



THE CITY OF SAN DIEGO

Date of Notice: April 16, 2021

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008542

NOTICE OF PREPARATION: The City of San Diego (City) as the Lead Agency has determined the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on April 5, 2021. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City's CEQA website at: <https://www.sandiego.gov/ceqa> under "Draft Documents For Public Review" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. [During the current State of Emergency and in the interest of public health and safety, and in accordance with the Office of Planning and Research guidance, the City is not currently conducting in-person scoping meetings. Instead, a pre-recorded presentation is being provided.](#)

Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation has been made accessible to the public and available for viewing.

HOW TO VIEW THE PRESENTATION: Members of the public will be able to access a link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between April 16, 2021 at 12:00AM through May 16, 2021 at 12:00PM.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received no later than May 16, 2021. When submitting comments, please reference the project name and number (Scripps Mercy Hospital Campus /No. 658548). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document

Comment letters may be submitted electronically via e-mail at: DSDEAS@sandiego.gov. Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Jamie Kennedy
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

GENERAL PROJECT INFORMATION:

- **Project Name / Number:** Scripps Mercy Hospital Campus / 658548
- **Community Area:** Uptown
- **Council District:** 3

PROJECT DESCRIPTION: The project includes an amendment to Conditional Use Permit (CUP) No. 304755 and an amendment to Site Development Permit (SDP) No. 531932, to deviate from the height requirements in the Community Plan Implementation Overlay Zone-A (CPIOZ-A) of the Uptown Community Plan; a Neighborhood Use Permit (NUP) for a Comprehensive Sign Plan; a Tentative Map (TM) to adjust property lines, a Planned Development Permit (PDP) to deviate from underlying zoning for height and floor area ratio (FAR); Public Utility Easement Vacations, and Public Street Vacation, in order to allow the project demolition and construction on the Scripps Mercy Hospital Campus site. Project demolition would include:

- Facility Building,
- Generator Building and Cooling Tower,
- Behavioral Health Clinic,
- Hospital Building,
- 550 Washington Building,
- 550 Washington Parking Structure,
- Mercy Manor,
- Parking Lot 4.1, and
- Emergency Department.

Project construction would include:

- Hospital I [16 stories, approximately 630,000 square feet (SF)],
- Hospital II (16 stories, approximately 380,000 SF),
- Hospital Support Building (three stories with three levels of parking underground, approximately 65,000 SF),
- Medical Office Building I (six stories with one basement level, approximately 155,000 SF),
- Medical Office Building II (nine stories with five levels of below ground parking, approximately 300,000 SF),
- Central Energy Plant Expansion, and
- Two Utility Yards.

The Cancer Center and associated parking structure, currently under construction, would remain, as well as the College Building, Mercy Gardens, the Chapel, Central Energy Plant, and Parking Lot 12. The 21.07-acre site is designated for Community Commercial and institutional use, and zoned for Community Commercial (CC-3-8, CC-3-9), Residential-Multiple Unit (RM-3-9), and Open Space (OC-1-1, OR-1-1). The project is located in an Airport Influence Area (San Diego International Airport); FAA Part 77 Review Area; Parking Standards Transit Priority Area; Transit Area Overlay Zone; and Transit Priority Area within the CPIOZ-A of the Uptown Community Plan. **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Scripps Health

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears the proposed project could result in significant environmental effects in the following areas: **Noise and Cultural Resources.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice or any additional information in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Jamie Kennedy at (619) 446-5445. For information regarding public meetings/hearings on this project, contact Development Project Manager Travis Cleveland, at (619) 446-5407. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 16, 2021.

Raynard Abalos
Deputy Director
Development Services Department

ATTACHMENTS: Distribution List
Figure 1 – Vicinity Map
Figure 2 – Project Location Map and Aerial
Figure 3 – Proposed Site Plan

NOP-Scoping Meeting Distribution:

State of California

Caltrans, District 11 (31)
Cal Recycle (35)
Department of Toxic Substance Control (39)
State Clearinghouse (46)
California Department of Transportation (51A)
California Department of Transportation (51B)
Native American Heritage Commission (56)
California Energy Commission (58)

City of San Diego

Mayor's Office (91)
Councilmember Whitburn, District 3 (MS 10A)
Development Services Department
 Environmental Analysis Section – Jamie Kennedy
 Engineering – Noha Abdelmottaleb
 Geology – Patrick Thomas
 Landscaping – Vanessa Kohakura
 Planning – Philip Lizzi
 Transportation Development – Meghan Cedeno
 Water & Sewer Development – Gary Nguyen
Planning Department
 Long-Range Planning – Michael Prinz
Historical Resources Board (87)
Environmental Services Department (93A)
City Attorney (93C)

Other Interested Organizations, Groups and Individuals

San Diego Association of Governments (108)
Metropolitan Transit Systems (112)
San Diego Gas and Electric (114)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S)
Native American Heritage Commission(222)
John Stump

Other Interested Organizations, Groups and Individuals (Cont)

Middleton Property Owner's Association (496)

Mission Hills Heritage (497)

Uptown Planners (498)

Hillside Protection Association (501)

Bankers Hill Canyon Association (502)

Allen canyon Committee (504)

UCSD Physical & Community Planning (505)

Scripps Health, Applicant

Karen Ruggels, KLR Planning, Environmental Consultant

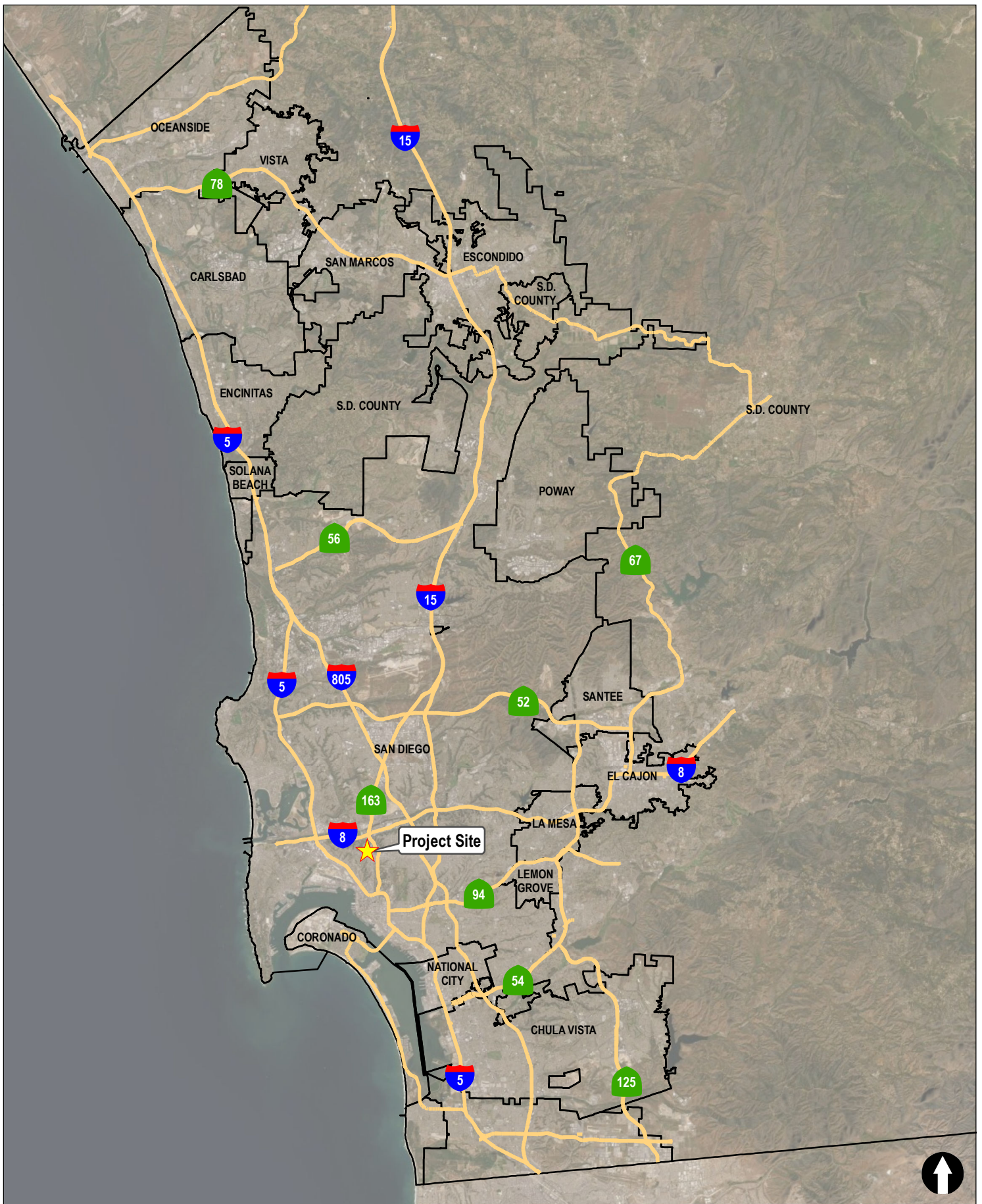


Figure 1
Vicinity Map

Figure 2
Scripps Mercy Hospital Campus - Project Location Map and Aerial



PROPOSED BUILDING NAMES	
BUILDING NUMBER	BUILDING NAME
1	(E) COLLEGE BUILDING
2	(E) MERCY GARDENS
3	(E) CHAPEL
4	(E) CENTRAL ENERGY PLANT
5	(E) PARKING LOT 12
6	(U) CANCER CENTER AND PARKING STRUCTURE
7	(U) 6TH AVE PARKING STRUCTURE & BRIDGE
8	(N) MEDICAL OFFICE BUILDING I
9	(N) HOSPITAL SUPPORT BUILDING
10	(N) HOSPITAL I
11	(N) HOSPITAL II
12	(N) MEDICAL OFFICE BUILDING II
13	(N) UTILITY YARD
14	(N) UTILITY YARD
15	(N) CENTRAL ENERGY PLANT EXPANSION

FOR PUBLIC IMPROVEMENTS SEE GRADING PLAN SHEET CUP-10

*** HOSPITAL SUPPORT BUILDING USES**

- LEVEL 1 USES:**
- HOSPITAL ADMINISTRATION - CASE MANAGEMENT
 - CASHIER
 - CHAPEL
 - CLINICAL LAB
 - GIFT SHOP
 - HOSPITAL MAIN ENTRY
 - LOUNGE
 - PATIENT ACCESS
 - RECEPTION
 - SECURITY
- LEVEL 2 USES:**
- HOSPITAL ADMINISTRATION - PERFORMANCE
 - IMPROVEMENT UTILIZATION REVIEW
 - CAFE COOKING
 - CAFE PREP
 - CAFE SEATING
 - CAFE SERVARY
 - COFFEE BAR
 - LOUNGE
 - TERRACE SEATING
- LEVEL 3 USES:**
- HOSPITAL ADMINISTRATION - EXECUTIVE ADMIN, NURSING, FINANCE, PATIENT SUPPORT
 - WOMEN & INFANT LOBBY & FAMILY RESOURCE CENTER

- RESIDENTIAL SETBACKS**
- RESIDENTIAL MIN - SAN DIEGO MUNICIPAL CODE 131.0543(c):
- (A) MINIMUM STEP BACK FOR STRUCTURES PLACED AT THE SIDE PROPERTY LINE
 - (I) ANY PORTION OF THE STRUCTURE EXCEEDING 15 FEET IN HEIGHT SHALL BE STEPPED BACK FROM THE SIDE PROPERTY LINE 10 FEET, OR 10 PERCENT OF THE LOT WIDTH BUT NOT LESS THAN 5 FEET, WHICHEVER IS LESS.
 - (II) EACH 15 FEET IN HEIGHT ABOVE 30 FEET SHALL BE STEPPED BACK AT LEAST 3 FEET FROM THE MINIMUM SETBACK OF THAT PORTION OF THE STRUCTURE IMMEDIATELY BELOW.

PROPOSED SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- APPROVED SCR #645493
- PRESENTLY UNDER CONSTRUCTION
- EXISTING NEIGHBORING STRUCTURE, NOT IN SCOPE
- CALTRANS
- MODULAR WETLAND
- BIOFILTRATION PLANTER
- VISIBILITY TRIANGLE: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT.
- SCOPE OF WORK
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE
- SETBACKS (CC-3-8)
- FRONT MIN: NONE
- FRONT MAX: 10'
- STREET SIDE MIN: NONE
- STREET SIDE MAX: 10'
- SIDE YARD MIN: 10'
- REAR YARD MIN: 10'

REVISIONS

NO.	DATE	DESCRIPTION
1	4/10/20	REV 1
2	8/14/20	REV 2

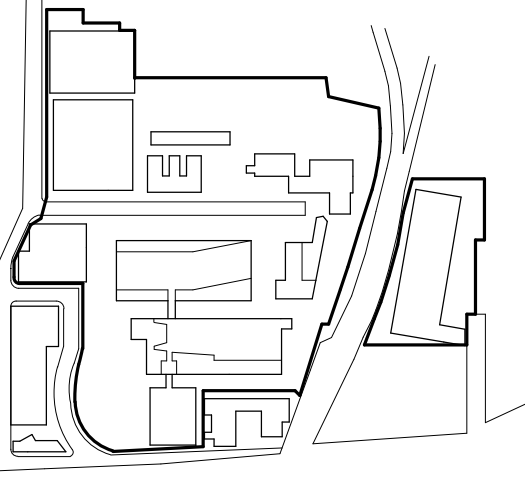
- 10'-0" MIN RESIDENTIAL SETBACK
- 3'-0" MIN
- 15' ABOVE 30' IN HEIGHT
- 3'-0" MIN
- 30' ABOVE 30' IN HEIGHT
- 3'-0" MIN
- 45' ABOVE 30' IN HEIGHT
- 3'-0" MIN
- 60' ABOVE 30' IN HEIGHT
- 3'-0" MIN
- 75' ABOVE 30' IN HEIGHT



CONDITIONAL USE PERMIT MERCY CAMPUS

4077 Fifth Ave, San Diego, CA 92103
SCRIPPS# 35-16060B DESIGN TEAM # 18003.000

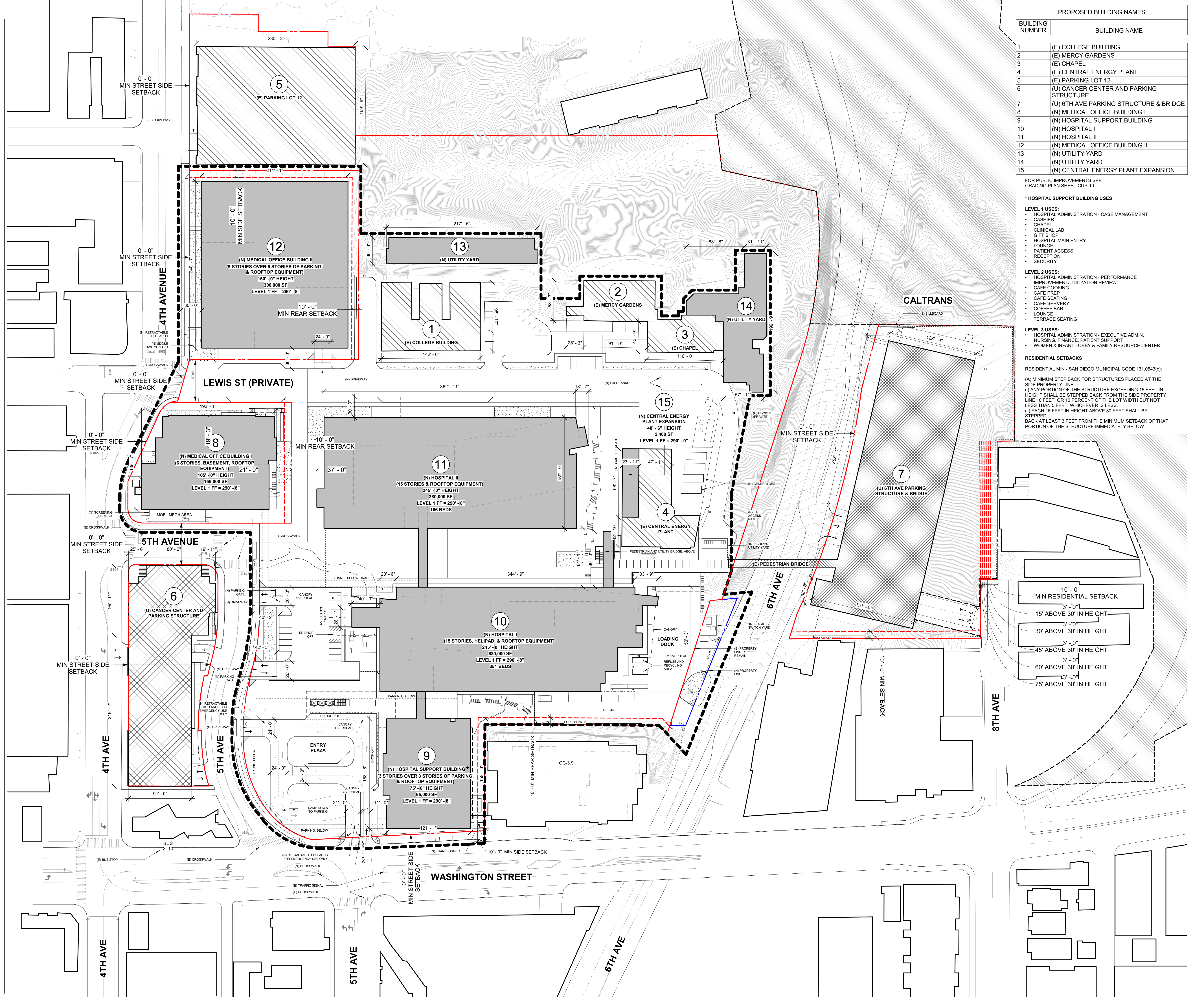
KEY PLAN



PROPOSED SITE PLAN

SCALE: 1" = 50'-0"
DATE OF ISSUE: 08/14/20

CUP-04



CUP-04