

Notice of Completion & Environmental Document Transmittal

Mail to: Governor's Office of Land Use and Climate Innovation, 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Schedule a drop-off appointment: email state.clearinghouse@opr.ca.gov or call (916) 445-0613 9 a.m. – 4 p.m. Monday – Friday, excluding holidays)

Project Title: Kaiser Permanente San Rafael Hospital Modernization and Replacement Project

Lead Agency: <u>City of San Rafael</u>	Contact Person: <u>Kristina Estudillo</u>
Mailing Address: <u>1400 Fifth Avenue</u>	Phone: <u>(415) 458-5048</u>
City: <u>San Rafael, CA</u> Zip: <u>94901</u>	County: <u>Marin</u>

Project Location: County: Marin City/Nearest Community: San Rafael

Cross Streets: Monticello Road and Nova Albion Way Zip Code: 94903

Lat. / Long. (degrees, minutes, and seconds): 38° 0' 15.73" N / -122° 33' 15.59" W Total Acres: 26

Assessor's Parcel No.: <u>175-060-57</u>	Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: <u>U.S. 101</u>	Waterways: <u>Sleepy Hollow Creek, Gallinas Creek</u>
Airports: <u>n/a</u>	Railways: <u>SMART</u> Schools: <u>Vallecito Elementary, various</u>

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.)	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec		<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other _____
<input type="checkbox"/> Mit Neg Dec	Other _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational _____	<input checked="" type="checkbox"/> Other: <u>233,250 sf hospital</u>
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Tribal Cultural, Wildfire</u>

Present Land Use/Zoning/General Plan Designation:

The project site consists of a portion of the existing Kaiser Permanente San Rafael Medical Center campus that contains hospital and medical office space. The project site is designated Office Mixed Use in the City's General Plan and zoned Planned Development (PD 1566). The PD (1566) zoning district allows hospital and medical office uses.

Project Description: (please use a separate page if necessary)

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Kaiser Foundation Hospitals (Kaiser Permanente), the project applicant, proposes to demolish the existing approximately 79,350-sf hospital and 19,300-sf general services building, and construct a new approximately 233,250-sf hospital. The proposed project would also involve changes to the access, circulation, and parking at the campus. The new approximately 233,250-sf, 116.5-foot-tall, six-story hospital (including basement level and rooftop penthouse) would be constructed within the footprint of the existing general services building and other campus support buildings. The proposed hospital would have 92 beds, which is 24 fewer beds than the existing hospital. The new hospital would be approximately 153,900 sf larger than the existing hospital. The proposed project would replace the existing hospital with a modern, all-electric facility equipped with advanced medical technology and designed to meet current healthcare delivery standards and the requirements of the Hospital Facilities Seismic Safety Act (Senate Bill 1953), which requires acute care hospitals to be replaced or retrofitted to meet seismic safety standards by 2030. The new hospital will be constructed under the permit jurisdiction of the California Department of Health Care Access and Information (HCAI). Net new campus building construction would total approximately 134,650 sf. The campus employee count would remain stable under the proposed project. The existing hospital would continue operating at full capacity until the new hospital building is complete and licensed to accept patients. Anticipated approvals for the proposed project include a Planned Development Rezone and approval of a development plan (including a Floor Area Ratio bonus from 0.3 to 0.395 pursuant to General Plan Policy LU-1.13), an Exception for height, and a Major Environmental and Design Review Permit.

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Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 24, 2026 Ending Date May 29, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Kaiser Foundation Hospitals, Deborah Wong</u>
Address: <u>575 Market Street, Suite 3700</u>	Address: <u>One Kaiser Plaza</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>Oakland, CA 94612</u>
Contact: <u>Jill Feyk-Miney, CEQA Project Manager</u>	Phone: <u>626-344-4519</u>
Phone: <u>415-896-5900</u>	

Signature of Lead Agency
Representative:

Kristina Estudillo
Kristina Estudillo (Apr 24, 2026 14:29:26 PDT)

Date: 4/24/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.






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Final Audit Report

2026-04-24

Created:	2026-04-24
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"Notice of Completion & Environmental Document Transmittal" History

-  Document created by Michaela O'Brien (michaelao@cityofsanrafael.org)
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