



**NOTICE OF COMPLETION/AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROVIDENCE SAINT JOHN'S HEALTH CENTER PHASE II PROJECT**

OFFICIAL NOTICE is hereby given of the completion and availability of a Draft Environmental Impact Report (Draft EIR) for the proposed Providence Saint John's Health Center Phase II Master Plan Project located in the City of Santa Monica (City). The Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA).

PROJECT LOCATION: The campus of Providence Saint John's Health Center (PSJHC) is located in Santa Monica's Mid-City Neighborhood in an area bounded by Arizona Avenue to the north, Broadway to the south, 20th Street to the west and 23rd Street to the east. The project sites encompass the North and South Campuses of the PSJHC which are located both north and south of Santa Monica Boulevard.

PROJECT DESCRIPTION: Phase II Master Plan is a comprehensive plan that will guide the implementation of Phase II improvements on the North and South Campuses, improve infrastructure and circulation in and around the PSJHC Campuses, create a new network of open space areas and enhancements to the pedestrian realm, and provide a comprehensive parking plan to meet PSJHC peak parking demand. The Phase II Master Plan establishes the basic parameters and vested rights guiding development of the Phase II Project including, without limitation: (a) building placement, (b) vested heights, vested uses, and vested floor areas for all buildings, (c) minimum setbacks for all buildings, (d) minimum setbacks for all buildings, (e) subterranean parking, (f) location of uses, (g) vehicular and pedestrian circulation, (h) open space and (i) a Phase II Phasing Plan that includes phasing and timing for filing development review permit applications, obtaining building permits, and constructing Phase II buildings, and implementing improvements such as public open space, infrastructure improvements, and community and Project benefits.

The Phase II Master Plan allows for ten (10) Phase II Project buildings and associated infrastructure and open space improvements. The existing buildings/improvements proposed to be demolished/removed as part of the Phase II Master Plan consist of (i) the existing Child and Family Development Center, (ii) the existing MRI Facility, (iii) the existing Saint John's Health Center Foundation building ("SJF"), (iv) the existing John Wayne Cancer Institute ("JWCI"), and (v) a vacant 10-unit residential building. The Phase II Master Plan includes the following uses to be located in ten new buildings: Hospital/Health Care, Medical Research Facilities (including a new facility for the John Wayne Cancer Institute), new Child & Family Development Center, Day Care, Health & Wellness Center, Education & Conference Center, Visitor Housing, 10 replacement residential apartment units, as well as opportunities for Health-Related Services, Neighborhood Commercial Uses and Restaurants/Cafés.

Circulation improvements include two new driveways on the South Campus from Santa Monica Boulevard and one new driveway from Broadway. The Phase II Master Plan also includes a short new north-south street, tentatively called 20th Place, and a new east-west street between 21st Street and 20th Place, tentatively called Saint John's Way. Subterranean parking is proposed beneath the new uses. In addition, Phase II Master Plan includes above-grade connections for pedestrians (including an enclosed pedestrian walkway above Santa Monica Boulevard for use by patients and caregivers), and below-grade connections for vehicle circulation between various subterranean garages (including under Santa Monica Boulevard) and the transfer of materials/supplies between buildings.

ENVIRONMENTAL IMPACTS ANALYZED: The Draft EIR analyzed potential environmental impacts associated with the proposed project, including Aesthetics/Shadows, Air Quality, Construction Effects, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Transportation and Circulation, Tribal Resources, and Utilities and Service Systems.

PUBLIC REVIEW PERIOD: A minimum 45-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR. **The comment period will start on July 30, 2019 and end at 5:30 p.m. on September 13, 2019.** Written comments should be sent to:

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Email: Rachel.kwok@smgov.net

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR and background materials may be viewed online at <https://www.smgov.net/Departments/PCD/Environmental-Reports/PSJHC-Master-Plan-EIR/> or in person at the following locations:

Santa Monica Library
Main Branch
601 Santa Monica Blvd., Santa Monica, CA

Office of the City Clerk
Room 102
1685 Main Street, Santa Monica, CA

ESPAÑOL: Este es un aviso sobre los posibles efectos ambientales de la construcción propuesta de un plan maestro de hospital, que puede ser de su interés. Para más información, llame a Carmen Gutiérrez al (310) 458-8341.