparation, excavation and grading activities; new building construction; paving; installation of utilities; building interior finishing; exterior hardscaping and landscaping; and improvements within the City right-of-way.

The project applicant also anticipates future campus improvements beyond 2030, which would include the following components (see Figure 1):

- Demolition of two one-story medical office buildings totaling 20,200 sf (280 Hospital Parkway Buildings C and D, #4 on Figure 1) for the construction of approximately 116 surface parking spaces;
- Demolition of the existing surface parking lot at the northeast corner of the site between the administration building (258 International Circle, #6), and the facility engineering building (255 International Circle, #10) and construction of a six-story parking garage with approximately 930 parking spaces (#3);
- Construction of a four- to six-story 250,000 sf medical office building at the southeast corner of the central portion of the campus on the existing surface parking lot (#2); and

The sizing, timing, and exact locations of the projected future campus improvements, which are included in the revised Planned Development zoning required as an approval for the proposed project, are anticipated to be built out in the next approximately 20 years and subject to change. Specific details regarding the design of these campus improvements are not currently known; hence they will be analyzed at a program level in this EIR.

The project site is designated Public/Quasi-Public and Neighborhood/Community Commercial under the Envision San José 2040 General Plan. The site is located in an Agriculture Planned Development (A[PD]) zoning district. The proposed hospital replacement and longer-term future expansions would require a revision to the existing PD to allow for site layout modifications and increased overall building capacity within the PD boundary.

Project Approvals Anticipated to Be Required

1. Revised Planned Development zoning
2. Planned Development permit
3. Demolition permits
4. Storm water pollution prevention plans
5. Building permits
6. Grading permits
7. Encroachment permits and other Department of Public Works clearances, including for work in the public right-of-way

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as feasible and warranted. The EIR will provide project-level analysis of near-term projects and activities proposed for the initial phase of implementation that are planned for completion by approximately 2030. The EIR will also provide a program-level analysis of campus improvements that could occur after 2030. No analysis of aesthetics for the proposed project is required pursuant to CEQA section 21099(d). The EIR will discuss the project's significant environmental impacts on the following specific environmental categories:

- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational impacts to local and regional air quality in accordance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds. A health risk assessment (HRA) will be prepared to quantitatively evaluate construction-period toxic air contaminants (TAC) impacts to air quality-sensitive receptors onsite within 1,000 feet of the project site.

- **Biological Resources** – Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees within, and adjacent to, the construction zone. In addition, the EIR will identify and discuss the project's biological impacts during construction and operation and the project's consistency with the Santa Clara County Habitat Conservation Plan.

- **Cultural Resources** – The EIR will include an evaluation for historic architectural resources on the project site, including an assessment of the historical significance of all buildings on the project site that are 45-years of age or older. The EIR will analyze whether the project would have significant impacts on historic architectural resources and identify mitigation and/or avoidance measures, as appropriate.

  Research suggests that the project area has a moderate potential for both prehistoric (Native American) and historical (Post-European) archaeological resources. The EIR will address the impacts to known and unknown buried cultural resources on and within the project area.

- **Energy** – Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.

- **Geology, Soils, and Paleontological Resources** – The EIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing onsite soil conditions. Paleontological sensitivity will also be assessed and the EIR will discuss potential impacts during construction.

- **Greenhouse Gas Emissions** – The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions based on established thresholds and consistency with policies adopted by the City of San José for reducing GHG emissions.

- **Hazards and Hazardous Materials** – The EIR will address existing hazards and hazardous materials conditions on and near the project site and will address the potential for hazardous materials impacts which may result from implementation of the proposed project.

- **Hydrology and Water Quality** – The EIR will address the project's impact to the storm drainage system. In addition, the EIR will address the possible flooding issues (the site is not within a 100-year flood zone) and the project's effect on storm water runoff quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

- **Land Use and Planning** – The project site is located within a developed, urbanized area of San José surrounded by residential and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways, primarily Highway 85. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project-generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. Additionally, the EIR will evaluate the effects of vibration on adjacent buildings during project construction.

- **Population and Housing** – The EIR will discuss the consistency of the project with planned growth within the City. The project would involve the demolition of SJMC campus structures and is not anticipated to displace any residents.

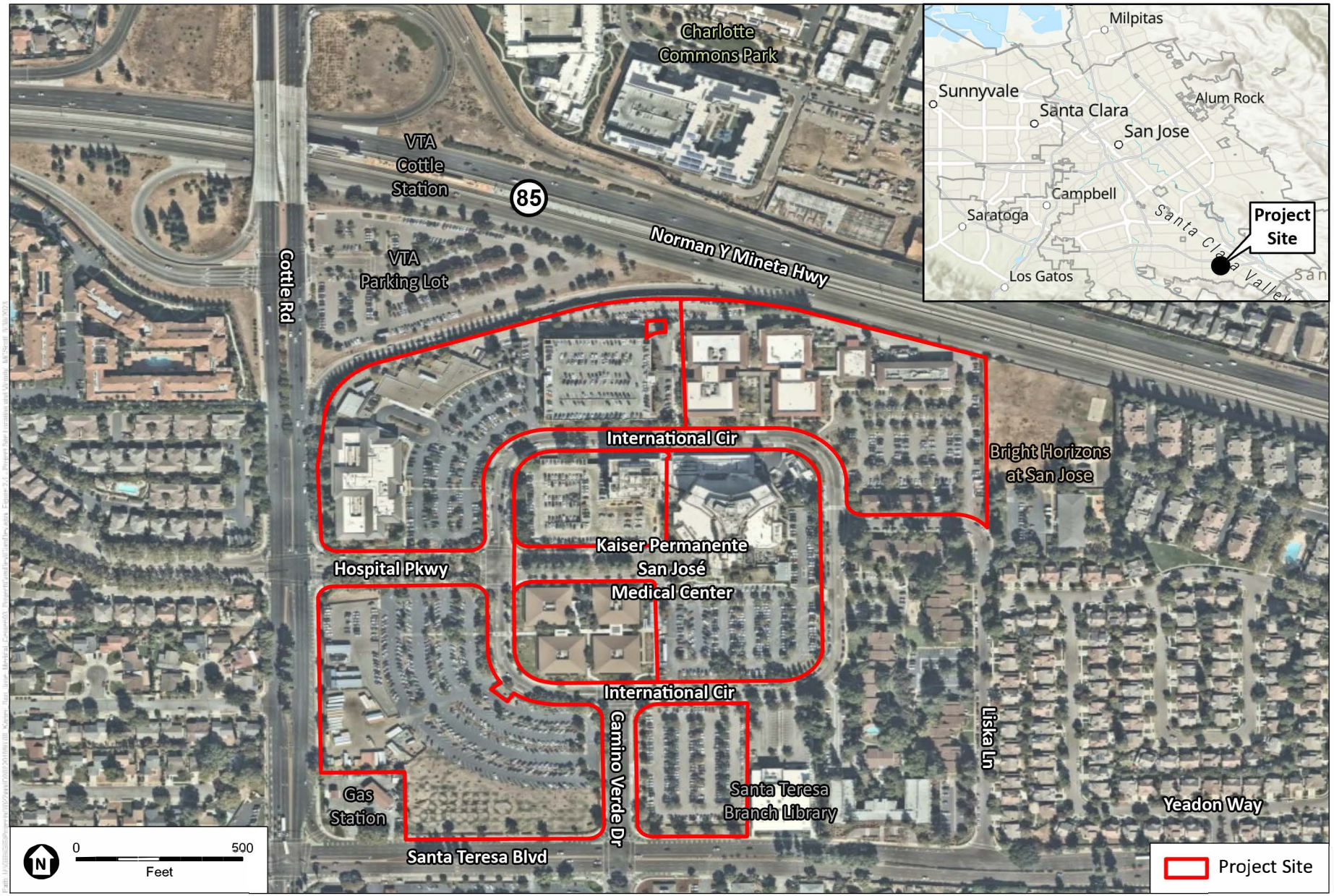
- **Public Services** – The EIR will address the availability of public facilities and services and the project's potential to result in adverse physical impacts to the service facilities.

- **Transportation** – The EIR will evaluate the project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis Policy (Council Policy 5-1). The project's consistency with programs, plans, ordinances, or policies addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities) will also be discussed in the EIR. The project's impact on Vehicle Miles Traveled (VMT) will be discussed, and mitigation measures identified, as needed, to comply with Policy 5-1.

- **Tribal Cultural Resources** – The EIR will assess potential impacts to tribal cultural resources in conjunction with the culturally affiliated Native American tribes and the City during consultation according to the requirements of PRC section 21080.3.1.

- **Utilities and Service Systems** – Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management. The EIR will rely on a water supply assessment prepared for the proposed project.

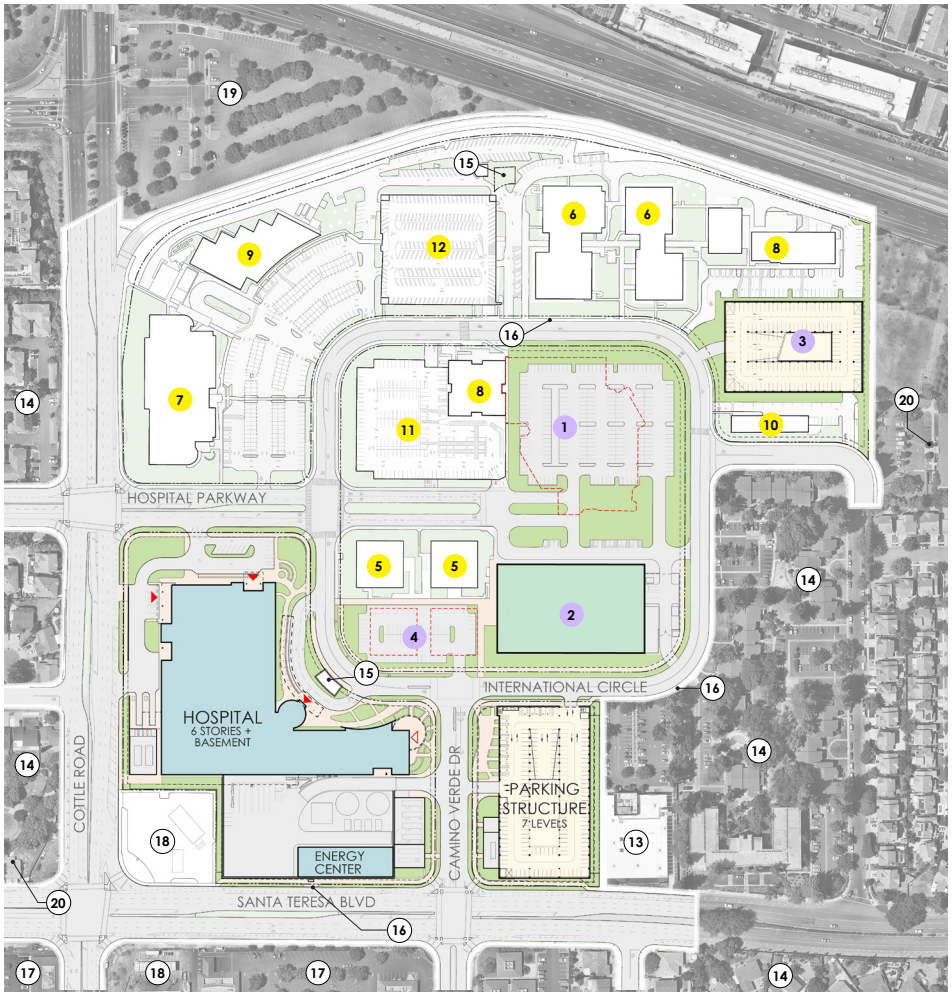
- **Other CEQA Sections** – The EIR will also address the project's impacts on agriculture and forestry resources, mineral resources, and wildfire. The project's significant unavoidable impacts and potentially significant cumulative impacts when considered with other past, present, and reasonably foreseeable future projects in the development area will also be identified in the EIR. The EIR will also provide alternatives to the proposed project that could reduce project impacts identified in the EIR.



SOURCE: ESA, 2023

Kaiser Permanente San José Medical Center

Figure 1
Campus Site Location and Vicinity



LEGEND

NEAR-TERM PROJECT

1 DEMOLISH EXISTING HOSPITAL + ADD SURFACE PARKING

PROJECTED FUTURE CAMPUS IMPROVEMENTS

2 MEDICAL OFFICE BUILDING, 4-6 STORIES (DEMOLISH EXISTING SURFACE PARKING)
3 PARKING STRUCTURE, UP TO 6 LEVELS (DEMOLISH EXISTING SURFACE PARKING)
4 DEMOLISH SINGLE-STORY MEDICAL OFFICE BUILDINGS AND ADD SURFACE PARKING

NOTE: THIS SITE PLAN SHOWS THE POTENTIAL FUTURE SCOPE, AFTER THE NEW HOSPITAL IS OPEN, SUBMITTED FOR PROGRAM LEVEL APPROVAL

OTHER KAISER PERMANENTE EXISTING BUILDINGS

5 EXISTING MEDICAL OFFICE BUILDING, 1-STORY
6 EXISTING MEDICAL OFFICE BUILDING, 2-STORY
7 EXISTING MEDICAL OFFICE BUILDING, 3-STORY
8 EXISTING MEDICAL OFFICE BUILDING, 8-STORY
9 EXISTING OUTPATIENT SURGERY BUILDING, 1-STORY
10 EXISTING FACILITY ENGINEERING BUILDING, 2-STORY
11 EXISTING PARKING STRUCTURE, 2-LEVEL
12 EXISTING PARKING STRUCTURE, 5-LEVEL

SURROUNDING USE, OTHER NOTES

13 PUBLIC LIBRARY
14 RESIDENTIAL
15 EXISTING UTILITY, OWNED BY OTHERS
16 BUS STOP
17 COMMERCIAL / RETAIL
18 GAS STATION
19 VTA LIGHT RAIL PARKING
20 DAY CARE

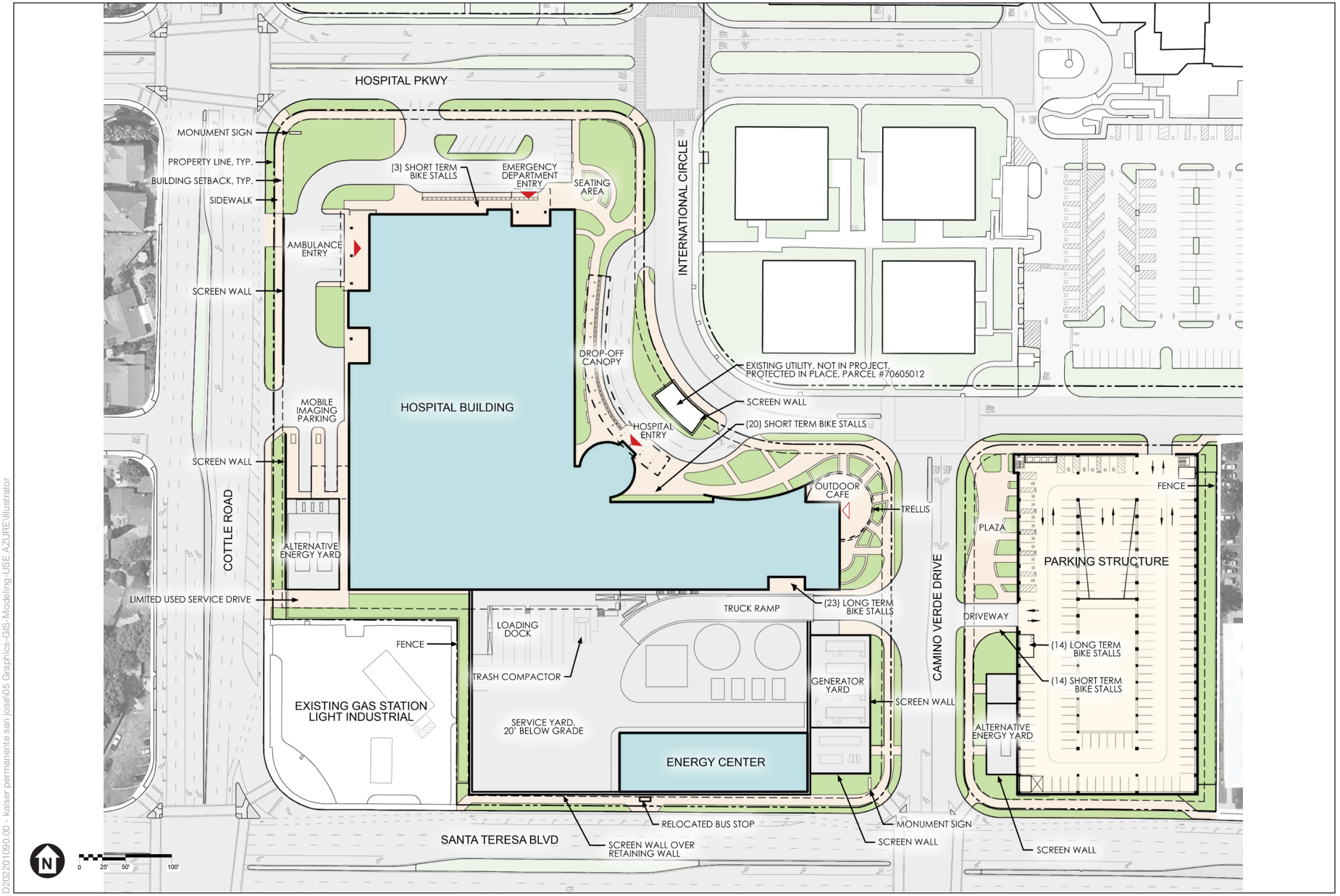
SOURCE: Stantec, 2023; SANDIS, 2023

Kaiser Permanente San José Medical Center

Figure 2

Proposed Campus Plan (Project-Level and Projected Future Campus Improvements)

ESA



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SOURCE: Stantec, 2023; SANDIS, 2023

Kaiser Permanente San José Medical Center

Figure 3

Proposed New Hospital, Energy Center, and Parking Garage Site Plan (Project-Level)

ESA