NOTICE OF DETERMINATION
for a NEGATIVE DECLARATION

TO: County Clerk
County of Placer
2954 Richardson Drive
Auburn, CA 95603

State Clearinghouse
P. O. Box 3044
Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE
Escarlet Mar, Associate Planner
311 Vernon Street
Roseville, CA 95678

POSTED JUN 2 4 2022
Through
RYAN RONCO, COUNTY CLERK
By
Deputy Clerk

DATE: June 24, 2022

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NERSP PCL 25 – Sutter MOB 7; File#PL22-0061

FILED

PROJECT APPROVAL DATE: June 23, 2022

STATE CLEARINGHOUSE NUMBER: 2022040255 #22-173

JUN 2 4 2022
Ryan Ronco
COUNTY CLERK OF PLACER COUNTY
BY:
DEPUTY

CONTACT PERSON: Escarlet Mar, Associate Planner

APPLICANT; OWNER; DEVELOPER: Sarah Bergman, Dreyfuss + Blackford Architecture (Applicant); Dan Conwell, Sutter Valley Hospitals (Owner)

PROJECT LOCATION: 7 Medical Plaza, Roseville, Placer County; 046-060-034-000

SUMMARY PROJECT DESCRIPTION: The Sutter Medical Office Building 7 (Project) is proposed within the Sutter Roseville Medical Center campus (Campus). The Campus is within the Northeast Roseville Specific Plan area. The Campus includes frontage on Secret Ravine Parkway and an entrance along East Roseville Parkway and is predominately surrounded by open space along the south and west portions of the Campus. Throughout the years the Campus has been developed with a main hospital building, acute care buildings, and outlying medical buildings and two (2) parking garages. In 2006, the Planning Commission approved a Conditional Use Permit which authorized expansion of the Campus from the originally approved 804,000 square feet to 1,100,000 square feet. At full buildout, the SRMC would contain a total of 738,500 square feet of licensed acute care spaces, 361,500 square feet of medical office building space for non-acute care and physician's offices, and a total of 3,864 surface and parking structure spaces (parking space square footage is not included in the 1,100,000 square feet). The proposed medical office building was previously analyzed with the Campus expansion and approved by the Planning Commission in 2006. Further, the project site has been previously disturbed and a parking lot with landscaping and lighting constructed. The applicant requests approval of a Design Review Permit to construct a four-story medical office building (MOB 7) and a Conditional Use Permit (CUP) for a new Graduate Medical Education (GME) program proposed at the Sutter Roseville Medical Center campus. The MOB 7 is proposed as a two-phase project, Phase 1 will consist of a four-story building (85,000 square feet) and Phase 2 will add a two-story addition to the main four-story building (15,000 square feet). At this time, Phase 2 is proposed to be constructed in the future, but the timeframe is unknown. The MOB 7 includes improvements to the existing site, a new accessible drop off zone, accessible parking stalls immediately in front of the building, surface parking stalls, two (2) raised pedestrian crosswalk between the parking garage and the MOB 7, and a private outdoor patio area for students and faculty of the GME program. The GME program will occupy the entire first floor of the MOB 7 for classroom instruction and a simulation center.

DETERMINATIONS FOR NEGATIVE DECLARATION

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- An *Initial Study/ Negative Declaration* was prepared and adopted by the City of Roseville pursuant to the provisions of CEQA.
- As approved, the project will not have significant effects on the environment.

- Mitigation measures were not made a Condition of Approval of the project and a Mitigation Monitoring and Reporting Program was not adopted for this project.
- Findings and a Statement of Overriding Considerations were not adopted for the proposed project since significant and unavoidable impacts were not identified.

The environmental documentation and record of project approval may be examined at the City of Roseville, Planning Division, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 5 p.m. (916-774-5276).

06/24/2022
DATE

Escarlet Mar Digitally signed by Escarlet Mar Date: 2022.06.24 11:33:03 -07'00'
Escarlet Mar, Associate Planner