



**Notice of Preparation
Environmental Impact Report
City of San Rafael**

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Date: April 24, 2026

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Property Owners in the Vicinity

From: Kristina Estudillo
Principal Planner
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

Subject: Notice of Preparation of an Environmental Impact Report (EIR)
for the Kaiser Permanente San Rafael Hospital Modernization
and Replacement Project

Lead Agency: City of San Rafael

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

Project Area: 99 Montecillo Road, City of San Rafael

Notice is hereby given that the City of San Rafael (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Kaiser Permanente San Rafael Hospital Modernization and Replacement Project (proposed project) and will hold a public meeting to receive comments on the scope of the EIR, as detailed below. The City, acting as the Lead Agency, determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required.

Pursuant to CEQA Guidelines Section 15082, the City will prepare an EIR to address the potential environmental impacts associated with the proposed project consistent with CEQA Guidelines Section 15161. The EIR will evaluate the proposed project for potential impacts on the environment and determine the potential environmental consequences of proposed project implementation. An evaluation of proposed project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and probable environmental effects are described below.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Comments on the NOP are due no later than the close of the NOP review period (5:00 p.m. on **May 29, 2026**). However, we would appreciate your response at the earliest possible date. Please send your written comments to Kristina Estudillo at the address shown above or by email to kaiserhospital@cityofsanrafael.org with "Kaiser Permanente San Rafael Hospital Modernization and Replacement Project EIR" as the subject. Public agencies that provide comments are asked to include a contact person for the agency. If you submit comments on the scope of the EIR, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for the proposed project. If you do not wish to submit comments on the scope of the EIR but would like to be added to the City's mailing list, you can submit your contact information, including email address with a request to be added to the mailing list. A scoping session will be held before the San Rafael Planning Commission on **May 12, 2026**, at 7:00 p.m. The public may observe the Planning Commission meeting in person or remotely via Zoom.

Participate In-Person:

San Rafael City Council Chambers

1400 Fifth Avenue, San Rafael, CA 94901

Watch Online:

Watch on Zoom Webinar: <https://tinyurl.com/Planning-Commission-2026>

Watch on YouTube: <http://www.youtube.com/cityofsanrafael>

Listen by phone: +1 669 444 9171

ID: 826 8602 8480

One Tap Mobile: US: +16694449171,,82686028480# US

The scoping session is the time when the City solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the EIR.

A copy of this NOP, information about the proposed project, including relevant documents, information on upcoming meetings, and ways you can provide feedback can be viewed: 1) online at <https://www.cityofsanrafael.org/kaiser-hospital/>, or 2) City Hall (1400 Fifth Avenue - Planning Division counter, 3rd Floor). The Planning Division counter is open Mondays through Thursdays from 8:30 a.m. to 4:00 p.m. and Fridays from 8:30 a.m. to 12:30 p.m.

PROJECT LOCATION AND EXISTING CONDITIONS: The project site consists of a portion of the existing Kaiser Permanente San Rafael Medical Center campus located at 99 Montecillo Road within the Terra Linda neighborhood of the City of San Rafael, as shown in **Figure 1**. The approximately 26-acre project site is located on a single parcel identified as Assessor's Parcel Number 175-060-57. The project site is surrounded by Freitas Park, Mark Day School, and Vallecito Elementary School to the north; multi-family residences to the east; single-family homes and the Aldersgate Methodist Church and Montessori in Motion preschool to the south; and single-family residences to the west.

The project site is designated Office Mixed Use in the City's General Plan and zoned Planned Development (PD 1566). The Office Mixed Use land use designation applies to areas where office is the prevailing land use. Typical activities include general offices, medical and professional offices, and administrative or headquarter offices. The PD (1566) zoning district allows hospital and medical office uses and was approved for the project site on August 21, 1989.

The medical center campus is currently developed with approximately 482,850 square feet (sf) of hospital and medical office space, which includes seven main buildings, an emergency department building, a general services building, a support services building, a central utility plant building, two medical office buildings, and several modular buildings and trailers to support staffing and administrative services and diagnostic imaging. A total of 946 parking spaces are provided on the project site primarily by the four-level aboveground parking structure and supplemented by several surface parking lots. Currently five driveways provide access to the medical center campus: one driveway along Nova Albion Way, and four driveways along Montecillo Road.

PROJECT DESCRIPTION: 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.¹ 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.

PROJECT OBJECTIVES: The primary objectives of the proposed project are to: (1) comply with the Senate Bill 1953, which requires acute care hospitals to be replaced or retrofitted to meet seismic safety standards by 2030; (2) replace the existing hospital, constructed in 1966, with a modern facility that meets current standards for healthcare facility design and operations; (3) construct a new hospital appropriately scaled to meet community healthcare needs with private patient rooms, building code-compliant clearances for beds and medical equipment, improved staff and patient safety features, natural daylighting, enhanced acoustics, improved sight lines from nursing stations, and increased HVAC efficiency; (4) continue serving Kaiser Permanente members and the San Rafael community with minimal service disruptions during construction; and (5) design and construct a sustainable, all-electric facility to achieve Leadership in Energy and Environmental Design (LEED) certification consistent with Kaiser Permanente's sustainable building design goals.

Proposed project construction would occur in three phases, as depicted in **Figures 2** through **6**:

- Phase 1 would involve the demolition of the approximately 19,300-sf general services building.
- Phase 2 would involve construction of the new hospital building totaling approximately 232,600 sf, pedestrian connection corridor, reconfiguration of parking and access, installation of emergency generators, relocation of underground utilities, and new landscaping.
- Phase 3A would involve the demolition of the existing hospital building. Decommissioning of the existing hospital may take two to five years prior to demolition. Phase 3B would involve the construction of a rotunda, hospital/cafeteria expansion, reconfigured drop-off area, and service yard amendments, which would provide an additional approximately 6,350 sf. The drop-off deck will comprise an additional approximately 13,900 sf. The hospital building would total approximately 233,250 sf following Phase 3.

The existing hospital would continue operating at full capacity until the new hospital building is complete and licensed to accept patients.

¹ Existing campus support buildings including a campus support administration building, imaging support building, and imaging trailer docks would be removed and uses relocated under a separate project.

The proposed project would modify the drop-off area to the main entrance of the new hospital building. The drop-off area would include a new vehicular ramp, drop-off structure, and drop-off canopy. The proposed project would reduce the number of parking spaces from 946 total stalls to 923 total stalls, for a total reduction of 23 parking spaces.

The project site is currently served by several existing public utilities, and the proposed project would construct new water, sanitary sewer, and storm drainage lines to connect the new hospital building to the existing utility infrastructure within Montecillo Road. The proposed utility connections would be in accordance with the requirements of the applicable utility providers for water, sewer, stormwater drainage, and electricity services. Additionally, the proposed project would expand the site's existing electrical capacity to accommodate the new hospital building and update the emergency power system. The existing on-site backup generators would be removed and replaced with two 1.5-megawatt generators in an acoustic enclosure with above-ground integrated fuel storage. The new hospital would be designed as an all-electric facility and constructed to achieve LEED certification. Sustainability features would include efficient plumbing fixtures to minimize water use, drought-tolerant landscaping, sustainable building materials, and all-electric building systems.

Project construction would begin in early 2027 and extend through late 2032. Construction activities would involve demolition, grading, excavation, installation and relocation of utilities, paving, foundation work, and building construction. The maximum depth of excavation would be approximately 22.5 feet below ground surface to accommodate the building foundation and basement level. The proposed project would disturb approximately 2.42 acres. Implementation of the proposed project would remove approximately 84 on-site trees. Due to the number of construction workers needed, an off-site parking solution with shuttle service to the project site is anticipated.

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.

PROBABLE ENVIRONMENTAL EFFECTS: The proposed project could result in potentially significant environmental effects. As such, the City will prepare an initial study, consistent with CEQA Guidelines sections 15063(b)(1)(a) and 15063(c)(3), to provide documentation to determine which of the proposed project's effects warrant more-detailed environmental analysis in an EIR. As required by CEQA, the EIR will further examine those issues identified in the initial study that could result in potentially significant effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels. The initial study will be published as an appendix to the EIR and will essentially be part of the EIR.

The initial study and EIR will be prepared in compliance with CEQA (California Public Resources Code sections 21000 et seq.). The initial study and EIR will evaluate and disclose the environmental impacts of the proposed project resulting from construction and operational activities, will propose mitigation measures for impacts determined to be significant, and identify potential cumulative impacts. The initial study and EIR will address the following environmental topics:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Cultural Resources and Tribal Cultural Resources
- Geology, Soils, and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

Probable environmental effects to be addressed and evaluated in the EIR include: aesthetics, air quality, cultural resources and tribal cultural resources, greenhouse gas emissions, land use and planning, noise and vibration, and transportation.

Environmental factors that are expected to have no impact or a less-than-significant impact will also be discussed in the initial study and EIR, and are expected to include: agricultural and forestry resources, biological resources, energy, geology, soils, and paleontological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services and recreation, utilities and service systems, and wildfire.

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be identified and analyzed to reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a no project alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

EIR PROCESS: Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for a required minimum 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft EIR. The draft EIR and final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the proposed project.

Kristina Estudillo
Kristina Estudillo (Apr 24, 2026 14:31:24 PDT)

Kristina Estudillo
 City of San Rafael
 April 24, 2026

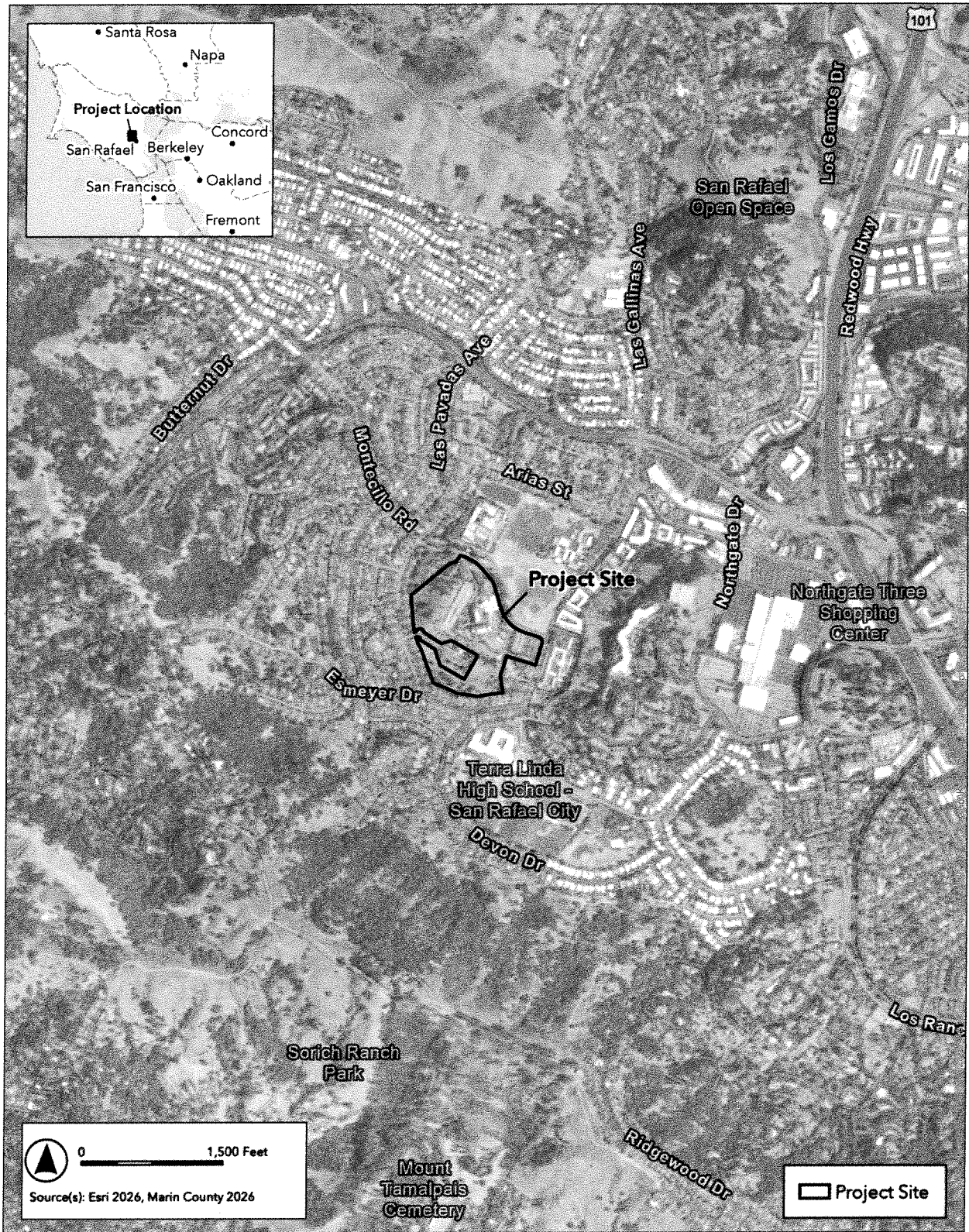


Figure 1
Project Location

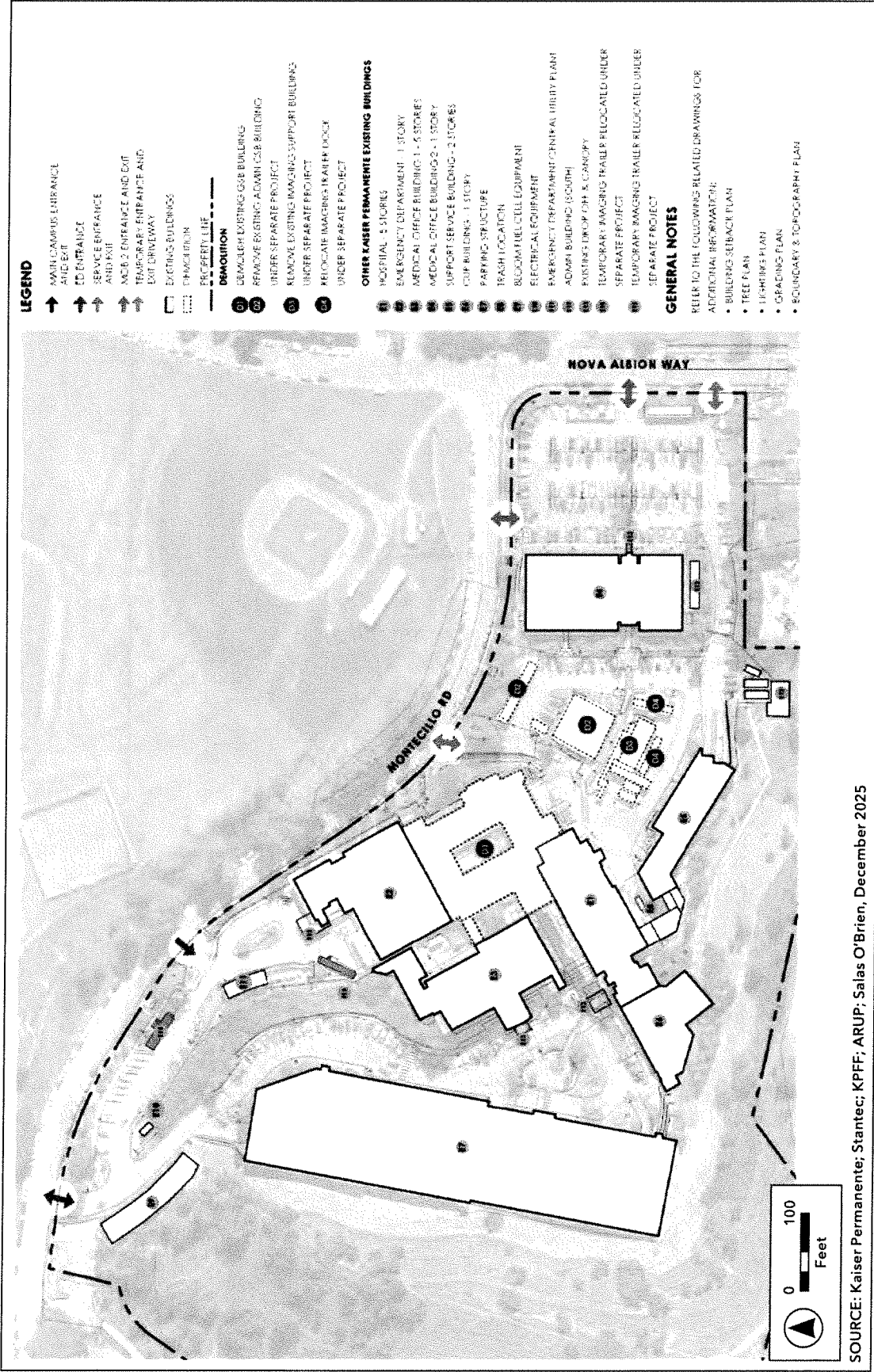


Figure 2
Phase 1 Site Plan -- Demolition of General Services Building

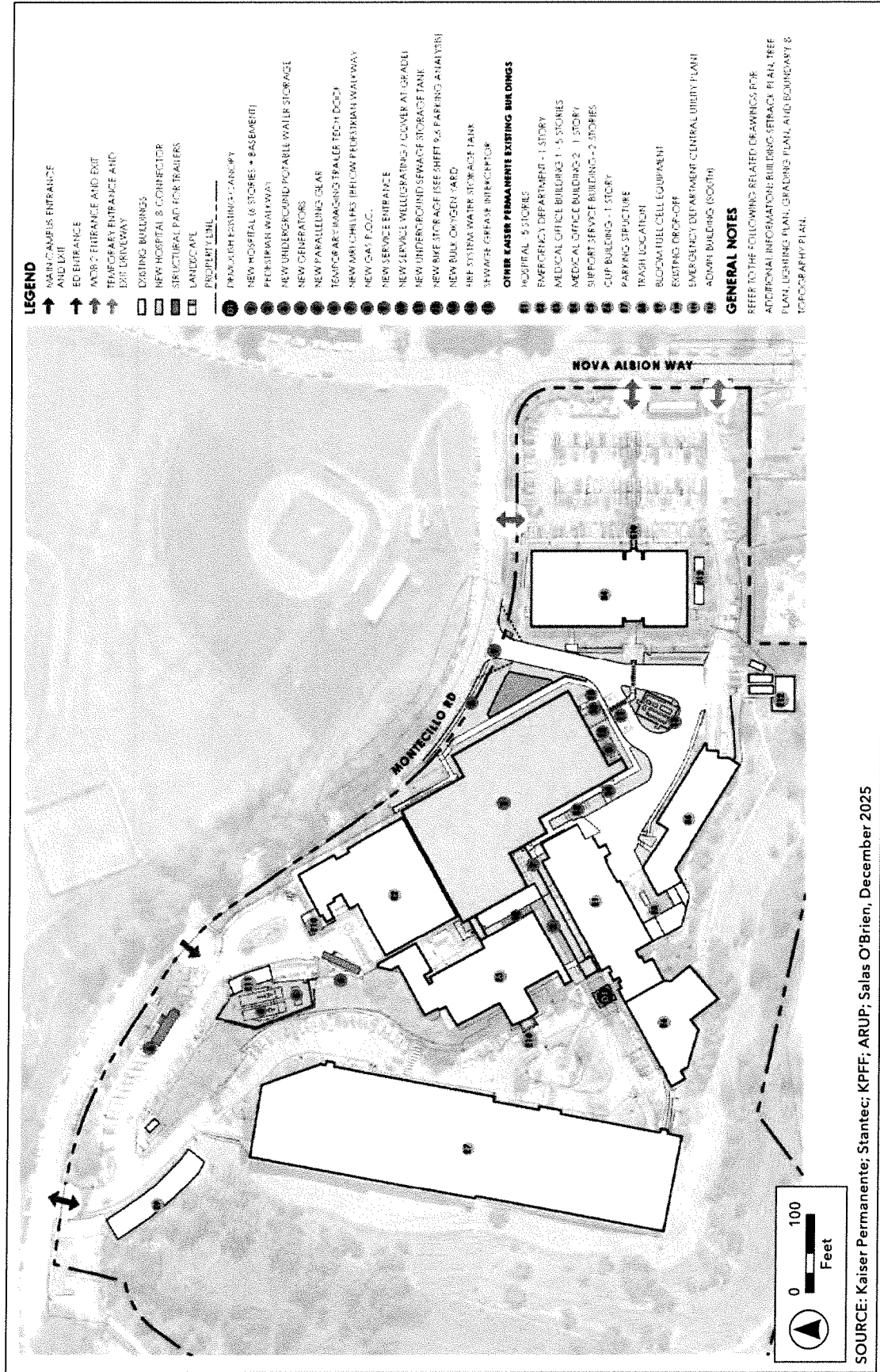


Figure 3
Phase 2 Site Plan – New Hospital and Connector



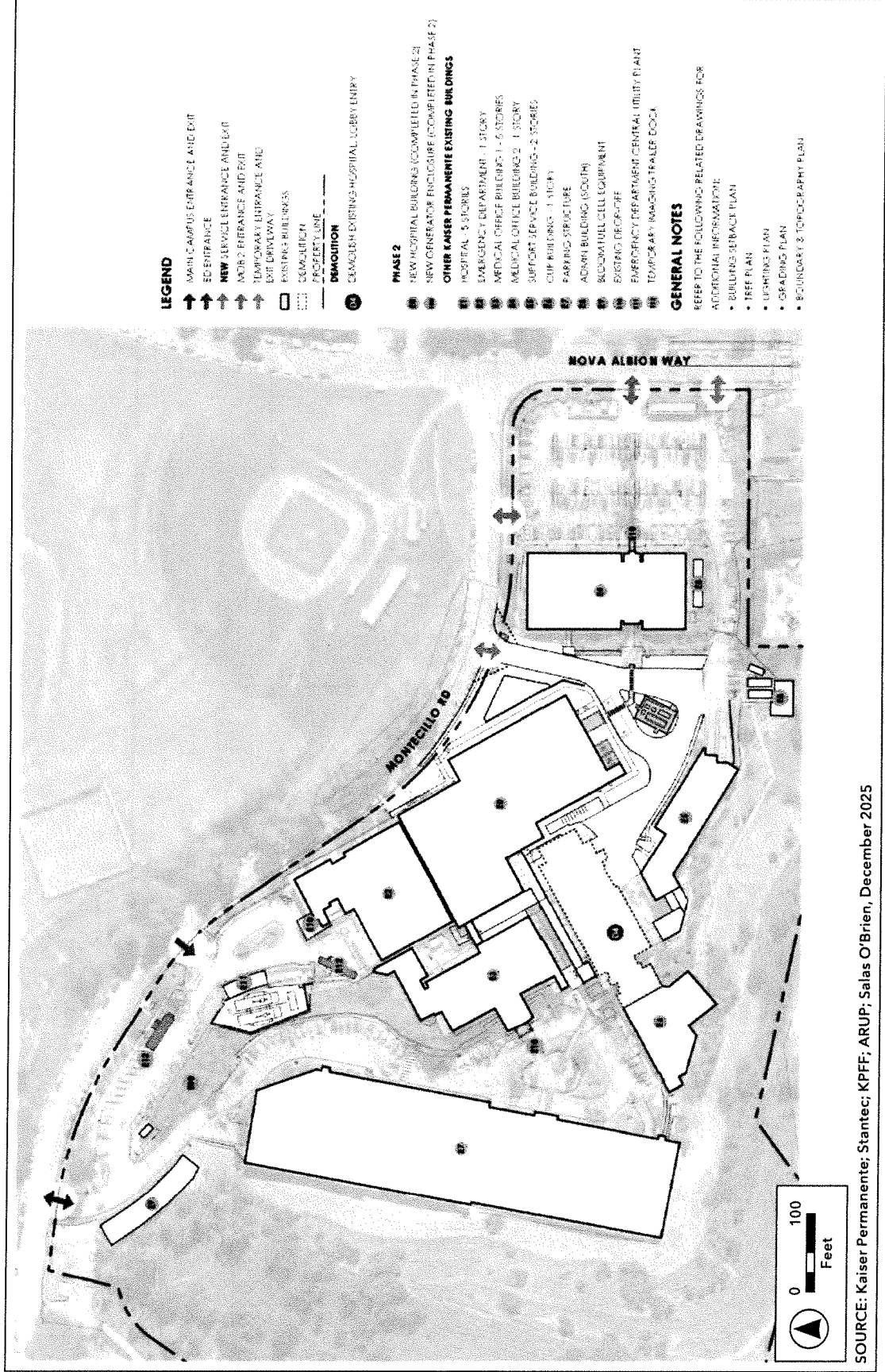
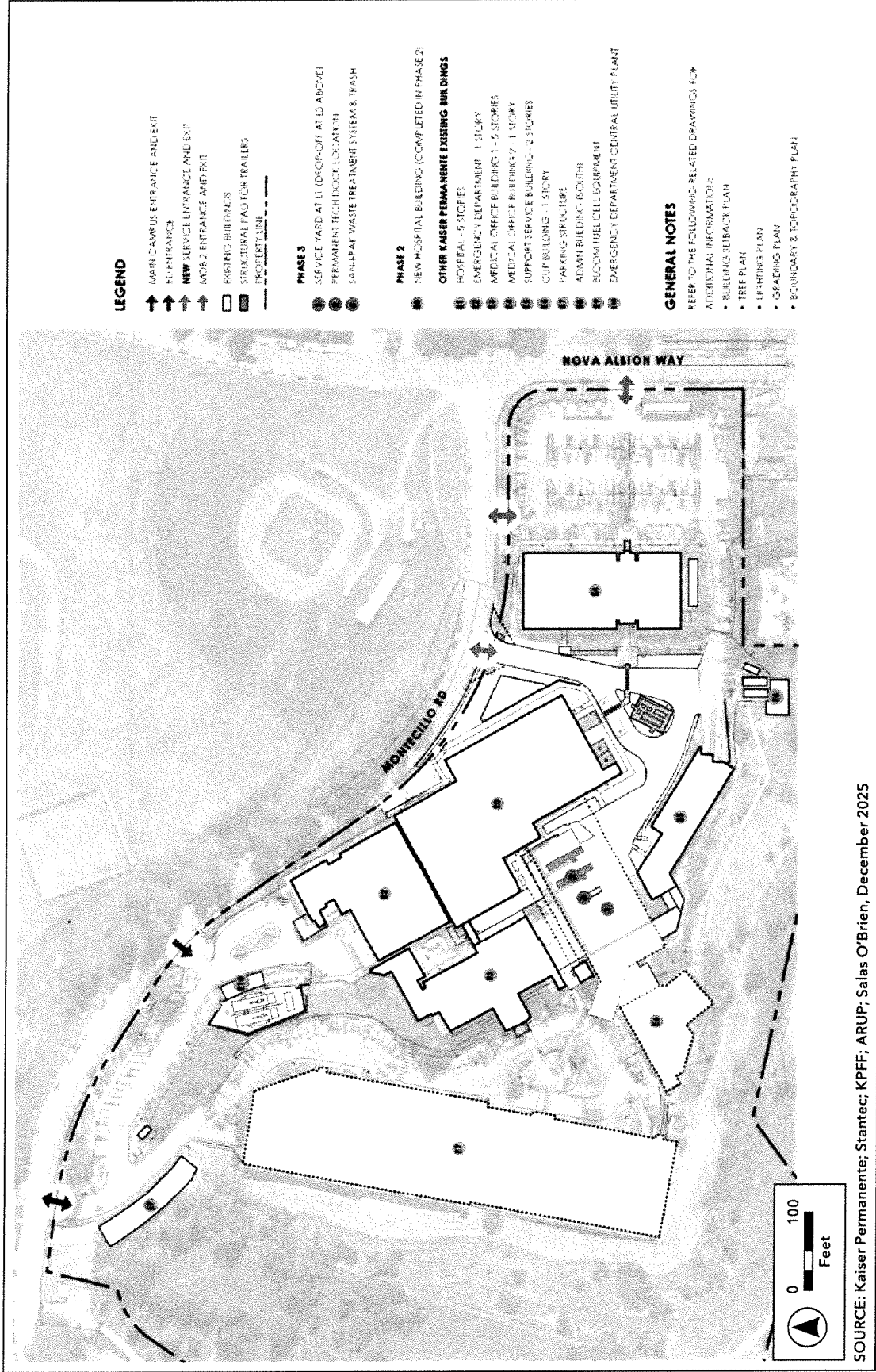


Figure 4
Phase 3A Site Plan – Demolition of Existing Hospital



SOURCE: Kaiser Permanente; Stantec; KPFF; ARUP; Salas O'Brien, December 2025

Figure 5
Phase 3B Site Plan – Service Yard (Lower Level)



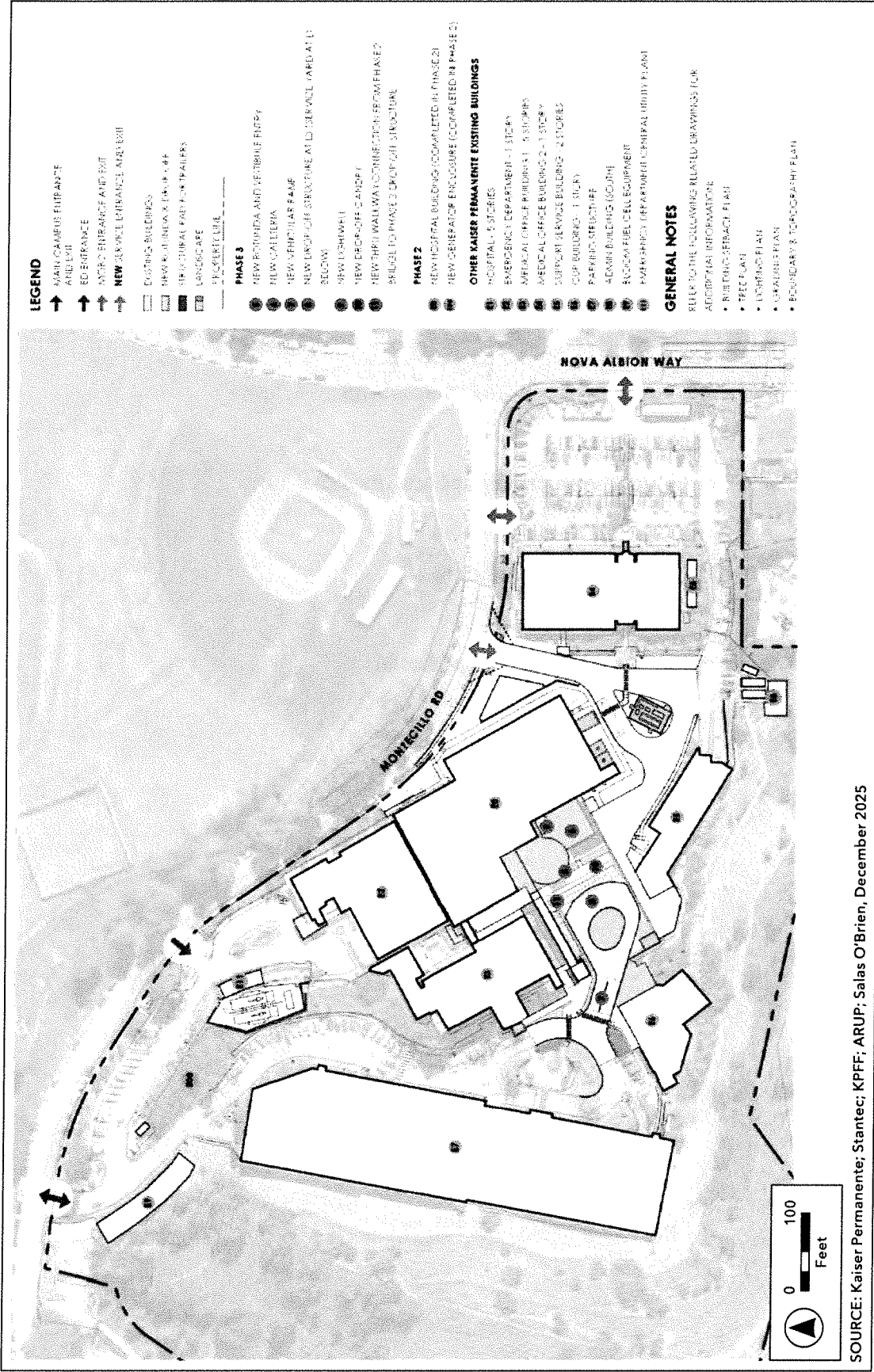


Figure 6
Phase 3B Site Plan – Rotunda and Drop-off Area (Upper Level)


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Final Audit Report

2026-04-24

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