



Date: December 3, 2019

Subject: Notice of Preparation of a Supplemental Environmental Impact Report and Public Scoping Meeting

Project: Kaiser Permanente Medical Center Project

Project Number: Site Development Plan (SDP) 19-0005

Lead Agency: City of San Marcos

Applicant: Kaiser Foundation Hospitals, dba Kaiser Permanente

The Heart of the City Specific Plan (HCSP) Environmental Impact Report (EIR) was prepared and certified by the City of San Marcos (City) in 1987 (HCSP Final EIR #06-87/SCH #8702926) to address the development of approximately 1,570 acres comprised of portions of three planning areas: the Barham/Discovery, Richmar, and Richland community plan areas. A Supplemental Environmental Impact Report (SEIR), which tiered off the 1987 EIR, was then prepared and certified by the City in 1992 (Kaiser Permanente Medical Center Final SEIR (SCH #92011057)) to evaluate the potential impacts that may result from the adoption and implementation of the proposed Kaiser Permanente Medical Center Project (original project). The original project that was analyzed in the 1992 SEIR assumed an eventual total build-out of 1,335,000 sf on the medical campus; including an 820,000 square foot (sf), 7-story hospital with 439 beds, 485,000 sf of medical office buildings (MOBs), and a 30,000 sf central utility plant on a 40-acre project site. The project assumed that approximately 4,000 people would be employed at the medical center upon full build-out, and 5,000 parking spaces would be required. Since the 1992 SEIR was approved and certified, approximately 231,700 sf of MOBs have been constructed on the project site.

Currently, pursuant to Section 15163 of the California Environmental Quality Act (CEQA), the City of San Marcos (City) will be the lead agency responsible for preparing another SEIR for a modified Kaiser Permanente Medical Center Project (proposed project). The proposed project consists of the modification/further implementation of the original project that was analyzed in the 1992 SEIR. Preparation of a new SEIR is required in order to update the analysis presented in the 1992 SEIR and to determine whether the modifications (described below) to the previously approved project would result in new effects that were not examined in the 1992 SEIR. The SEIR would also determine whether more severe environmental impacts would occur that could require new or additional mitigation.

Consistent with the agency's statutory authority, the City requests input regarding the scope and content of the SEIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore a SEIR is required.



Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. All comments must be received by the City by 5:30 p.m. on January 2, 2020. Please provide your written response to:

Norm Pedersen, Associate Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: npedersen@san-marcos.net

For more information regarding the proposed project, please visit:


<https://www.sanmarcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

or contact Norm Pedersen, Associate Planner, at (760) 744-1050 x3236 or npedersen@san-marcos.net.

Scoping Meeting: A public scoping meeting for the SEIR has been scheduled for the project. The intent of the scoping meeting is to obtain information and solicit comments from the public about the issues and content of the SEIR. Attendance of the scoping meeting is not required in order to submit written comments.

Date: December 17, 2019
Time: 6:00 p.m.
Location: City of San Marcos
1 Civic Center Drive
Valley of Discovery Conference Room (next to City Council Chambers)

Project Location: The City of San Marcos (City) is located in the central portion of the north San Diego County, 30 miles north of downtown San Diego, and 90 miles south of Los Angeles. The City is bounded on the west by the cities of Carlsbad and Vista, on the east by the City of Escondido, and by unincorporated areas of San Diego County to the west, north and south (Figure 1, Regional Map). The project site for the Kaiser Permanente San Marcos Medical Center Project (proposed project) would be located on two parcels at 400 Craven Road. The majority of the proposed project would be developed on the northern portion of Assessor's Parcel Number (APN) 221-091-25-00 on approximately 12-acres just to the north of four existing Kaiser medical office buildings (MOBs). The remainder of the project would include overflow parking that would be developed on APN 221-091-24-00, which is a triangular parcel that is approximately 7.96 acres. The project site is located in the Barham/Discovery Neighborhood approximately 0.5-mile south of the State Route 78 (SR-78)/Twin Oaks Valley Road intersection. The property is bounded by Rush Drive to the east, Craven Road to the south, Echo Lane to the west, and the proposed Discovery Street extension to the north (Figure 2, Vicinity Map). Regional access to the site is provided by SR-78, which traverses the northern portion




of the HCSP area and links Interstate 5 (I-5) to Interstate 15 (I-15). I-15 is located approximately 3 miles east of the site.

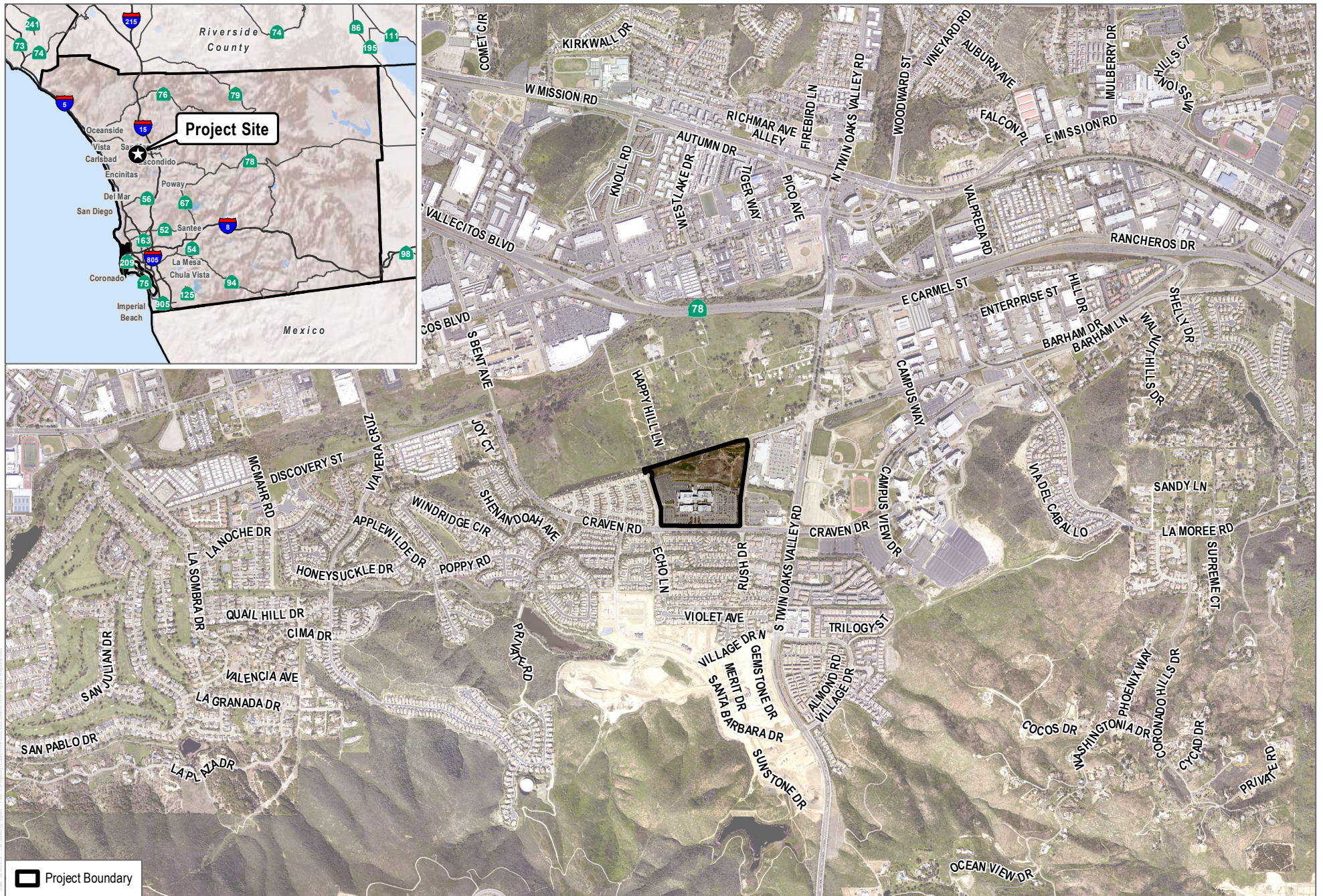
Project Description: The proposed project would modify the project that was analyzed in the 1992 SEIR to allow the development of a 428,500 sf, 7-story-plus basement hospital building with 206 beds, and a 26,000 sf central utility plant for a total campus build-out of 686,200 sf, including the existing MOBs. Thus, implementation of the modified project would result in a reduced campus build-out of 391,500 sf less of hospital (233 fewer beds), 235,300 sf less of MOBs, and 4,000 sf less of central utility plant than what was approved in the original project. The modified project would also require approximately 2,527 fewer employees than the original project, and would generate approximately 17,014 fewer daily trips than the project analyzed in the 1992 SEIR (1,113 fewer trips during the AM peak hour and 2,425 fewer trips during the PM peak hour).

The proposed project would be constructed on the northern half of the existing medical center campus, north of the existing MOBs that are currently operational on the site (see Figure 3, Conceptual Site Plan). The existing MOBs would remain in place and would continue to operate during construction of the proposed project. An ambulance entry would also be constructed to the north of the hospital building. The duration of the construction would be approximately 36 months.

Potential Environmental Effects: Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Biological Resources, Cultural Resources, and Tribal Cultural Resources. An SEIR will be prepared in order to evaluate the modified proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives that would reduce the identified significant impacts.

Signature:  **Date:** November 21, 2019
Norm Pedersen, Associate Planner

Attachments: Figure 1, Regional Map
Figure 2, Vicinity Map
Figure 3, Conceptual Site Plan



SOURCE: SANGIS 2017, 2019



SOURCE: SANGIS 2017, 2019

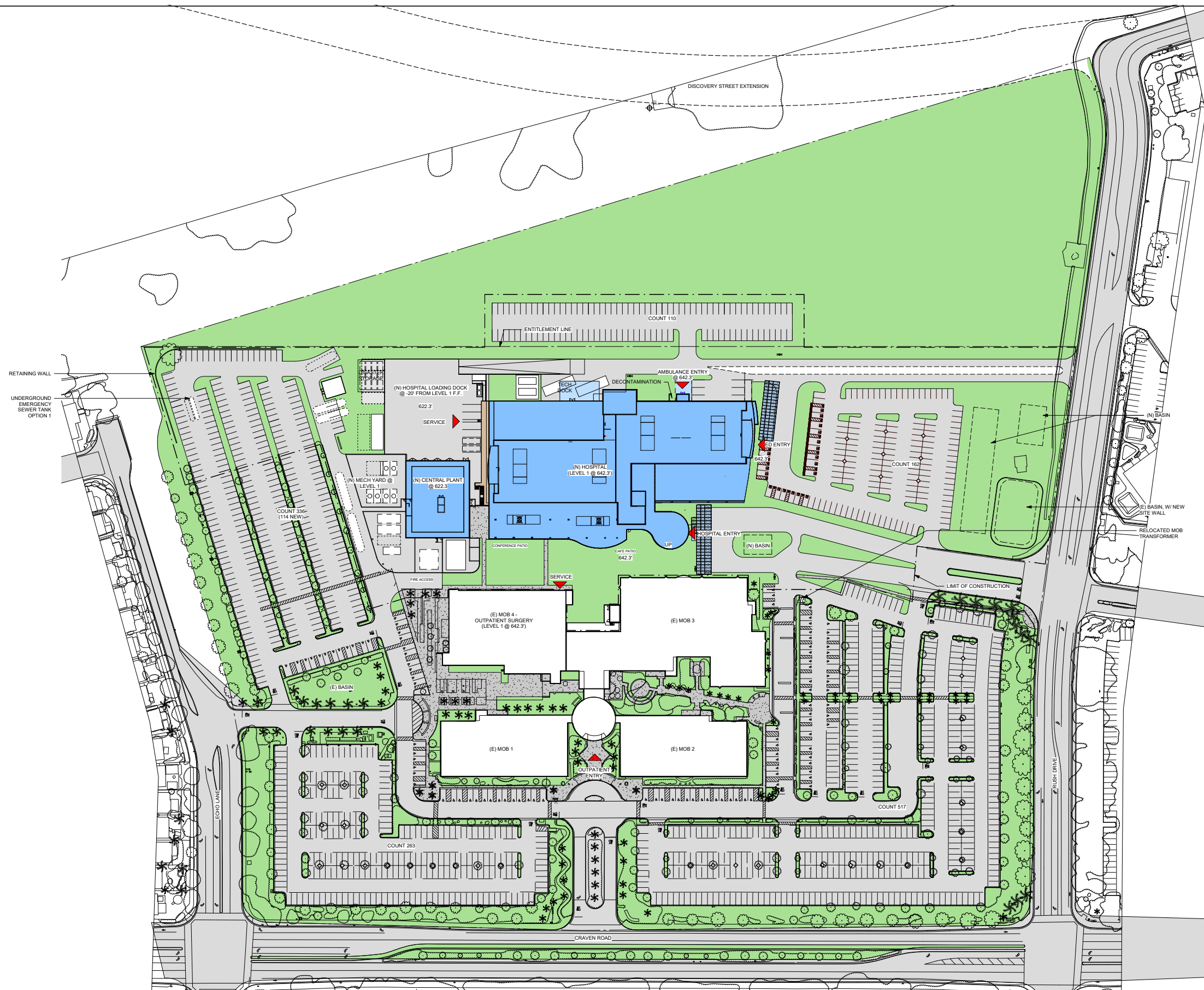
DUDEK



0 100 200 Feet

FIGURE 2
Vicinity Map

Kaiser Permanente Medical Center Project



SOURCE: Kaiser Permanente, 2019

FIGURE 3

Conceptual Site Plan
Kaiser Permanente Medical Center Project