

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT  
FOR THE  
SUTTER SANTA CLARA HOSPITAL PROJECT**

Date: April 9, 2026

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, and Other Interested Agencies; Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Sutter Santa Clara Hospital Project and Notice of Public Scoping Meeting

Lead Agency: City of Santa Clara  
Community Development Department, Planning Division  
1500 Warburton Avenue  
Santa Clara, California 95050

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**NOTICE IS HEREBY GIVEN THAT** The City of Santa Clara (City), the lead agency, will prepare an Environmental Impact Report (EIR) for the proposed Sutter Santa Clara Hospital Project (project). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Interested agencies and the public are invited to provide comment on the scope and content of the EIR. The project location and description are summarized below. The City has not prepared an Initial Study and will instead begin work directly on the EIR process, thus a copy of the Initial Study is not attached.

**A 30-DAY NOP REVIEW PERIOD:** The City solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Responses to this NOP should identify: (1) the significant environmental issues, reasonable alternatives, and mitigation measures that your agency believes should be explored in the draft EIR, and (2) whether your agency will be a responsible or trustee agency for the project. In accordance with the time limits established by CEQA, the NOP public review period will begin on April 10, 2026, and end on May 11, 2026. Please send your written/typed comments (including name and contact information) by 5:00 p.m. PST on May 11, 2026, to:

Email: [NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)

OR

Mail: City of Santa Clara – Community Development Department  
Attn: Nimisha Agrawal, Senior Planner  
1500 Warburton Avenue  
Santa Clara, California 95050

**PUBLIC SCOPING MEETING:** The City will hold an in-person and online (remote participation) hybrid Public Scoping Meeting to: (1) inform the public and interested agencies about the proposed project; and (2) solicit public comment on the scope of the potential environmental impacts to be addressed in the EIR, as well as the range of practicable alternatives to be evaluated. The date, time, and meeting attendance options are as follows:

April 23, 2026

5:30 p.m. to 7:30 p.m.

1<sup>st</sup> Floor, 2831 Mission College Boulevard, Santa Clara, CA 95054

Zoom Webinar: <https://santaclaraca.zoom.us/j/87682091930>

Webinar ID: 876 8209 1930

Call-in number: 1-669-900-6833

**PROJECT-RELATED DOCUMENTS:** Project-related documents, including this NOP, can be found on the project webpage: [2811 and 2831 Mission College Boulevard - Sutter Santa Clara Hospital | Projects Listing | City of Santa Clara](#)

**PROJECT LOCATION:** Santa Clara is in northwest Santa Clara County, in an area commonly referred to as the South Bay or Silicon Valley. Santa Clara is surrounded by the city of Sunnyvale to the west, the city of San José to the south and east, and the San Francisco Bay to the north. Regional access to Santa Clara is via Interstate 280 to the south and U.S. Highway 101 to the north. The proposed project would be at 2831 and 2841 Mission College Boulevard (Assessor's Parcel No. 104-16-120) (the "Hospital Site") and at the immediately adjacent parcel, 2811 and 2821 Mission College Boulevard (APN 104-16-121) (the "Parking Site") (collectively, the "Project Site"). The Hospital Site parcel is 13.6 acres and the Parking Site parcel is 13.1 acres. The Project Site is generally located west of the Great America Parkway corridor and is bounded by Mission College Boulevard to the east and south, and by U.S. Highway 101 to the south. The project location is shown in Figure 1.

**EXISTING USES:** The Hospital Site is currently developed with two vacant four-story office buildings totaling 268,000 square feet (each is approximately 134,000 square feet) that were previously occupied by technology tenants, and surface parking lots with landscaped trees. The Parking Site is currently a surface parking lot. There are two 8-story medical office buildings totaling 368,600 square feet and one 2-story medical office building totaling 15,898 square feet on the Parking Site, which are proposed to remain and are not included within the Project Site. For both parcels, a total of approximately 678 trees would be removed and approximately 358 new trees are proposed.

**PROJECT DESCRIPTION:** The Project would consist of the demolition of all existing on-site uses and the construction of a new hospital with a rooftop helipad and central utility plant at the

Hospital Site together with the demolition of a surface parking lot and the construction a new parking garage structure on the northwestern portion of the adjacent Parking Site subject to an off-site parking permit pursuant to Zoning Code section 18.38.040(B). The Project Site plan is shown in Figure 2. The construction period is expected to be from 2027 to 2031 with the hospital opening in 2031.

Full demolition of the two existing buildings at 2831 and 2841 Mission College Boulevard is anticipated to occur in the first quarter of 2027, taking roughly three months to complete. Site work and underground utility work around the new hospital building would begin in 2027. The new hospital building would start construction in the fourth quarter of 2027 and finish in the second quarter of 2031. The new hospital building is anticipated to open at the end of 2031. The Parking Site is anticipated to begin construction in the first quarter of 2027 and be completed in the second quarter of 2028.

The new 8-story (approximately 185-foot), 302-bed hospital would total approximately 850,000 square feet. The new hospital is proposed to include 302 inpatient rooms; a surgical department with 10 operating rooms; 16 labor, delivery, and recovery rooms; 42 perinatal rooms; and a 22-bed intensive care unit. Imaging services would include 2 magnetic resonance imaging (MRI) units, 3 computed tomography (CT) scanners, 4 ultrasound rooms, 2 radiography/fluoroscopy rooms, and 2 gastrointestinal endoscopic procedure rooms. Additional program elements include a clinical laboratory, inpatient pharmacy, cafeteria and café, administration, central utility plant, receiving and central supply areas, and a loading dock.

At Project build-out, the completed inpatient hospital and related ancillary uses proposed onsite are expected to employ approximately 1,752 people, consisting of approximately 1,299 healthcare staff, 151 administrative/office employees, and 302 support staff employees. In addition, it is anticipated that approximately 151 physicians/providers would provide services at the hospital. The total net number of Project employees plus physicians/providers would be approximately 1,903 employees, working on a 24-hour basis across multiple shifts. Daily visitor and patient trips would contribute to project-related transportation demand.

A helipad is proposed above and on the west side of the Hospital Site at a height of approximately 154 feet above ground level. Emergency air medical services are anticipated to occur at the frequency of approximately 1 round trip flight per day, including during nighttime hours, along roughly north-northwest and south-southeast flight paths with FAA coordination.

Utilities for the Hospital Site would be supplied from a central utility plant that would be housed in a separate 2-story, 36-foot-high building of 34,295 square feet on the Hospital Site. This includes constructing facilities to provide capacity for diesel and electric power. Mechanical, electrical, and plumbing utilities cross over into the hospital building. This includes constructing facilities to provide capacity for diesel and electric power. The plant components would include 17 modular air-source heat pump skidded assemblies providing simultaneous heating and cooling via heat recovery, 14 large central chilled water air handling units with relief air heat recovery coils, and two 50,000-gallon cast-in-place potable water storage tanks with a chlorine dioxide chemical treatment system.



**Figure 1: Project Location**



**Figure 2: Project Site Plan**

The current General Plan Phase II land use designation for both the Hospital Site and the Parking Site is High Intensity Office/Research and Development (R&D) and the current zoning designation is Office/R&D-High Intensity (HO-RD). The project will require a General Plan amendment and zone change to change the land use and zoning designations of the Hospital Site to Public/Quasi Public (PQP). The project will also require a Conditional Use Permit and Architectural Review for the parking garage.

Two new driveway cuts are proposed along Mission College Boulevard to join the existing four driveways at both the Hospital Site and the Parking Site. The new driveway cut at Mission College Boulevard and Our Lady's Way would primarily serve as the main site entry that accommodates traffic flow to the parking garage and internal circulation to the main hospital drop-off loop. The second new driveway cut is proposed about 825 feet south from the Our Lady's Way intersection and would serve the hospital ambulance bay.

On-site roadways are proposed to be reoriented to ensure safe traffic flow and ease of wayfinding to the new hospital. Existing surface parking would require modification and restriping and new trees to conform to the new layout. The Project would add a total of 358 new trees between both parcels. The parking lot layouts within both the Hospital Site and the Parking Site would be reconfigured to meet City parking design standards, improve traffic flow, and enhance accessibility and safety for users. Impervious parking areas and abutting walkways would be graded to allow for stormwater overland release, without flooding the buildings, and discharge into the public right of way. The stormwater conveyance system is sized for the 10-year storm event. The Project would relocate the existing storm main located within the Parking Site to allow for the development of a new parking garage in the northwest portion of that parcel. The proposed location of the relocated storm main is northwest of the new parking garage.

Landscaped outdoor spaces surrounding the Project would provide for public assembly, passive recreation, and pedestrian circulation. A proposed green central pedestrian courtyard located directly in front of the new hospital would serve all the buildings and provide safe pedestrian travel for visitors and staff. The project proposes new landscaping, consisting of native and adaptive plant species that are drought tolerant, tolerant of recycled water and appropriate for use in the area. The proposed landscaped walkways total approximately 2,030 linear feet and 44,400 square feet of planting in the courtyard. In accordance with the Santa Clara Bicycle Master Plan Update 2018, Class IV separated bike lanes would be constructed on both sides of Mission College Boulevard along the project frontage. The project would construct an internal network of pedestrian pathways that would connect the building entrances, parking facilities, and existing sidewalks on the surrounding streets. The project proposes to widen the existing sidewalk frontage along the Project boundary at Mission College Boulevard.

Vehicular parking spaces provided for the hospital would total 848, with 213 located in surface lots on the Hospital Site and 635 located in a new 8-story parking garage (approximately 96 feet high with 8 levels of parking) that would total 536,230 square feet at the Parking Site. The new off-site parking garage is proposed to serve the hospital and the three existing medical office buildings. The garage would also provide an additional 762 parking spaces as replacement parking for the existing medical office buildings, resulting in a total of 1,397 parking spaces in the garage for the Hospital

Site and the existing medical office buildings. The Project Site would also have several surface parking lots. Approximately 272,660 square feet of landscaping would be provided on the Parking Site as part of the Project.

Vehicle parking for the Project would adhere to the City's minimum requirements. For hospitals, the City's Zoning Code (Section 18.38.030, Table 3-3) requires one space for every three beds, plus one space per staff doctor, plus one space for every three staff members. For the purpose of the analysis in the EIR, the Project would require 840 parking spaces. The proposed parking supply (848 total spaces for the hospital use with 213 located in surface lots on the Hospital Site and 635 located at the Parking Site pursuant to an off-site parking permit) would satisfy the City's parking requirements for the proposed hospital. Both long- and short-term bicycle parking would also be provided.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The EIR will evaluate potential environmental impacts of the project. The EIR will also propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to those of the proposed project. In accordance with CEQA Guidelines Section 15063(a), the EIR will evaluate potentially significant impacts related to the following environmental resources:

**Aesthetics:** The EIR will analyze potential impacts to the visual character of the area, scenic vistas, and lighting and glare related to the project. An architectural review will be conducted. The key potential impacts associated with the project include how the associated aesthetic changes could alter views from adjacent public roadways and nearby residential areas, and potentially conflict with policies pertaining to aesthetic resources. Changes to daytime glare and nighttime lighting will also be evaluated qualitatively.

**Air Quality:** The EIR will analyze and disclose criteria pollutants and potential health risks associated with the project in accordance with the Bay Area Air District's most recent CEQA air quality guidelines. The air quality analysis will address criteria pollutants, toxic air contaminants (e.g., asbestos, diesel particulate matter), carbon monoxide hot spots, air quality plan consistency, and objectionable odors.

**Biological Resources:** The project area is developed and generally does not provide suitable habitat for special-status species. The EIR will evaluate special-status species with the potential to occur on the site and any potentially sensitive/regulated habitats that may be present, and describe the project's regulatory setting.

**Cultural Resources and Tribal Cultural Resources:** The EIR will include a discussion of potential impacts to cultural resources (built environment and archaeological) and tribal cultural resources that could result from implementation of the project. In addition, the EIR will outline the project's compliance with Assembly Bill 52 and Senate Bill 18 requirements regarding consultation with Native American tribal representatives.

**Energy:** The EIR will examine whether energy use by the project would be wasteful, inefficient, or unnecessary, or would conflict with applicable plans for renewable energy or energy efficiency.

**Geology, Soils, Seismic Hazards, and Paleontological Resources:** The EIR will analyze potential geological, soil, and seismic impacts from project construction and operation, with a focus on liquefaction potential. A site-specific paleontological analysis will be performed.

**Greenhouse Gas Emissions:** The greenhouse gas (GHG) emission analysis will focus on the GHGs of greatest concern, including carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) directly and indirectly resulting from the project in accordance with the Bay Area Air District's most recent CEQA air quality guidelines. The GHG emissions analysis will address short-term emissions from project construction, long-term emissions from project operation, and consistency with GHG reduction plans.

**Hazards and Hazardous Emissions:** The EIR will analyze the potential for hazardous materials contamination within and near the Project Site. The analysis will discuss the generation and storage of hazardous materials related to project construction and operation. The impact analysis will also evaluate the potential effects of accidental release of pollutants on human and environmental health and issues regarding safety for workers and the public during construction and operation.

**Hydrology and Water Quality:** The EIR will analyze the potential water quality impacts of development on site. The EIR will also address impacts related to special flood hazard zones and inundation, if any.

**Land Use and Planning:** The project will require a General Plan amendment and zone change to change the land use and zoning designations of the Hospital Site to PQP. The analysis will also consider the compatibility of the project with neighboring uses, changes to or displacement of existing uses, and the consistency of the project with the relevant local land use policies that have been adopted to mitigate or avoid an environmental effect (i.e., noise, visual, public services).

**Noise and Vibration:** The EIR will analyze short-term impacts due to potential construction noise on sensitive residential receptors in the vicinity and long-term noise exposure from operational noise sources, including helicopter noise from use of the proposed helipad. Short-term ambient noise monitoring and continuous long-term ambient monitoring will be conducted.

**Population and Housing:** The proposed project includes demolition of two existing, vacant office buildings; no housing would be displaced or demolished as part of the project. The EIR will analyze the induced population growth anticipated from the additional employees that would result from the project.

**Public Services:** The EIR will address the availability of public facilities and determine if implementation of the project would require the construction of new public facilities. The analysis will consider the effects on public services that could result from the introduction of new employees to the Project Site and the unique effects of the project on local emergency response services such as fire protection and police protection. Schools, parks, and other public facilities will also be considered.

**Recreation:** The EIR will analyze potential impacts to parks and recreational facilities resulting from the employment growth that would be generated by the project.

**Transportation:** On the basis of the City’s requirements, a transportation analysis will be prepared using vehicle miles traveled (VMT) consistent with CEQA Guidelines 15064.3 and applicable City and regional thresholds, to analyze the project’s transportation impacts, including potential impacts on pedestrian, bicycle, and transit services. The findings of the transportation analysis will be incorporated into the EIR. Consistent with the City’s 2020 Transportation Analysis Policy, the City will also evaluate Level of Service (LOS) as an operational measure of intersection efficiency, but not as a transportation environmental impact under CEQA.

**Utilities and Service Systems:** The EIR will evaluate project impacts on existing utilities and service systems, such as water systems, sanitary sewer services, and solid waste disposal. The new hospital would have exceptional utility needs (i.e., electricity, water, and solid waste disposal), and as a large-scale development project, the project would be subject to a water supply assessment under Senate Bill 610 (2001).

**Other Required Analyses:** The EIR will include a discussion of the following environmental resources for which no significant impact is anticipated from implementation of the project:

- Agriculture and Forestry Resources
- Mineral Resources
- Wildfire

The EIR will also discuss the cumulative impacts of the project in combination with other past, present, and reasonably foreseeable probable future projects in the vicinity. The EIR will address alternatives to the project that would reduce or avoid identified significant impacts on environmental resources. In conformance with the CEQA Guidelines, the EIR will include consistency with local and regional plans and policies, growth inducing impacts, significant irreversible changes, list of references cited, external consultation and coordination, and a list of preparers.

**PURPOSE OF THIS NOTICE:** In accordance with the CEQA Guidelines Section 15082, the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of a NOP is to provide sufficient information about the project to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed.