



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 12, 2022

# NOTICE OF AVAILABILITY

## DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT  
SAP No.: 24008542

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The City of San Diego (City), as Lead Agency, has prepared a draft Environmental Impact Report for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS: Comments on this draft Environmental Impact Report must be received by close of business on October 27, 2022** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Scripps Mercy Hospital Campus/ 658548). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **Jeffrey Szymanski, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

### GENERAL PROJECT INFORMATION:

- Project Name: Scripps Mercy Hospital Campus
- Project No. 658548
- SCH No. 2021040374
- Community Plan Area: Uptown
- Council District: 3

**PROJECT DESCRIPTION:** A CONDITIONAL USE PERMIT (CUP) to amend existing CUP No. 304755, SITE DEVELOPMENT PERMIT (SDP) to amend existing SDP No. 531932, a NEIGHBORHOOD USE PERMIT (NUP) for a COMPREHENSIVE SIGN PLAN, a TENTATIVE MAP (TM) to adjust property lines, PUBLIC UTILITY EASEMENT VACATION, PUBLIC STREET VACATION, and a PLANNED DEVELOPMENT PERMIT (PDP) for demolition and construction on the Scripps Mercy Hospital Campus site. Demolition would include the 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, Emergency Department, and Boiler and Laundry Building. Construction for the project would include Hospital I (15 stories, approximately 631,590 square feet), Hospital II (15 stories, approximately 380,000 square feet), Hospital Support Building (three stories with three levels of parking below ground, approximately 67,000 square feet), Medical Office Building (seven stories with two levels of subterranean parking and three levels of above ground parking, approximately 200,000 square feet), Ambulance Drop-off Area, Loading Dock Area, Central Energy Plant Expansion (approximately 2,400 square feet), and Utility Yards (totaling approximately 18,500 square feet). 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, Parking Lot 12, and Generator Building and Cooling Tower. A new parking structure (6<sup>th</sup> Avenue Parking Structure and Pedestrian Bridge) has been previously approved and would be constructed at the surface parking located on the east side of Sixth Avenue separately and in advance of major construction efforts of the project. The 21.07-acre site is in the CC-3-8, CC-3-9, RM-3-9, OC-1-1, and OR-1-1 zones; Community Plan Implementation Overlay Zone-A;

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 Uptown Community Plan Area.  
: **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Scripps Health

**RECOMMENDED FINDING:** The draft Environmental Impact Report determined the proposed project would result in significant environmental effects in the following areas: **NOISE (OPERATIONAL) AND LAND USE (NOISE)**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft Environmental Impact Report, and/or supporting documents in alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto: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 Jeffrey Szymanski at (619) 446-5324. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martha Blake, at (619) 446-5375. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on 9/12/2022.

Raynard Abalos  
Deputy Director  
Development Services Department