



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: July 17, 2013

PUBLIC NOTICE OF A
DRAFT ENVIRONMENTAL IMPACT REPORT

SAP No.: 24002680

The City of San Diego's Development Services Department has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. The draft EIR and associated technical appendices have been placed on the City of San Diego web-site at <http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>. **Your comments must be received by September 3, 2013**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

- **Project Name:** KAISER PERMANENTE SAN DIEGO CENTRAL MEDICAL CENTER
- **Project No.** 274240 / **SCH No.** 201271092
- **Community Plan Area:** Kearny Mesa
- **Council District:** 6

Subject: **CONDITIONAL USE PERMIT and PLANNED DEVELOPMENT PERMIT** for the development of the Kaiser Permanente San Diego Medical Center Project ("project"). The project proposes a 7-story, 450-bed hospital and a 180,000-square-foot hospital support building. The project is described as follows:

The proposed project would require demolition of the existing on-site 337,564-square foot building that was formerly used as County of San Diego office space. The project is proposed in two phases. Phase I would include a 565,000-square foot, 7-story general acute and tertiary care hospital building (Hospital), a 75,000-square-foot outpatient hospital support building (HSB), and a 38,981-square-foot central utility plant (Energy Center). The Hospital would include 321 beds, an outdoor service yard, and a 1,359-stall parking structure in addition to 100 surface parking spaces. Phase II (buildout) would include expansion of the Hospital by an additional 7-story, 155,000-square foot building to accommodate 129 beds (for a total of 450 beds), a additional 105,000-square foot HSB, and a 1,134-stall parking structure (for a total of 2,593 parking spaces). The CUP would allow for hospital use within the zone, and a PDP would enable the project to exceed the maximum .50 Floor Area Ratio (FAR) allowed within the community plan (up to 1.00 FAR) and to exceed the allowable retaining wall height (along Claremont Mesa Boulevard). A Site Development Permit (SDP) would allow for development of the site, which contains environmentally sensitive lands along the slopes, on- and off-site, adjacent to Claremont Mesa Boulevard.

The overall project site encompasses approximately 20 acres and is located at 5201 Ruffin Road, at the southeast corner of Ruffin Road and Clairemont Mesa Boulevard. The land use designation for the project is County Facilities within the community plan. The project site is located within IL-2-1 zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area (MCAS Miramar Review Area 2, Montgomery Field Review Area 1 on southwestern corner of property, Montgomery Field Review Area 2), the FAA Part 77 Noticing Area, the Montgomery Field Overflight Notification Area, Montgomery Field Safety Zone 6, and the Kearny Mesa Community Plan area. (LEGAL DESCRIPTION: Lot 1 of Map No. 4674 (APN 369-121-14). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Kaiser Permanente

Recommended Finding: The draft EIR concludes that the project would result in significant environmental impacts to the following areas: **TRANSPORTATION/TRAFFIC CIRCULATION, NOISE, GREENHOUSE GAS EMISSIONS, and AIR QUALITY.**

Availability in Alternative Format: To request this Notice, the draft EIR, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), a hard-copy of the draft EIR, or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Jeff A. Peterson at (619) 446-5237.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 17, 2013.

Cathy Winterrowd
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Development Services Department