

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| <b>SCH #</b> |
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**Project Title:** Sutter Hospital Medical Center EIRLead Agency: City of EmeryvilleContact Person: Miroo Desai, AICP, Planning ManagerMailing Address: 1333 Park AvenuePhone: (510) 596-3785City: EmeryvilleZip: 94608County: Alameda**Project Location:** County: Alameda City/Nearest Community: EmeryvilleCross Streets: Stanford Avenue (north), Hollis Street (east), 46th Street and 53rd Street (south), and Horton Street (west) Zip Code: 94608Longitude/Latitude (degrees, minutes and seconds): 37 ° 50 '11.3142" N / -122 ° 17 '21.3365" W Total Acres: 12Assessor's Parcel No.: 49-1558-2, -4, -5, -6, 49-1041-29-1, 49-1544-1-4, 49-1544-2

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-580, I-80, Hwy 24, SR 123

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: Emeryville Amtrak Station Schools: Emery High School, Anna Yates Elementary**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 | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <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 type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Residential: Units <u>133</u> Acres _____                   | <input type="checkbox"/> Transportation: Type _____            |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>618,000</u> Acres _____ Employees _____   | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>1,200</u> 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 type="checkbox"/> Other: <u>Hospital - 785,000 sf</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 type="checkbox"/> Vegetation                          |
| <input type="checkbox"/> Agricultural Land                   | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input 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 type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous      | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input type="checkbox"/> Other: <u>Energy; GHG</u>           |

**Present Land Use/Zoning/General Plan Designation:**GP Designations: Office/Technology and Park/Open Space and Zoning: Planned Unit Development, PUD-3**Project Description:** *(please use a separate page if necessary)*

The proposed project would redevelop the project site into a medical campus including a hospital, medical office buildings (MOBs), parking, open space, and circulation improvements. Existing surface parking on parcel 49-1558-5 and the PDU Building at 4595 Horton Street would be demolished. The 10-story Horton Street Garage (Building 13/14) at 4563 Horton Street would be retained as the primary parking facility, and existing Building 2/3 at 5555 Hollis Street and Building 4 at 5300 Chiron Way would be improved and converted into MOBs. The project would also construct two new buildings:

- Building 8 (1400 53rd Street) - an all-electric hospital of approximately 785,000 square feet and 330 feet in height, with up to 325 beds and a helipad.
- Building 1 (parcel 49-1558-5) - a building with ground-level parking, proposed with two variants: Variant 1, an MOB of approximately 55,600 square feet and 50 feet in height, or Variant 2, a multi-family residential building of approximately 129,500 square feet and 95 feet in height with up to 133 units.

The EIR will evaluate both variants of Building 1.

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.

## Reviewing Agencies Checklist

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

|                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input 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 # <u>4</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input 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 Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. 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 type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>See attached list</u>          |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development                |                                                                              |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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

Starting Date August 14, 2026 Ending Date September 14, 2026

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### Lead Agency (Complete if applicable):

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|-------------------------------------------------|-----------------------|
| Consulting Firm: <u>Urban Planning Partners</u> | Applicant: _____      |
| Address: <u>388 17th Street, Suite 230</u>      | Address: _____        |
| City/State/Zip: <u>Oakland, CA 94619</u>        | City/State/Zip: _____ |
| Contact: <u>Lynette Dias</u>                    | Phone: _____          |
| Phone: <u>(510) 251-8210</u>                    |                       |

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Signature of Lead Agency Representative: Miroo Desai Date: August 14, 2026

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

## Sutter EIR - Other Responsible Agencies

| Agency                                                                                                  | Contact                                         | Address                                                                       | Email                                                | Phone                                       |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------|
| Bay Area Air District                                                                                   | Planning and Climate Protection – CEQA Division | 375 Beale Street, Suite 600, San Francisco, CA 94105                          | <a href="mailto:ceqa@baaqmd.gov">ceqa@baaqmd.gov</a> | (415) 749-5000                              |
| East Bay Municipal Utility District (EBMUD)                                                             | Major Facilities Planning Section               | 375 11th Street, Oakland, CA 94607                                            | customerservice@ebmud.com                            | (510) 287-7032                              |
| Alameda County Flood Control District                                                                   | Moses Tsang, Deputy Director                    | 399 Elmhurst Street, Hayward, CA 94544                                        | <a href="mailto:moses@acpwa.org">moses@acpwa.org</a> | (510) 670-6549                              |
| California Department of Public Health/Office of Statewide Health Planning and Development (OSHPD/HCAI) |                                                 | 2020 West El Camino Avenue, Suite 800, Sacramento, CA 95833                   | SACReceptionist@hcai.ca.gov                          | (916) 440-8300                              |
| Caltrans Division of Aeronautics                                                                        |                                                 | Division of Aeronautics, MS #40<br>P.O. Box 942874, Sacramento, CA 94274-0001 |                                                      | (916) 654-4959                              |
| Federal Aviation Administration (FAA)                                                                   | Manager: Amy Choi                               | 2999 Oak Road, Suite 200, Walnut Creek, CA 94597-7776                         | amy.i.choi@faa.gov                                   | Phone: (925) 546-6430   Fax: (925) 546-6449 |
| Alameda County Airport Land Use Commission (ALUC)                                                       | Olivia Ortiz, Planner III Staff                 | 224 W. Winton Avenue, Suite 111, Hayward, CA 94544                            | Olivia.Ortiz@acgov.org                               |                                             |
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