



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jul 25, 2023 12:32 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000599
State Receipt # 37072520230542
Document # 2023-NOD-93

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

SHARP METROPOLITAN MEDICAL CAMPUS (SMMC) MODERNIZATION AND
IMPROVEMENT PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>July 25, 2023</u>
Posted <u>July 25, 2023</u> Removed <u>AUG 24 2023</u>
Returned to agency on <u>AUG 24 2023</u>
DEPUTY <u>Maria Gomez</u>

M. Gomez

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION

(Choose one)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 696413

State Clearinghouse Number: N/A

Project Title: Sharp Metropolitan Medical Campus (SMMC) Modernization and Improvement Project

Project Location: 7901 Frost Street, San Diego, CA 92123

Project Description: CONDITIONAL USE PERMIT (CUP) AMENDMENT, PLANNED DEVELOPMENT PERMIT (PDP) AMENDMENT, AND SUMMARY STREET VACATION for upgrades to the existing SMMC, including a six-level approximately 95,000-square-foot (SF) expansion of the existing Mary Birch building; the construction of a new approximately 3,000-SF waste dock; the construction of a new seven-level approximately 260,000-SF hospital tower and new approximately 30,000-SF concourse entry; the replacement of the existing Rady access bridge; the demolition of the existing dietary building and service building; the demolition of the 40,000-SF Knollwood Building and the construction of an approximately 120,000-SF administration office building; the partial demolition of the existing eight-level central and south hospital towers down to the existing second level podium base, which would remain; the demolition of the existing plumbing shop; central energy plant (CEP) modifications; and a street vacation of approximately 169-SF of excess City of San Diego (City) Right-of-Way for a new driveway near the transition of Birmingham Way and Meadow Lark Drive. The Project would result in a net decrease of 113 hospital beds, consisting of a 27--bed increase associated with the Mary Birch expansion, a 152-bed increase associated with the new hospital tower, and a 256-bed decrease associated with the demolition of a portion of the south and central towers. The CUP amendment would allow for the continuation of hospital uses within a commercial zone. The PDP amendment would allow deviations from the CO-1-2 zone building height limit of 60 feet for heights ranging between approximately 122 and 139 feet for the new hospital tower and between approximately 83 and 90 feet for the Mary Birch expansion. The Project site is zoned CO-1-2 and is within the Serra Mesa Community Plan area. The existing SMMC was authorized by a series of CUPs and PDPs, including CUP No. 86-0456, CUP No. 87-0076, CUP Amendment No. 88-0253, CUP Amendment No. 88-1297, CUP and PDP No. 41-0408, CUP No. 11504, PDP No. 11505, CUP 392017, and PDP No. 392018. These projects were analyzed under a series of environmental documents including Negative Declaration (ND) No. 88-0253 (Planning Commission Resolution No. 0247-PC, Adopted Nov. 8, 1988), Mitigated Negative Declaration (MND) No. 88-01297 (City Council Resolution No. R-274251, Adopted on August 8, 1988), MND No. 6839 (City Council Resolution No. R-296244, April 2, 2002, and MND 116107 (Planning Commission Resolution No. 4249-PC on April 7, 2002).

Project Applicant: Gregg Zoll, Sharp HealthCare, 8695 Spectrum Center Blvd., San Diego, CA 92123, 858-499-3011

This is to advise that the (City Council) of the City of San Diego on (July 24, 2023) approved the above described project and made the following determinations: R-315050

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum to Negative Declaration No. 88-0253 and Mitigated Negative Declaration Nos. 88-1297, 6839, and 116107 was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures were, were not, made a condition of the approval of the project; and mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Courtney Holowach

Telephone: 619-446-5187

Filed by:



Signature

Legislative Recorder

Title

San Diego County



Transaction #: 7272788
Receipt #: 2023257756

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Sulte 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 07/25/2023
Cashier Location: SD

Print Date: 07/25/2023 12:33 pm

Payment Summary

Total Fees	\$2,814.00
Total Payments	\$2,814.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #24317	\$2,814.00
Total Payments	\$2,814.00
Filing	
CEQA - NOD	FILE #: 2023-000599 Date: 07/25/2023 12:32PM Pages: 3
	State Receipt # 37-07/25/2023-0542
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,764.00
Total Fees Due:	\$2,814.00
Grand Total - All Documents:	\$2,814.00



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-07/25/2023-0542
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/25/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0093	

PROJECT TITLE
SHARP METROPOLITAN MEDICAL CAMPUS (SMMC) MODERNIZATION AND IMPROVEMENT PROJECT

PROJECT APPLICANT NAME GREGG ZOLL, SHARP HEALTHCARE	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-499-3011
PROJECT APPLICANT ADDRESS 8695 SPECTRUM CENTER BLVD.	CITY SAN DIEGO	STATE CA
		ZIP CODE 92123

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE X <i>D Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 24317