

# **APPENDIX A**

## ***NOP and NOP Comments***





**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](mailto: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](mailto: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 MOB. 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 MOB, 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 MOB that are currently operational on the site (see Figure 3, Conceptual Site Plan). The existing MOB 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

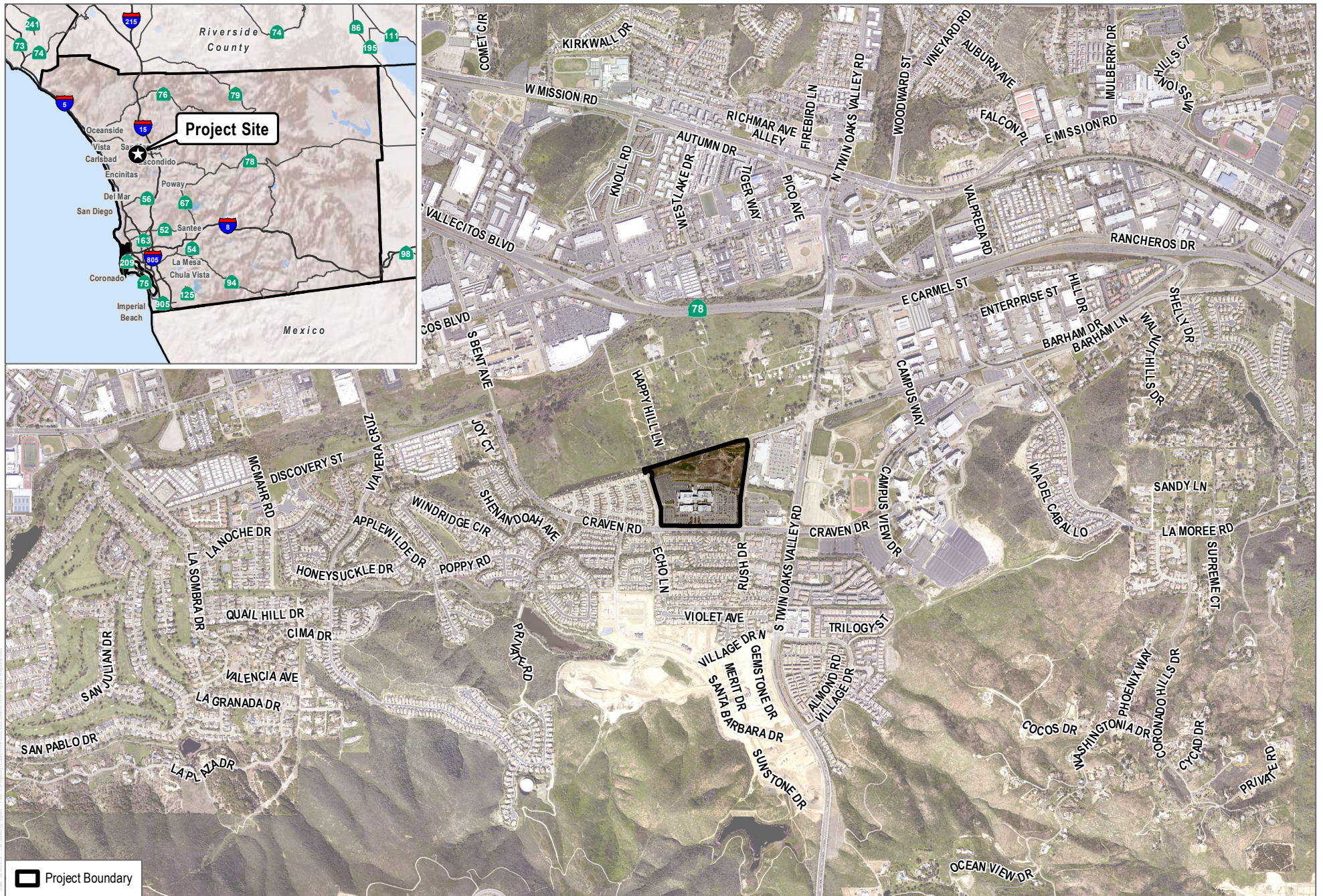
Norm Pedersen, Associate Planner

**Attachments:**

- Figure 1, Regional Map
- Figure 2, Vicinity Map
- Figure 3, Conceptual Site Plan







SOURCE: SANGIS 2017, 2019





SOURCE: SANGIS 2017, 2019

**DUDEK**

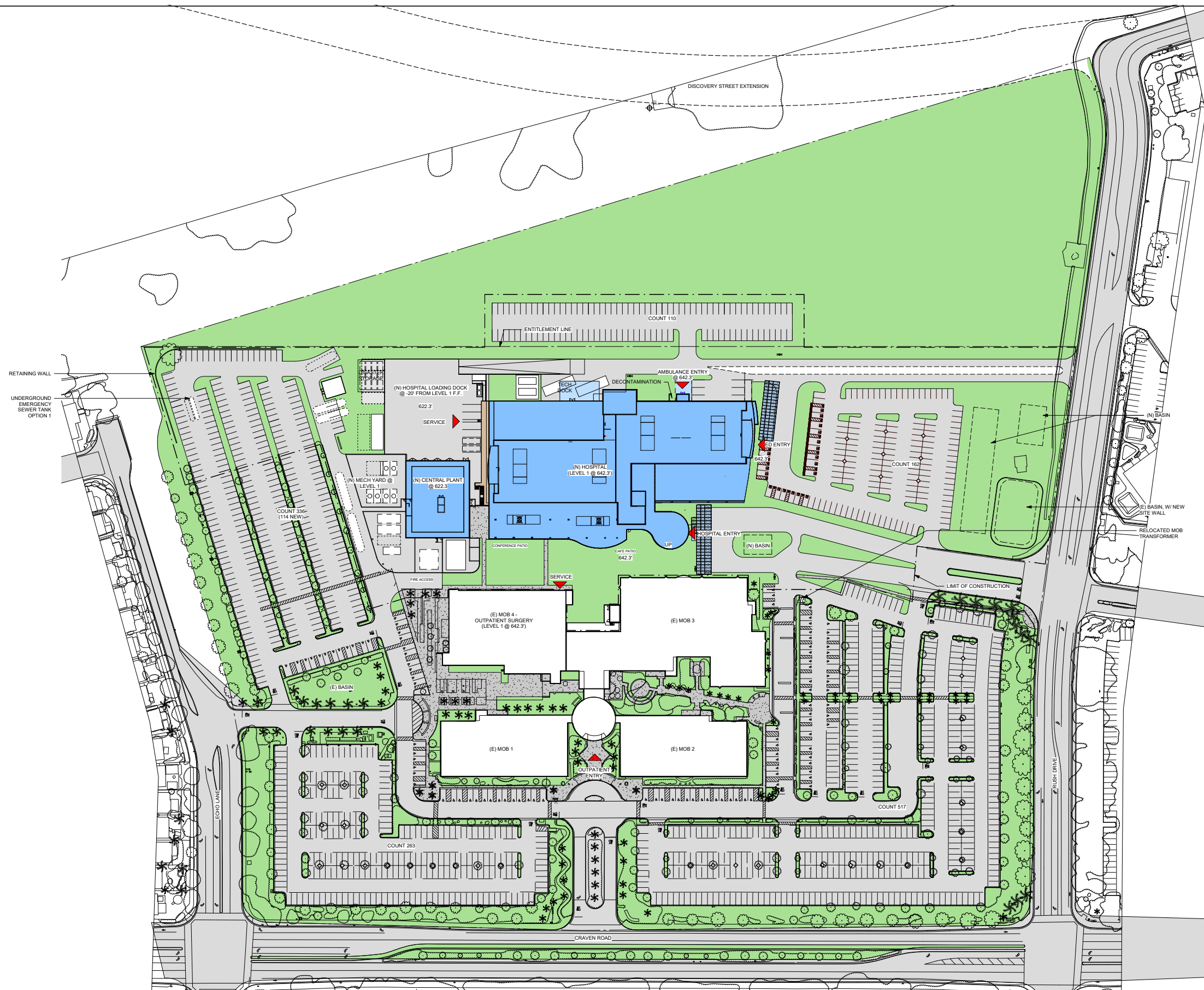


0 100 200 Feet

**FIGURE 2**  
Vicinity Map

Kaiser Permanente Medical Center Project





SOURCE: Kaiser Permanente, 2019

FIGURE 3





DRAFT

**Initial Study for the  
Kaiser Permanente Medical Center Project  
Site Development Plan 19-0005**

*Prepared for:*

**City of San Marcos**

Development Services Department, Planning Division

1 Civic Center Drive

San Marcos, California 92069

*Contact: Norm Pedersen, Associate Planner*

*City of San Marcos Planning Division*

*Prepared by:*

**DUDEK**

605 Third Street

Encinitas, California 92024

*Contact: Candice Disney Magnus, Project Manager*

NOVEMBER 2019



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# Acronyms and Abbreviations

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Acronym/Abbreviation	Definition
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Number
BP	Business Park
CEQA	California Environmental Quality Act
DOC	California Department of Conservation
ESA	Investigation and Environmental Site Assessment
FAZ	Flight Activity Zone
FMMP	Farmland Mapping and Monitoring Program
HC	Hospital Complex
HCSP	Heart of the City Specific Plan
IS	Initial Study
MHCP	Multiple Habitat Conservation Program
MOB	medical office building
NCCP	Natural Community Conservation Plan
SDSU	San Diego State University
SEIR	Supplemental Environmental Impact Report
SMUSD	San Marcos Unified School District
SPA	Specific Plan Area
TDM	Traffic Demand Management
VHFHSZ	Very High Fire Hazard Severity Zone
VWD	Vallecitos Water District

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# 1 Introduction to the Initial Study Checklist

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**1. Project title:**

Kaiser Permanente Medical Center Project

**2. Lead agency name and address:**

City of San Marcos  
Development Services Department, Planning Division  
1 Civic Center Drive  
San Marcos, California 92069

**3. Contact person and phone number:**

Norm Pedersen, Associate Planner  
City of San Marcos Planning Division  
760.744.1050 ext. 3236

**4. 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 proposed Kaiser Permanente Medical Center Project (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 Permanente medical office buildings (MOBs). The remainder of the project would be developed on APN 221-091-24-00, which is a triangular parcel that is approximately 7.96 acres and is not a part of the adopted development agreement. The project site would be located in the Barham/Discovery Neighborhood approximately 0.5 miles south of the State Route 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 State Route 78, which traverses the northern portion of the HCSP area and links Interstate 5 to Interstate 15. Interstate 15 is located approximately 3 miles east of the site.

**5. Project sponsor's name and address:**

Kaiser Foundation Hospitals  
1 Kaiser Plaza  
Oakland, California 94612

**6. General plan designation:**

The City's General Plan shows the entire project site as being located within the City's Heart of the City Specific Plan (HCSP) area and designates the site as Specific Plan Area (SPA) in the General Plan's Land Use Element. The HCSP is a comprehensive planning document that establishes development guidelines for the project site, and would be the primary land use, policy, and regulatory document for the project by providing a development planning review process, as authorized by California Government Code Section 65450, in conjunction with the City of San Marcos Zoning Ordinance, Chapter 20.535. Within the HCSP, both of the proposed project parcels are included in a 36-acre subarea designated as Hospital Complex (HC), which allows for the development of up to 1,335,000 square feet (sf) of medical and administrative offices, hospital facilities and accessory uses incidental to operation of the hospital complex (City of San Marcos 2013). The HCSP calls for the development of campus-like medical facilities with a secure outdoor environment, inviting public spaces, well-defined points of entry, landscaping, screened outdoor storage and other development standards for the project site.

**7. Zoning:**

The City has zoned both parcels in the project site as SPA.

**8. Planning Background**

**1988 Heart of the City Specific Plan**

In January 1988, the City adopted the Heart of the City Specific Plan (GPA 09-87, SP29-87) 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. The HCSP was conceived when the California State University Board of Trustees selected San Marcos as the site for an adjunct campus to San Diego State University (SDSU). This selection prompted the City to consider the possibility of creating a governmental, educational, and corporate center to serve as a focal point in the community through a Specific Plan for the CSU campus vicinity. The Specific Plan would ensure land use compatibility, adequate public services, and an adequate circulation system. The HCSP included a "Town Center" having mixed-use off/commercial development compatible with the California State University San Marcos.

An EIR was prepared for the HCSP and certified by the City in 1987 (HCSP Final EIR No. 06-87/SCH No. 8702926). A copy of this document is available for public inspection at the City of San Marcos Planning Department, 1 Civic Center Drive, San Marcos, California 92069. The information contained in the HCSP Final EIR is hereby incorporated by reference into this document.

The HCSP originally designated the approximately 40-acre project site as Business Park (BP). Land to the north was also designated BP.

**1992 Kaiser Permanente Medical Center**

Kaiser Foundation Hospitals proposed a Specific Plan Amendment to the HCSP to allow for the development of the project on the 40-acre site that was originally designated as BP. The project included the development of a 439-bed hospital and affiliated medical offices to provide convenient medical services for Kaiser Permanente medical care members in the north San Diego County area. The project was to be constructed in three phases, with an ultimate buildout size of approximately 1,335,000 sf and a maximum

elevation of seven floors (125 feet), including the basement. The 1992 project also included the construction of a central utility plant on the north side of the site that would house boilers, chillers, and generators serving the medical center. All long-term parking was to be accommodated in an aboveground parking structure located on the west side of the site, and short-term parking for emergency vehicles and visitors was to be located in the northeast portion of the site. Access driveways to the hospital complex were envisioned to be provided along both Craven Road and “B” Street (now called Rush Street) during phases 1 and 2, and a future entrance to the north from Discovery Road, was to be provided during Phase III. The area between the medical center, the hospital, and the parking structure was envisioned to provide pedestrian access, a plaza, outdoor dining for the cafeteria, several seating areas, landscaping and possible water features and/or art sculptures.

The project required approval of a Specific Plan Amendment, a General Plan Amendment, a Rezone, a Development Agreement (Ordinance 92-945), a Site Development Plan and a Boundary Adjustment. The Specific Plan Amendment redesignated and rezoned the 40-acre project site as Hospital Complex (HC) in the HCSP, which is a designation that allows for medical offices and hospital uses.

Tiering off the 1988 HCSP EIR, a Supplemental Environmental Impact Report (SEIR) was prepared and adopted by the City in 1992 (Kaiser Permanente 1992) (SCH No. 92011057) to evaluate the environmental impacts of the Specific Plan Amendment. A copy of this document is available for public inspection at the City of San Marcos Planning Department, 1 Civic Center Drive, San Marcos, California 92069. The information contained in the 1992 Supplemental EIR is hereby incorporated by reference into this document.

**9. Surrounding land uses and setting (Briefly describe the project’s surroundings):**

The 16-acre project site and surrounding area is largely characterized as an urban, developed commercial and residential area (see Figure 3, Existing Conditions). The areas surrounding the project site to the west, south and east have undergone development and have existing commercial and residential uses. The project site is immediately bordered by neighborhood commercial and office/professional uses to the east, the existing MOB’s and surface parking lots of the existing Kaiser Permanente Medical Campus to the south, single family residential uses in the Discovery Meadows neighborhood to the west, and the soon-to-be developed Discovery Village South Specific Plan Area to the north and north east. The Discovery Village South Specific Plan encompasses the area located directly north of the project site and will include the development of up to 230 single-family homes and the completion of a missing segment of Discovery Street.

The 16-acre project site consists of open, undeveloped land and a portion of the Campus parking facilities (on grade asphalt parking lots). The southern part of the proposed project site is currently an asphalt-paved parking lot. There is a drainage basin just north of a portion of the parking lot. There are no existing uses within the remaining area of the proposed project site. Since the majority of the project site is largely paved, vegetation within this parcel is limited to ornamental drought tolerant landscaping associated with the existing medical campus and ornamental trees that currently buffer the site from adjacent residential and commercial uses to the east and west. The northern portion of the project site is disturbed and primarily vacant. Vegetation on this parcel includes various plants including disturbed forms of Coastal Sage Scrub, Southern Tar Plant, Orcutt’s Brodiaea, Annual Brome Grassland, and Ruderal land cover. There is also a brow along the eastern boundary of this parcel, which may contain a disturbed wetland.

Approximately 481 employees currently work at the existing MOB’s on the medical campus. The total building square footage developed by 2013 was 231,170 sf. Frontage road and intersection improvements

to Craven Road and Rush Drive have also been completed including a driveway as well as the installation of infrastructure such as drainage channels, sewer and water utilities. The project site also currently has 1,161 existing surface parking spaces on the campus.

Typical residential development in the area ranges from one to three stories in height. Most of the surrounding commercial structures are one to three stories in height. Existing light sources come from both the existing medical campus and from surrounding commercial and residential uses.

Primary access to the existing Kaiser Permanente Medical Campus is provided from Craven Road, and secondary access is provided from both Rush Drive and Echo Lane. The project site currently has 1,161 parking spaces in three surface parking lots.

**10. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

The purpose of this Initial Study (IS) Checklist is to evaluate the analysis presented in the 1992 Supplemental EIR, in light of the changes proposed, by answering the following:

- Does the project have substantial changes being proposed which will require major revisions of the 1992 SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects?
- Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous 1992 SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- Has new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 1992 SEIR was certified as complete shows any of the following:
  - The project will have one or more significant effects not discussed in the 1992 SEIR.
  - Significant effects previously examined will be substantially more severe than shown in the 1992 SEIR.
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives which are considerably different from those analyzed in the 1992 SEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This IS provides a description of how the proposed project differs from the project analyzed in 1992 Supplemental EIR and is prepared in conformance with Section 15162 and 15163 of the CEQA Guidelines (14 CCR 15000 et seq.). The HCSP would be the comprehensive planning document that establishes development guidelines for the project site.

These entitlements would modify the existing project to allow the development of a 428,500 sf, 206-bed, 7-story-plus-basement hospital building, a 26,000 sf Central Utility Plant, and 110 additional surface

parking spaces on the 8-acre project site in the northern half of the existing Kaiser Permanente medical campus, as described in more detail below (see Figure 4, Conceptual Site Plan).

Table 1 is a comparison of the modified project to the project analyzed in the 1992 SEIR.

**Table 1. Comparison of the Modified Project with the 1992 SEIR Project**

	1992 SEIR Project	Existing + Proposed Project
<b>Hospital Building</b>	439 beds/820,000 sf	206 beds/428,500 sf
<b>MOBs</b>	485,000 sf	231,700 sf actually constructed
<b>Central Plant</b>	30,000 sf	26,000 sf
<b>Employees</b>	4,000 employees	954 employees (481 in existing MOBs and 473 additional with proposed project)

As shown in Table 1, the 1992 SEIR assumed an eventual total buildout of 1,335,000 sf on the medical campus, including 820,000 sf of hospital with 439 beds, 485,000 sf of MOBs, and a 30,000 sf central utility plant. The proposed project would develop 428,500 sf of hospital with 206 beds and a 26,000 sf central utility plant for a total campus buildout of 686,200 sf, including the existing medical center. Thus, implementation of the proposed project would result in a total buildout of 648,800 less sf than assumed in the 1992 SEIR. Specifically, the proposed project would result in a reduced campus buildout of 391,500 less sf of hospital, 253,300 less sf of MOBs, and a 4,000 less sf of central utility plant.

In addition, as shown in Table 1, the 1992 SEIR assumed that approximately 4,000 people would be employed at the medical center upon full buildout. With the implementation of the proposed project, approximately 954 employees would be employed at the medical center (481 employees that currently work at the existing MOBs plus 473 additional employees that would be employed at the proposed hospital building). Specifically, the proposed project would result in 3,527 fewer employees than the project analyzed in the 1992 SEIR. Moreover, with the reduced campus build out and the reduced employment operation, the modified project would generate approximately 17,014 fewer daily trips than the project analyzed in the 1992 SEIR, with 1,113 fewer trips during the AM peak hour and 2,425 fewer trips during the PM peak hour.

### **Construction of Project Elements**

#### ***Hospital Building***

An approximately 428,500 sf, 125-foot-high hospital building would be constructed in the central area of the project site directly north of the existing MOBs. An ambulance entry would also be constructed to the north of the Hospital Building.

#### ***Central Utility Plant***

A Central Utility Plant would be constructed to the west of the Hospital Building. The Central Utility Plant would have approximately 26,000 sf of floor space within a footprint of approximately 12,000 sf. The Central Plant would include the installation of electrical distribution equipment, boilers, chillers, pumps, cooling towers, and emergency generators.

### ***Parking Areas***

There are currently 1,161 parking spaces on the southern parcel. To park the new hospital facilities, approximately 276 surface parking spaces would be added at the northwest and northeast corners of the southern parcel. An additional 110 surface parking spaces would be added to the northern parcel. 173 spaces will be removed due to the placement of the new Hospital Building and Central Utility Plant. The combined parking provided at the completion of the project in the northern and southern parcels would total 1,376 spaces.

### ***Access Road***

A new access road would be constructed from Rush Road in an east/west direction along the north side of the new hospital building. This road would provide ingress and egress to the Emergency Department, the Loading Dock and the Central Utility Plant.

### ***Café/Conference Patio Areas***

An outdoor patio seating area would be constructed to support a café on Level 1 of the hospital building. The patio area would be located between the new hospital building and the existing MOB's.

### ***Support Areas***

Hospital support areas would be constructed around the exterior of the hospital building and the Central Utility Plant Loading Dock area. These areas would include a 5,200 sf loading dock, a 1,100 sf tech dock, a 700 sf decontamination shower, a 19,000 sf utility yard, a 3,400 sf fuel cells yard, a 5,700 sf emergency generator yard, a 2,400 sf San Diego Gas & Electric Company yard, and a 2,500 sf battery yard.

### ***Infrastructure Improvements***

The proposed project would require several infrastructure improvements including infrastructure for utilities, electrical, gas, sewer, storm water drainage facilities, water and communication. Improvements for electrical, gas, sewer, water and communications may take place off site. New infrastructure would include the following storm drain facilities capturing, treating and routing stormwater: storm drain main and lateral piping, inlets, gutters, riprap, swales, storage tanks and treatment Best Management Practices. Utilities servicing the new hospital and support areas would include gas, electric, telecommunication and fuel oil lines. Sewer and water improvements servicing the new hospital and support areas would include sewer main and lateral piping, emergency underground sewage tanks, water main and lateral piping, 40,000-gallon water tank, fire main and lateral piping, a 40,000-gallon fire tank and fire hydrants.

### ***Operations***

Once operational, the new hospital building would accommodate approximately 206 beds. Services that would be provided at the hospital would include the following:

- Medical/Surgical, Intensive Care Inpatients
- Perinatal, Labor and Delivery
- Operating Rooms, Prep and Recovery, C-Section



- Interventional Radiology
- Minor Procedures for inpatients ERCP, Cysto, Fluoroscopy
- CT, MRI, Nuclear Medicine, Cardiac Stress Echo, Vascular Lab, General Radiology, and Ultrasound
- Emergency Department Walk-in and Ambulance
- Ancillary Support: Food Service, EVS, Maintenance, Supply Management
- Small amount of Hospital Administration including Admitting, Financial Counseling Services, and Record Maintenance.

A maximum number of 473 additional employees would be employed at medical campus with the implementation of the proposed project.

Primary access for customers would be via the existing eastern site entry at Rush Drive. Secondary entrances to the medical center complex would be at the southern site entries at Craven Road. Ambulance and service deliveries primary access to the site would be via the new service road from Rush Drive, north of the hospital. No proposed right of way changes would be required. The main entry road off Rush Drive would be improved to better align with and provide fire access to the new hospital entry north of the existing MOB 3. Improvements would include: entry road widening, new median, modifications of existing median, and sawcut and repair of existing road.

The Central Utility Plant would provide chilled water, heated hot water, and steam to the hospital. Individual components include three centrifugal chillers, three flexible water tube hot water boilers, five modular steam boilers. Cooling towers and dual cell units would be located outside in the mechanical yard. The outdoor yard would also provide two emergency generators service the new hospital and one existing generator serving the existing MOB building. Additional rooms within the separate building include staff and administration areas, normal and emergency power and telephone equipment rooms. The central utility plant west of the hospital would be screened by a solid screen wall.

The site would be landscaped with water conserving native or adaptive plant materials. Landscape would conform to the requirements of the City of San Marcos Landscape Manual and the HCSP development guidelines. The parking areas will be screened from the surrounding streets with berming, tree and shrub planting.

## **11. Project entitlements/discretionary actions/permits**

The specific requested project entitlements/discretionary actions by the City include an administrative Site Development Permit. The City will also require a grading permit for the proposed grading.

**12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Additional approvals from other public agencies are included in Table 2.

**Table 2. Required Actions and Approvals – Other Public Agencies**

Agency	Required Action/Approval
City of San Marcos	Site Development Permit
	Utility Improvement Plan for water, sewer, water quality, drainage, dry utilities, gates, signage, lighting, and road repairs.
	Grading Plan
	Landscaping Plan
San Diego Regional Water Quality Control Board	Stormwater Pollution Prevention Plan
	National Pollutant Discharge Elimination System Construction General Permit (State Water Resources Control Board Order 2009-09-DWQ)
Office of Statewide Health Planning and Development	Construction Permit
Vallecitos Water District	Water & Sewer Assessment
United States Fish and Wildlife Service	Potential Incidental Take Permit under Section 10 of the Endangered Species Act (in the event that the Discovery Village South Specific Plan Project is not constructed first)

**13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

**Note:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City has notified the tribes in accordance with Public Resources Code section 21074. To date, tribal consultation has been initiated on September \_\_, 2019. Tribal consultation input will be considered throughout the environmental document preparation process.

## 2 Initial Study Checklist

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As discussed in Section 1 above, a Program EIR for the HCSP was prepared and certified by the City in 1987 (HCSP Final EIR No. 06-87/SCH No. 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 Impact Report (SEIR) was prepared and adopted by the City in 1992 (Kaiser Permanente Medical Center Final SEIR (SCH No. 92011057)) to evaluate the potential impacts that may result from the adoption and implementation of the proposed Kaiser Permanente Medical Campus. Pursuant to CEQA Guidelines Section 15168, the 1987 EIR was prepared as a Program EIR, which is intended to provide analysis that is more general and anticipates future project refinement and review.

This document serves as the Initial Study (IS)—and provides environmental analysis—for the proposed project, which consists of the modification/further implementation of the previously approved project. The City, as the lead agency for the proposed project, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA) (Pub. Res. Code Section 21000 et seq.) to determine if approval of the discretionary actions requested and subsequent development could have a significant impact on the environment.

This IS has been prepared on behalf of the City and is in conformance with Sections 15162, 15063 and 15064 of the CEQA Guidelines (14 CCR 15000 et seq.). Pursuant to CEQA Guidelines Section 15162, the purpose of the IS Checklist/Environmental Evaluation is to identify if there are any new or substantially more severe significant impacts associated with the proposed project that would trigger the need for a Supplemental EIR.

The following discussion of potential environmental effects was completed in accordance with Section 15063(d)(3) of the CEQA Guidelines to determine if the project may have a significant effect on the environment.

## Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                          |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy                               |
| <input type="checkbox"/> Geology and Soils               | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards and Hazardous Materials      |
| <input type="checkbox"/> Hydrology and Water Quality     | <input type="checkbox"/> Land Use and Planning              | <input type="checkbox"/> Mineral Resources                    |
| <input type="checkbox"/> Noise                           | <input type="checkbox"/> Population and Housing             | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                     | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems   | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance   |

**Determination (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- ☒ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

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Signature

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Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
2. A finding of “New Mitigation is Required” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
3. A finding of “Less than Significant with Previous Mitigation” means that the project will have a less than significant impact on the environment with the mitigation that was previously identified to address the impact.
4. A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
5. A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
6. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analyses Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
  - c. Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
  - d. Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.



8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
9. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
11. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question;
  - b. differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
  - c. the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

## 2.1 Aesthetics

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the project have a substantial adverse effect on a scenic vista?**

**No New Impact.** Aesthetics was analyzed in the Section 3.2, Landform Alteration/Visual Quality, of the 1992 SEIR. The City's General Plan does not identify any designated scenic vistas; however, the General Plan

more generally aims to protect the City's scenic resources such as the San Marcos, Merriam, and Double Peak Mountains, creek corridors, mature trees, rock outcroppings, and ocean views. The project site and surrounding valley terrain are encompassed by mountains to the east and south that provide opportunities for elevated vantage points offering long and broad views, which may include views of the project site. However, the proposed project would appear to be an extension of the existing MOB's on site. Additionally, the 1992 SEIR determined a hospital building with a maximum height of 125 feet plus appurtenant structures would not have a substantial adverse effect on views. The proposed project would not exceed 125 feet in height, not including appurtenant structures. In 2008, the Ridgeline Protection and Management Overlay Zone was adopted by the City of San Marcos to protect natural viewsheds and minimize impacts to ridgelines; however, the proposed project site is not located in the Ridgeline Overlay Zone. Therefore, no new impact would occur.

- b) ***Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

**No New Impact.** The project site is not located adjacent to, or in the vicinity of, a designated state scenic highway (Caltrans 2011). The project site also is not viewable from Highway 78. Therefore, the proposed project would not substantially damage scenic resources including, but not limited to, trees rock outcroppings, and historic building within a state scenic highway. No new impact would occur.

- c) ***In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

**No New Impact.** As mentioned, landform alteration and visual quality were analyzed in the 1992 SEIR, which determined that no significant impacts would occur. Per 2018 updates to the CEQA Guidelines, potential impacts to visual quality no longer apply to projects proposed in urbanized areas. CEQA Statute 21071 defines an "urbanized area" as "(a) an incorporated city that meets either of the following criteria: (1) Has a population of at least 100,000 persons, or (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons." As of July 1, 2018, the US Census Bureau estimated the population of San Marcos to be 96,847 persons (USCB 2018). While this is less than 100,000 persons, the City of San Marcos is contiguous with the City of Escondido, which has an estimated population of 152,213 persons as of July 1, 2018 (USCB 2018). The combined estimated population of these two contiguous cities is would be 249,060 persons, which is well over the 100,000 persons threshold. Thus, the City of San Marcos would be considered an urbanized area per CEQA Statute 21071.

The proposed project would not conflict with the current SPA zoning. The project site does not have any existing zoning related to scenic quality, such as a scenic overlay zone. The proposed project is located within the HCSP area and would be subject to the HCSP development guidelines governing the visual character and aesthetics of future development of the project site. Therefore, no new impact would occur.

- d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**No New Impact.** The project would introduce new sources of lighting to the existing medical center site, similar to existing lighting on site. Parking would be lit with fixtures that cast down on to the parking and driving surfaces. The lights would feature cut-off capability to limit any spill on to adjacent properties. Pedestrian walkways would be lit to provide a safe environment to navigate the site at night. Site lighting will be provided per the requirements of the City of San Marcos municipal code and HCSP development guidelines. Therefore, no new impact would occur.

## 2.2 Agriculture and Forestry Resources

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

**No New Impact.** The 1992 SEIR did not identify impacts related to the loss of Farmland. A portion of the northeast corner of the project site is located within an area designated as Farmland of Local Importance according to the Farmland Mapping and Monitoring Program (FMMP) (DOC 2018). However, the project site is not zoned for agricultural use and this Farmland of Local Importance extends north into the approved Discovery Village South Specific Plan Area, leaving only a small portion on the project site. This would preclude the project site from any potential future agricultural operations due to the small size, location in a highly urbanized area, and adjacency to incompatible land uses. Furthermore, the project site is not located on or adjacent to land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the FMMP, and the City's General Plan does not identify property for farmland importance. Therefore, no new impact would occur.

- b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

**No New Impact.** The project site is not zoned for agricultural use or designated as land under the Williamson Act (DOC 2013). No new impact would occur.

- c) ***Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

**No New Impact.** The project site is not zoned for forest land or timberland production. No new impact would occur.

- d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

**No New Impact.** As previously described, the proposed project site is not zoned for forest land, and therefore would not result in the loss or conversion of forest land. No impact would occur.

- e) **Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No New Impact.** The proposed project would be an extension of the existing medical center on site, which is located in a highly urbanized area. While there is a small portion of Farmland of local importance in the northeast corner of the project site, no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists on or adjacent to the project site, or in the general vicinity of the project site. The project site is also not zoned for forest land or timberland production, nor is the project site adjacent to land zoned for such uses. Therefore, the proposed project would not involve other changes to the existing environment that would result in the conversion of such Farmland to non-agricultural use or forest land to non-forest use. Therefore, no new impact would occur.

## 2.3 Air Quality

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Less than Significant Impact with Previous Mitigation.** Air Quality Impacts were analyzed in Section 3.4, Air Quality, of the 1992 SEIR. As discussed therein, the 1992 SEIR project would result in both short-term and long-term air quality impacts. Short-term impacts would occur during construction due to dust generation and construction vehicular emissions and long-term impacts would occur from project-related vehicular and stationary source emissions. However, mitigation was provided in the 1992 SEIR to reduce all potentially significant air quality impacts to less-than-significant levels. Mitigation included construction dust abatement, construction traffic management, and completion of all grading prior to the hospital begins accepting patients. As site grading would occur with implementation of the proposed project, this mitigation

would still be applicable. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that air quality impacts would remain less than significant. Thus, the proposed project would not conflict with or obstruct implementation of applicable air quality plans.

Additionally, the 1992 SEIR assumed an eventual total buildout of 1,335,000 sf, including 820,000 sf of hospital with 439 beds, 485,000 sf of MOB, and a 30,000 sf central utility plant. The proposed project would develop 428,500 sf of hospital with 206 beds and a 26,000 sf central utility plant for a total campus buildout of 686,200 sf, including the existing medical center. Thus, implementation of the proposed project would result in a total buildout of 648,800 less sf than assumed in the 1992 SEIR. Specifically, the proposed project would result in 391,500 less sf of hospital, 253,300 less sf of MOB, and a 4,000 sf smaller central utility plant. Moreover, the project site footprint is the same as what was analyzed in the 1992 SEIR. Therefore, due to the reduced campus buildout and same project footprint, impacts would be the same or less than what were analyzed in the 1992 SEIR.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?***

***Less than Significant Impact with Previous Mitigation.*** The 1992 SEIR identified cumulative impacts to air quality due to construction activities and vehicular emissions. However, adherence to previously prescribed mitigation would ensure that cumulative air quality impacts would remain less than significant. Moreover, for the reasons discussed in threshold (a) above, no new impact would result from implementation of the proposed project.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?***

***Less than Significant Impact with Previous Mitigation.*** As discussed, the 1992 SEIR project would result in both short-term and long-term air quality impacts. However, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Moreover, for the reasons discussed in threshold (a) above, no new impact would result from implementation of the proposed project.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

***Less than Significant Impact with Previous Mitigation.*** As discussed, the 1992 SEIR project would result in stationary source emissions. However, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that the proposed project would not result in other emissions adversely affecting a substantial number of people. Moreover, for the reasons discussed in threshold (a) above, no new impact would result from implementation of the proposed project.

## 2.4 Biological Resources

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>IV. BIOLOGICAL RESOURCES</b> – Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Potentially Significant Impact.** A biological survey of the project site was conducted by P&D Technologies in April 1992. The 1992 SEIR determined that no sensitive plant or animal species were on site. The 1992 SEIR also determined that due to the massive disturbance of the site, the lack of native plant species and habitat, and the ongoing surrounding urban development, the site was not expected to support sensitive or significant biological resources.

Although the site has already been developed, there is potential that a pair, or pairs, of coastal California gnatcatcher are present in the undeveloped open space north of the project site. At the time this Initial Study was prepared, Dudek biologists were in the process of conducting focused surveys in order to determine presence/absence of the California gnatcatcher. As such, impacts to special-status species are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Potentially Significant Impact.** The 1992 SEIR determined that project site consisted of non-native grassland and disturbed areas. The non-native grassland was dominated by weedy non-native species (i.e., wild oats and filaree), which do not compose a diverse, high quality habitat. Disturbed areas were either bare or dominated by Russian thistle.

There is potential that sensitive vegetation communities (i.e., disturbed coyote brush) are present on site, and impacts would require mitigation. The proposed project has the potential to result in disturbance of sensitive vegetation communities. Thus, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**Potentially Significant Impact.** The 1992 SEIR did not identify potential impacts to jurisdictional waters. However, jurisdictional waters could be present within the project site or surrounding area. As such, because the potential for wetland or non-wetland water features to be present on site is unknown at this time, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**Potentially Significant Impact.** The 1992 SEIR did not identify potential impacts to wildlife corridors. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Due to the lack of decent canopy coverage and/or other topographic features that typically facilitate wildlife movement (e.g., ridgelines) within the project area, the primary use of the



undeveloped portions of the project is expected to be forage and dispersal use by urban-tolerant species with breeding limited to avian species. Implementation of the project is not expected to interfere with connectivity to off-site habitats or adversely affect the local long-term survival of resident or migratory wildlife species. Nonetheless, because the project site provides some suitable habitat for wildlife species, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

- e) ***Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

**Potentially Significant Impact.** The 1992 SEIR did not identify potential conflicts with the City's policies or ordinances protecting biological resources. The proposed project is not expected to result in conflicts with any local policies or ordinances protecting biological resources, including a tree preservation policy; however, further analysis is required in order to determine significance of the impact. Therefore, impacts are considered **potentially significant** and this topic will be discussed and analyzed in the SEIR.

- f) ***Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

**Potentially Significant Impact.** The 1992 SEIR did not identify any inconsistencies with any local, regional, or state habitat conservation plans. The project would be required to conform to the goals and policies in the City of San Marcos General Plan. The City is no longer an active participant in the Natural Community Conservation Plan (NCCP) program under the Multiple Habitat Conservation Program (MHCP) conservation planning efforts. However, the City continues to pursue the goals of the MHCP, including habitat and species conservation and habitat connectivity. As such, the design of the project has made use of MHCP conservation planning maps, and sensitive habitats have been considered to include those designated as such under the MHCP. In addition, habitat mitigation ratios have been identified to be consistent with those outlined in the MHCP. Because the project site provides some sensitive vegetation communities and suitable habitat for wildlife species, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

## 2.5 Cultural Resources

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>V. CULTURAL RESOURCES – Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

**No New Impact.** Based on a historical/archaeological literature review and field survey that was conducted by Gallegos & Associates in May 1992, the 1992 SEIR determined that the results were negative and cultural resources would not be adversely impacted by construction of the proposed Kaiser Permanente facility. Because historical resources are not present on the project site, and the site has since been developed with four MOBs, impacts are considered **less than significant**. This topic will not be discussed and analyzed in the SEIR.

- b) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**Potentially Significant Impact.** Although the 1992 SEIR determined that impacts to cultural resources would not occur, as part of preparation of this Initial Study and forthcoming SEIR, AB 52 consultation has been initiated and Native American Tribes have been contacted. Tribal consultation input will be considered throughout the environmental document preparation process. Additionally, at the time this Initial Study was prepared, Dudek archaeologists were in the process of evaluating the project site for the presence/absence of cultural resources and were preparing a cultural resources report. Pending the results of AB 52 consultation and Dudek site evaluation, impacts to archaeological resources are unknown and the proposed project could result in disturbance of unidentified archaeological resources. Therefore, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR and the cultural resources report will be provided in the SIER.

- c) **Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

**Potentially Significant Impact.** The 1992 SEIR did not evaluate potential impacts associated with disturbance to human remains. Although it is not anticipated, the proposed project could result in disturbance of unidentified human remains, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

## 2.6 Energy

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>VI. Energy – Would the project:</b>					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**No New Impact.** The 1992 SEIR did not identify potential impacts to energy. However, since energy efficiency was a recognized topic in 1992, the impacts in this regard of the 1992 SEIR project are assumed as part of the baseline for the purposes of analyzing, pursuant to CEQA Guidelines Section 15162, whether the proposed project would result in new or substantially greater significant impacts. Since 1992, substantial advances in energy efficiency, such as with internal combustion engines, building cooling and heating (see, e.g., Title 24 building energy efficiency standards), and with electrical equipment, means that the amount of energy necessary to construct and run the proposed project today would be much less than what would have occurred under the 1992 SEIR. Furthermore, the proposed project's central energy plant would be 4,000 square feet smaller than what was proposed in the 1992 SEIR, further decreasing the level of energy impacts from that assessed in the 1992 SEIR. Thus no new or substantially greater significant impacts would occur.

- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**No New Impact.** The 1992 SEIR did not identify potential conflicts to renewable energy plans, to energy. However, since energy efficiency was a recognized topic in 1992, the impacts in this regard of the 1992 SEIR project are assumed as part of the baseline for the purposes of analyzing, pursuant to CEQA Guidelines Section 15162, whether the proposed project would result in new or substantially greater significant impacts. The proposed project would comply with Title 24 building energy efficiency standards, and with the energy efficiency regulations and requirements promulgated pursuant to the Scoping Plan by the California Air Resources Board for the purposes of combating global climate change. Thus no new or substantially greater significant impacts would occur.

## 2.7 Geology and Soils

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>VII. GEOLOGY AND SOILS – Would the project:</b>					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**No New Impact.** Geology and Soils were analyzed in Section 3.7, Geology, of the 1992 SEIR. As discussed therein, the project site was not identified to be located within or near a known earthquake fault. Moreover, the project site footprint is the same as what was analyzed in the 1992 SEIR. Therefore, impacts would be the same or less than what was analyzed in the 1992 SEIR. No new impact would occur.

ii) **Strong seismic ground shaking?**

**Less than Significant Impact with Previous Mitigation.** As discussed in the 1992 SEIR, the project site could be subject to severe ground shaking in the event of a major earthquake; this hazard is common to Southern California and the effects of ground shaking can be minimized by structural design and construction in accordance with applicable codes and standards. Mitigation was provided in the 1992

SEIR to reduce all potentially significant geotechnical impacts to less-than-significant levels. Mitigation included requirements for building foundations and on-site monitoring by the City's Engineering Department during grading and construction. As site grading and construction would occur with implementation of the proposed project, this mitigation would still be applicable. In addition, the proposed project would comply with the latest California Building Code (CBC). Therefore, adherence to previously prescribed mitigation in the 1992 SEIR and compliance with the latest CBC would ensure that geotechnical impacts, including from ground shaking, would remain less than significant.

**iii) Seismic-related ground failure, including liquefaction?**

**Less than Significant Impact with Previous Mitigation.** As discussed in the 1992 SEIR, the possibility of generalized liquefaction affecting the project site is considered low. However, some localized liquefaction could occur where isolated pockets of saturated uncompacted sandy fill may exist from previous on-site activities. Mitigation was provided in the 1992 SEIR to reduce all potentially significant geotechnical impacts to less-than-significant levels. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that geotechnical impacts, including from liquefaction, would remain less than significant.

**iv) Landslides?**

**No New Impact.** As discussed in the 1992 SEIR, there are no deep-seated landslides in the vicinity of the project site. Moreover, the project site footprint is the same as what was analyzed in the 1992 SEIR. Therefore, impacts would be the same or less than what was analyzed in the 1992 SEIR. No new impact would occur.

**b) Would the project result in substantial soil erosion or the loss of topsoil?**

**Less than Significant Impact with Previous Mitigation.** The 1992 SEIR did not identify substantial soil erosion or the loss of topsoil. However, mitigation was provided in the 1992 SEIR to reduce all potentially significant geotechnical impacts to less-than-significant levels. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that geotechnical impacts, including from liquefaction, would remain less than significant.

**c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

**Less than Significant Impact with Previous Mitigation.** The 1992 SEIR did not find the project site to be located on a geologic unit that would become unstable as a result of the project. However, it was identified that some localized liquefaction could occur where isolated pockets of saturated uncompacted sandy fill may exist from previous on-site activities. Mitigation was provided in the 1992 SEIR to reduce all potentially significant geotechnical impacts to less-than-significant levels. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that geotechnical impacts, including from liquefaction, would remain less than significant.

- d) **Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

**Less than Significant Impact with Previous Mitigation.** The 1992 SEIR did not find the project site to be located on expansive soil. However, mitigation was provided in the 1992 SEIR to reduce all potentially significant geotechnical impacts to less-than-significant levels. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that geotechnical impacts, including from liquefaction, would remain less than significant.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No New Impact.** The proposed project would connect to the existing sewers in the project vicinity and would not utilize septic tanks. No new impacts would occur.

- f) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No New Impact.** The 1992 SEIR did not identify potential impacts to paleontological resources or unique geologic features. As such, the proposed project would not result in any new impacts.

## 2.8 Greenhouse Gas Emissions

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**No New Impact.** The 1992 SEIR did not identify GHG generation impacts. However, since global climate change due to greenhouse gas emissions was a recognized topic in 1992 (see, e.g., *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515) the impacts in this regard of the 1992 SEIR project are assumed as part of the baseline for the purposes of analyzing, pursuant to CEQA Guidelines section 15162, whether the proposed project would result in new or substantially greater significant impacts. With regard to the proposed project, the amount of GHGs

generated would be less than what would have occurred under the 1992 SEIR. This is due to several factors. First, the proposed project would be smaller (by 648,800 sf), resulting in less emissions even if the “emissions per SF” now are assumed to be the same as it would have been in 1992. Second, the GHG emissions rate per SF is now lower than it was in 1992, as Title 24 energy efficiency standards, mpg standards for vehicles, and electrical equipment energy usage standards have all significantly heightened over the past 27 years. Consequently, the proposed project would have less of a GHG generation impact than the 1992 SEIR project, and no further review of this impact is warranted as per CEQA Guideline 15162. Thus, no new or substantially greater significant impact would occur.

**b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**No New Impact.** Refer to 2.8 (a) above. Due to the fact that the proposed project would be subject to the various GHG emissions reduction measures that have been implemented over the past 27 years at the state and local level, it would have less of an impact with regard to conflicting with GHG emissions reduction plans, policies, or regulations than what would have occurred under the 1992 SEIR. Thus, no new or substantially greater significant impact would occur, and no further review of this impact is warranted as per CEQA Guideline 1562.

## 2.9 Hazards and Hazardous Materials

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

**No New Impact.** Hazards and Hazardous Materials were analyzed in Section 3.8, Public Safety, of the 1992 SEIR. As discussed therein, activities associated with hospitals and medical facilities are governed by numerous statutes and regulations pertaining to the disposal, storage, and transportation of infectious medical wastes and radioactive wastes. Prior to obtaining all necessary licenses and permits for operation, the 1992 SEIR project was required to demonstrate to all regulatory agencies that their policies and procedures for hazardous materials management were in compliance with all applicable regulations. Therefore, the proposed project would be subject to similar requirements, which would ensure that impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant. No new impact would occur.

- b) ***Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

**No New Impact.** As discussed above in response a), the proposed project would result in the disposal, storage, and transportation of infectious medical wastes and radioactive wastes. Therefore, the potential exists for the accidental release of hazardous materials into the environment. Activities associated with hospitals and medical facilities are governed by numerous statutes and regulations. Upon demonstration that hazardous materials management is in compliance with all applicable regulations, impacts would be less than significant. No new impact would occur.



- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

**No New Impact.** The project site is located approximately 0.15 miles west of an existing preschool. Additionally, the approved Discovery Village project to the north of the project site would include the development of a school, which could be within 0.25 miles of the proposed project. However, upon demonstration that hazardous materials management is in compliance with all applicable regulations, impacts would be less than significant. No new impact would occur.

- d) ***Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

**Less than Significant Impact with Previous Mitigation.** As discussed in the 1992 SEIR, a Phase I Preliminary Geotechnical Investigation and Environmental Site Assessment (ESA) was conducted in August 1991 for the project site. The results of the ESA indicated that past activities on the property may have caused soil contamination. Subsequently, a Phase II ESA was conducted in December 1991 and confirmed the existence of contaminated soil on site, which included numerous pesticides and several areas of petroleum hydrocarbons related to previous chicken ranch operations. All contamination was generally located within the top one foot of surface soil. As such, remediation of contaminated areas was required of the 1992 SEIR project. A Phase III ESA was conducted in March 1992 to obtain a more detailed evaluation and delineation of soil contamination. During excavation of contaminated soils in March 1992, laboratory analysis determined that while soils were contaminated, no contaminants were detected at significant concentrations. All contaminated soils identified in the ESAs were then removed and disposed of in the appropriate manner.

Nonetheless, several other areas of potential contamination existed in 1992, as these areas could not be investigated further due to the presence of existing structures on site. Therefore, mitigation was implemented that required the 1992 SEIR project to demonstrate that all potential areas of contamination were identified and remediated and that all contaminated soils were removed and disposed of in accordance with all federal, state, and local ordinances and regulations, prior to the issuance of grading permits. As such, this mitigation was implemented prior to development of the existing medical center.

Mitigation was also provided for the remediation of any contaminated soils encountered during site grading. As site grading would occur with implementation of the proposed project, this mitigation measure would still be applicable. Adherence to this previously prescribed mitigation measure in the 1992 SEIR would ensure that potential impacts related to any encountered contaminated soil during site grading would remain less than significant.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

**No New Impact.** Hazards related to air traffic were analyzed in Section 3.9.4, Air Traffic, of the 1992 SEIR. As discussed therein, P&D Technologies' aviation specialist conducted an evaluation of the project site with respect to safety issues related to aircraft operations. No safety impacts from the McClellan-Palomar airport

were determined to be expected as a result of project implementation as the project site is located outside of the airport's Flight Activity Zone (FAZ) or Airport Influence Area (AIA).

Since 1992 the San Diego County Regional Airport Authority was established to serve as the Airport Land Use Commission (ALUC) for San Diego County. The ALUC is responsible for adopting Airport Land Use Compatibility Plans (ALUCPs) for sixteen public-use and military airports in San Diego County, including the McClellan-Palomar airport located approximately 5.75 miles west of the project site. The McClellan-Palomar ALUCP was adopted in January 2010. According to this ALUCP, the project site is not located within any Safety Zone or Noise Exposure Range Contour of the McClellan-Palomar airport (San Diego County Regional Airport Authority 2011). As such, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area.

Nevertheless, the project site is located within the Review Area 2 of the airport's AIA (San Diego County Regional Airport Authority 2011). Limits on the heights of structures are the only restrictions on land uses within Review Area 2. Additionally, the recordation of overflight notification documents is also required in locations within Review Area 2. Therefore, the proposed project would be required to record overflight notification documents as outlined in the McClellan-Palomar ALUCP, and in accordance with Chapter 20.265 of the City's Municipal Code.

Furthermore, the proposed project is also located within the McClellan-Palomar Part 77 Airspace Protection Zone, which requires noticing to the FAA for projects with structures over 200 feet above ground level. The proposed project would result in a maximum height of 125 feet above ground level and no construction equipment greater than 200 feet would be used. Therefore, the proposed project would not be required to file a notice with the FAA.

Finally, the P&D Technologies study conducted for the 1992 SEIR project also analyzed potential issues with aircraft operations related to helicopter operations at the then-proposed Scripps facility northwest of the project site (Kaiser Permanente 1992). This plan has subsequently been abandoned and the proposed Discovery Village mixed-use project has been approved on this site. Therefore, potential impacts due to helicopter operations from the then proposed Scripps facility no longer apply to the proposed project. Overall, upon recordation of overflight notification documents per the McClellan-Palomar ALUCP's Review Area 2 requirements, impacts would be less than significant and no new impact would occur.

**f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

**g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?***

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Further, the project site is not located within or adjacent to a Very High Fire Hazard Severity Zone (VHFHSZ) as delineated by the

California Department of Forestry and Fire Protection (CalFire 2009). Additionally, the project site is located in a highly developed area of the City and upon development of the approved Discovery Village Project to the north of the project site, the proposed project would not be adjacent to any wildland areas. Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires and no new impact would occur.

## 2.10 Hydrology and Water Quality

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

**No New Impact.** Hydrology and Water Quality were analyzed in Section 3.9.1, Hydrology/Water Quality, of the 1992 SEIR. As discussed therein, the 1992 SEIR did not identify violations with any water quality standards or waste discharge requirements. Additionally, the 1992 SEIR did not determine that the 1992 SEIR project would otherwise substantially degrade surface or groundwater. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, and the project would comply with the latest stormwater and water quality standards, no new impact would occur.

- b) ***Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

- c) ***Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

- i) ***result in substantial erosion or siltation on or off site;***

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would substantially alter the exiting drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on or off site. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

- ii) ***substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;***

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would substantially alter the exiting drainage pattern of the site or area in a manner which would substantially increase the rate or amount of surface runoff resulting in flooding on or off site. Additionally, the 1992 SEIR determined that runoff volumes from the site could be accommodated in the existing and planned

drainage system. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

- iii) ***create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or***

***No New Impact.*** The 1992 SEIR did not determine that the 1992 SEIR project would substantially alter the exiting drainage pattern of the site or area in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Additionally, the 1992 SEIR determined that runoff volumes from the site could be accommodated in the existing and planned drainage system. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

- iv) ***impede or redirect flood flows?***

***No New Impact.*** The 1992 SEIR did not determine that the 1992 SEIR project would substantially alter the exiting drainage pattern of the site or area in a manner which would impede or redirect flood flows. Additionally, the 1992 SEIR determined that no flooding impacts would occur. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

- d) ***In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?***

***No New Impact.*** The 1992 SEIR did not identify the project site as being located in flood hazard, tsunami, or seiche zones. Thus, the 1992 SEIR project was not determined to risk release of pollutants due to project inundation from being located in such zones. Therefore, no new impact would occur.

- e) ***Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

***No New Impact.*** The 1992 SEIR did not determine that the 1992 SEIR project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

## 2.11 Land Use and Planning

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XI. LAND USE AND PLANNING</b> – Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the project physically divide an established community?**

**No New Impact.** Land Use and Planning were analyzed in Section 3-1, Land Use, of the 1992 SEIR. The proposed project would result in the expansion of an existing medical center and thus would not physically divide an established community. No new impact would occur.

**b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**No New Impact.** As discussed in the 1992 SEIR, the 1992 SEIR project was analyzed for consistency with applicable planning documents including the General Plan, Barham/Discovery Community Plan, and HCSP. The 1992 project was determined to be in conformance with the intent of all of these plans. As previously discussed, the proposed project would result in a reduced campus buildout and would occupy the same project site as analyzed in the 1992 SEIR. In addition, the property is designated as Hospital Complex in the HCSP, which allows for the uses proposed in the project. Therefore, no new impact would occur.

## 2.12 Mineral Resources

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XII. MINERAL RESOURCES</b> – Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**No New Impact.** The 1992 SEIR did not identify impacts with regard to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. According to the California Department of Conservation (DOC), the project site is located in an area classified as mineral resources zone MRZ-3 (DOC 1996). Zones classified as MRZ-3 are defined as areas containing mineral deposits, the significance of which cannot be evaluated from available data. Therefore, the project site is not located within an area that contains a known mineral resource. No new impact would occur.

- b) **Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**No New Impact.** The 1992 SEIR did not identify impacts with regard to the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The proposed project site is not designated as a locally important mineral resource recovery site on any local general plan, specific plan, or other land use plan (City of San Marcos 2013). Due to the location and the nature of the proposed project as discussed above, there would be no impact to mineral resources. No new impact would occur.

## 2.13 Noise

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XIII. NOISE</b> – Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Less than Significant Impact with Previous Mitigation.** Noise was analyzed in Section 3.5, Noise, of the 1992 SEIR. As discussed therein, Giroux & Associates prepared a noise technical report, which determined that both short-term and long-term noise impacts would result from implementation of the for the 1992 SEIR project. In the short term, temporary construction noise impacts would occur during site preparation and building assembly. Long-term noise impacts would result from project generated traffic. Additionally, emergency vehicle sirens are associated with medical centers, which could create noise disturbances in the surrounding community. Finally, the proposed project could also result in noise impacts from on-site mechanical equipment such as HVAC equipment and emergency generators.

All project-related noise impacts were determined to be less than significant. Nonetheless, mitigation was provided in the 1992 SEIR to ensure no substantial temporary or permanent increases in ambient noise would result from implementation of the 1992 SEIR project. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that noise impacts would remain less than significant.

Additionally, the 1992 SEIR assumed an eventual total buildout of 1,335,000 sf, including 820,000 sf of hospital with 439 beds, 485,000 sf of MOBs, and a 30,000 sf central utility plant. The proposed project would develop 428,500 sf of hospital with 206 beds and a 26,000 sf central utility plant for a total campus buildout of 686,200 sf, including the existing medical center. Thus, implementation of the proposed project would result in a total buildout of 648,800 less sf than assumed in the 1992 SEIR. Specifically, the proposed project would result in 391,500 less sf of hospital, 253,300 less sf of MOBs, and a 4,000 sf smaller central utility plant. Moreover, the project site footprint is the same as what was analyzed in the 1992 SEIR. Therefore, due to the reduced campus buildout and same project footprint, impacts would be the same or less than what was analyzed in the 1992 SEIR.

- b) **Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

**No New Impact.** The 1992 SEIR did not identify impacts with regard to groundborne vibration or groundborne noise levels. Therefore, no new impact would occur.



- c) ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

**No New Impact.** The proposed project is not located within the vicinity of a private airstrip. The project site is located approximately 5.75 miles east of the McClellan-Palomar Airport. According to the ALUCP for the McClellan-Palomar Airport, the project site is not located within the existing or future 60 dB CNEL noise contour of the airport (San Diego County Regional Airport Authority 2011). Therefore, people residing or working in the project area would not be exposed to substantial airport noise. No new impact would occur.

## 2.14 Population and Housing

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XIV. POPULATION AND HOUSING – Would the project:</b>					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

**No New Impact.** The proposed project would result in the expansion of the existing medical facility on site. The 1992 SEIR assumed an eventual total buildout of 1,335,000 sf and the addition of 4,000 employees, whereas the proposed project would result in the eventual total buildout of 686,200 sf and the addition of a maximum number of 473 employees, making for a total of 954 employees on the medical campus with the employees in the existing MOB. This represents a total campus buildout of 648,800 fewer sf and 3,527 fewer employees than originally assumed in the 1992 SEIR. Thus, while the additional employees could result in the relocation of people to the area to fill such jobs, the proposed project would also result in reduced employment generation than anticipated in the 1992 SEIR. Moreover, the project site footprint is the same as what was analyzed in the 1992 SEIR. Therefore, due to the reduced campus buildout, reduced employment generation, and same project footprint, impacts would be less than the project analyzed in the 1992 SEIR.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No New Impact.** The 1992 SEIR did not identify impacts with regard to the displacement of people or housing. There is no existing housing on the project site. The proposed project is located on both undeveloped land and the existing medical center site, of which it would expand. Therefore, implementation would not displace any existing housing or people, necessitating the construction of replacement housing elsewhere. No new impact would occur.

## 2.15 Public Services

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XV. PUBLIC SERVICES</b>					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

### *Fire protection?*

**Less than Significant with Previous Mitigation.** Public Services were analyzed in Section 3.6, Public Services and Facilities, of the 1992 SEIR. Specifically, Fire Protection was addressed in Section 3.6.5 of the 1992 SEIR. As discussed therein, additional development within the San Marcos Fire Department's service area would result in a potentially significant impact with regard to providing adequate service. Additionally, the Fire Department's lack of appropriate equipment to serve structures over three stories was also determined to be a potentially significant impact. Mitigation was provided in the 1992 SEIR to ensure that impacts to fire services would be reduced to below a level of significance, including contributing to a Community Facility District for fire and paramedic services. Therefore, adherence to previously prescribed mitigation in the 1992 SEIR would ensure that impacts to fire services would remain less than significant.

Moreover, the 1992 SEIR assumed an eventual total buildout of 1,335,000 sf, including 820,000 sf of hospital with 439 beds, 485,000 sf of MOBs, and a 30,000 sf central utility plant. The proposed project would develop 428,500 sf of hospital with 206 beds and a 26,000 sf central utility plant for a total campus buildout of 686,200 sf, including the existing medical center. Thus, implementation of the proposed project would result in a total buildout of 648,800 less sf than assumed in the 1992 SEIR. Specifically, the proposed project would result in 391,500 less sf of hospital, 253,300 less sf of MOBS, and a 4,000 sf smaller central utility plant. The 1992 SEIR also assumed higher employment generation due to the larger project buildout. Therefore, due to the reduced campus buildout and reduced employment generation, impacts would be the same or less than what was analyzed in the 1992 SEIR.

#### ***Police protection?***

**No New Impact.** Police Protection was analyzed in Section 3.6.4 of the 1992 SEIR. As discussed therein, implementation of the 1992 SEIR project was determined to result in an increased demand for law enforcement services, which would represent a significant impact. However, mitigation was provided in the 1992 SEIR to ensure that impacts to police services would be reduced to below a level of significance, including a contribution to a Mello-Roos or similar funding mechanism prior to the issuance of building permits. As such, mitigation was fulfilled prior to development of the existing medical center, and a Community Facility District has been established for police services. The police services are provided by the San Diego County Sheriff's Department. Additionally, because the proposed project would result in a reduced campus buildout and reduced employment generation, impacts would be the same or less than what was analyzed in the 1992 SEIR. Therefore, no new impact would occur.

#### ***Schools?***

**No New Impact.** Schools were analyzed in Section 3.6.6 of the 1992 SEIR. As discussed therein, the 1992 SEIR project could have indirect impacts to schools as it would result in employment generation. A portion of the employees generated by the 1992 SEIR project would be expected to commute to San Marcos from other locations within San Diego County (and possibly southern Orange and Riverside counties) and some employees may be current residents within the San Marcos Unified School District (SMUSD). However, a number of employees would be expected to relocate to the San Marcos area. Therefore, it was determined that implementation of the 1992 SEIR project could result in impacts to schools within the SMUSD. However, mitigation was provided in the 1992 SEIR to ensure that impacts to SMUSD would be reduced to below a level of significance. Mitigation included the contribution to a funding mechanism prior to the issuance of building permits. As such, mitigation would have been fulfilled prior to development of the existing medical center. In addition, school fees would be paid prior to a building permit for proposed project being issued. Additionally, because the proposed project would result in a reduced campus buildout and reduced employment generation, impacts would be the same or less than what was analyzed in the 1992 SEIR. Therefore, no new impact would occur.

#### ***Parks?***

**No New Impact.** The 1992 SEIR did not identify any potentially significant impacts to parks. Because the proposed project would result in a reduced campus buildout and reduced employment generation, no new impacts would occur.

**Other public facilities?**

**No New Impact.** The 1992 SEIR did not identify any potentially significant impacts to other public facilities. Because the proposed project would result in a reduced campus buildout and reduced employment generation, no new impacts would occur.

## 2.16 Recreation

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XVI. RECREATION</b>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would result in increased use of existing parks or recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. No new impact would occur.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

**No New Impact.** The proposed project does not include recreational facilities and the 1992 SEIR did not identify a need for the construction or expansion of recreational facilities. No impact would occur.

## 2.17 Transportation

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XVII.TRANSPORTATION</b> – Would the project:					
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?***

**No New Impact.** Transportation was analyzed in Section 3.3, Traffic/Circulation, of the 1992 SEIR. As discussed therein, the 1993 SEIR project was determined to result in short-term and long-term impacts to street segments and intersections in the vicinity of the project site. However, both short-term and long-term mitigation were provided in the 1992 SEIR to reduce impacts. Mitigation included preparation of a Traffic Demand Management (TDM) plan, dedication of right-of-ways, construction of roadway and intersection improvements, and fair share contribution towards future intersection and roadway improvements prior to the issuance of occupancy permits. As such, mitigation was fulfilled prior to occupancy of the existing medical center. The 1992 SEIR determined that even with implementation of the recommended mitigation measures, significant unavoidable impacts would remain. No additional mitigation measures were determined to be feasible to reduce impacts any further. However, the proposed project would result in a reduced campus buildout, reduced employment generation, and same project footprint, which would result in the generation of approximately 17,014 fewer daily trips than the project analyzed in the 1992 SEIR, with 1,113 fewer trips during the AM peak hour and 2,425 fewer trips during the PM peak hour. Therefore, impacts would be less than what was analyzed in the 1992 SEIR. Finally, the 1992 SEIR did not identify any conflicts with transit, bicycle, or pedestrian facilities. No new impact would occur.

**b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***

**No New Impact.** Per CEQA Guidelines section 15064.3, analysis criteria detailed in this CEQA Guidelines section does not apply until July 1, 2020 unless adopted earlier by the lead agency. The City of San Marcos

has not elected this provision ahead of the standard schedule and therefore, this section does not yet apply. Additionally, the 1992 SEIR did not identify conflicts or inconsistencies with regard to the provisions of CEQA Guidelines section 15064.3, subdivision (b). No new impacts would occur.

- c) ***Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

**No New Impact.** The 1992 SEIR did not identify impacts with regard to the increase in hazards due to a geometric design feature or incompatible uses of the 1992 SEIR project. Therefore, no new impact would occur.

- d) ***Would the project result in inadequate emergency access?***

**No New Impact.** The 1992 SEIR did not identify impacts with regard to inadequate emergency access. Therefore, no new impacts would occur.

## 2.18 Tribal Cultural Resources

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>					
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

**Potentially Significant Impact.** The 1992 SEIR did not identify potential impacts to tribal cultural resources. As part of preparation of this Initial Study and forthcoming SEIR, the City has notified the tribes in accordance with AB 52. Tribal consultation input will be considered throughout the environmental document preparation process. Therefore, as consultation with tribes is still ongoing, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

- ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

**Potentially Significant Impact.** The 1992 SEIR did not identify potential impacts to tribal cultural resources. As discussed above, the City has notified the tribes in accordance with AB 52. As consultation with tribes is still ongoing, impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

## 2.19 Utilities and Service Systems

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

**No New Impact.** Utilities and Service Systems were analyzed in in Section 3.6, Public Services and Facilities, of the 1992 SEIR. Specifically, water facilities were analyzed in Section 3.6.1. As discussed therein, the 1992 SEIR project was determined to result in a potentially significant impact on the Vallecitos Water District's (VWD) existing and planned water distribution facilities. However, mitigation was provided in the 1992 SEIR to reduce potentially significant impacts to less-than-significant levels. Mitigation included preparation of a hydraulic analysis prior to the issuance of a grading permit and payment of fair share contributions towards upgrading impacted water facilities prior to issuance of building permits. As such, mitigation would have been fulfilled prior to development of the existing medical center. Additionally, the proposed project would result in a reduced campus buildout and reduced employment generation. Therefore, no new impact to water facilities would occur.

Sewer facilities were analyzed in Section 3.6.2 of the 1992 SEIR. As discussed therein, the 1992 SEIR project was determined to result in a potentially significant impact on the VWD's existing and planned sewer facilities. However, mitigation was provided in the 1992 SEIR to reduce potentially significant impacts to less-than-significant levels. Mitigation included preparation of a sewer loading analysis prior to the issuance of a grading permit, payment of fair share contributions towards upgrading impacted sewer facilities prior to the issuance of building permits, and obtaining an industrial waste permit. As such, mitigation would have been fulfilled prior to development of the existing medical center. Sewer and water flow studies have been submitted to the Vallecitos Water District for assessment; however, since the proposed project would result in a reduced campus buildout and reduced employment generation no new impacts to sewer facilities are anticipated. Therefore, no new impact to sewer facilities would occur.



Gas and Electric facilities were analyzed in Section 3.6.3 of the 1992 SEIR. As discussed therein, the 1992 SEIR project would result in a potentially significant impact on San Diego Gas & Electric Company facilities. However, mitigation was provided in the 1992 SEIR to reduce potentially significant impacts to less-than-significant levels. Mitigation included the extension of utility lines and other associated infrastructure onto the project site prior to issuance of building permits. As such, mitigation would have been fulfilled prior to development of the existing medical center. Additionally, the proposed project would result in a reduced campus buildout and reduced employment generation. Therefore, no new impact to gas and electric facilities would occur.

Finally, the 1992 SEIR did not identify impacts to storm water drainage or telecommunications facilities. Therefore, no new impacts would occur.

**b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?***

**No New Impact.** As discussed in the 1992 SEIR, the 1992 SEIR project was determined to result in cumulative impacts to regional water supply. The proposed project would result in the expansion of the existing medical facility on site; however, the total campus buildout of the proposed project would be 648,800 sf smaller and would employ 3,527 fewer employees than the project analyzed in the 1992 SEIR. Therefore, the proposed project would result in a reduced campus buildout and reduced employment generation, which would result in reduced water consumption. Therefore, no new impact would occur.

**c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

**No New Impact.** As previously discussed, the 1992 SEIR determined that the 1992 SEIR project would result in a potentially significant impact on the VWD's existing and planned sewer facilities. However, mitigation was provided to reduce impacts to less-than-significant levels. Additionally, the proposed project would result in a reduced campus buildout and reduced employment generation. Therefore, no new impact to wastewater treatment facilities would occur.

**d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

**No New Impact.** Solid waste was analyzed in Section 3.6.7 of the 1992 SEIR. As discussed therein, the 1992 SEIR project was not determined to result in impacts to solid waste facilities at a project level, generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. However, the 1992 SEIR was determined to result in a cumulative impact to solid waste facilities. Thus, mitigation was provided in the 1992 SEIR to reduce potentially significant cumulative impacts, which included the implementation of a recycling program prior to issuance of building permits. As such, mitigation was fulfilled prior to development of the existing medical center. Additionally, the proposed project would result in a reduced campus buildout and reduced employment generation. Therefore, no new impact to solid waste facilities would occur.

- e) **Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would conflict with federal, state, or local management and reduction statutes and regulations related to solid waste. Therefore, no new impact would occur.

## 2.20 Wildfire

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XX. WILDFIRE</b> – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would substantially impair an adopted emergency response plan or emergency evacuation plan. As the proposed project would result in a reduced campus buildout and reduced employment generation within the same project site, no new impact would occur.

- b) *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would exacerbate wildfire risks due to slope, prevailing winds, or other factors, thereby exposing project occupants to pollutant concentrations from a wildfire or from the uncontrolled spread of a wildfire. Therefore, no new impact would occur.

- c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would exacerbate fire risk or result in temporary or ongoing impacts to the environment due to the installation or maintenance of associated infrastructure. Additionally, utility infrastructure has already been extended to the project site from development of the 1992 SEIR project. Therefore, no new impact would occur.

- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**No New Impact.** The 1992 SEIR did not determine that the 1992 SEIR project would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no new impact would occur.

## 2.21 Mandatory Findings of Significance

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	New Mitigation is Required	Less than Significant Impact with Previous Mitigation	No New Impact/No Impact	Reduced Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?***

**Potentially Significant Impact.** As discussed in Section 2.1, Biological Resources, the proposed project has the potential to impact sensitive vegetation communities and habitat for special-status wildlife. Further, as discussed in Section 2.2 and 2.3, the proposed project could result in potentially significant impacts to cultural resources, including tribal cultural resources. Impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

- b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

**Potentially Significant Impact.** The 1992 SEIR did not identify potential cumulative impacts to biological resources, cultural resources or tribal cultural resources. This topic will be discussed and analyzed in the SEIR though and impacts are considered potentially significant.

- c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

**Potentially Significant Impact.** As evaluated in this Initial Study, the proposed project could result in impacts to Biological Resources, Cultural Resources, and Tribal Cultural Resources. Impacts are considered **potentially significant**. This topic will be discussed and analyzed in the SEIR.

# 3 References and Preparers

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## 3.1 References Cited

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## 3.2 List of Preparers

### **City of San Marcos**

Norman Pedersen, Associate Planner

### **Dudek**

Shawn Shamlou, AICP, Principal-in-Charge

Candice Disney Magnus, Project Manager

Alexandra Martini, Environmental Analyst

Joe Harrison, Environmental Analyst

Andrew Greis, GIS Technician







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SOURCE: SANGIS 2017, 2019

**DUDEK**



0 100 200 Feet

**FIGURE 2**  
Vicinity Map

Kaiser Permanente Medical Center Project



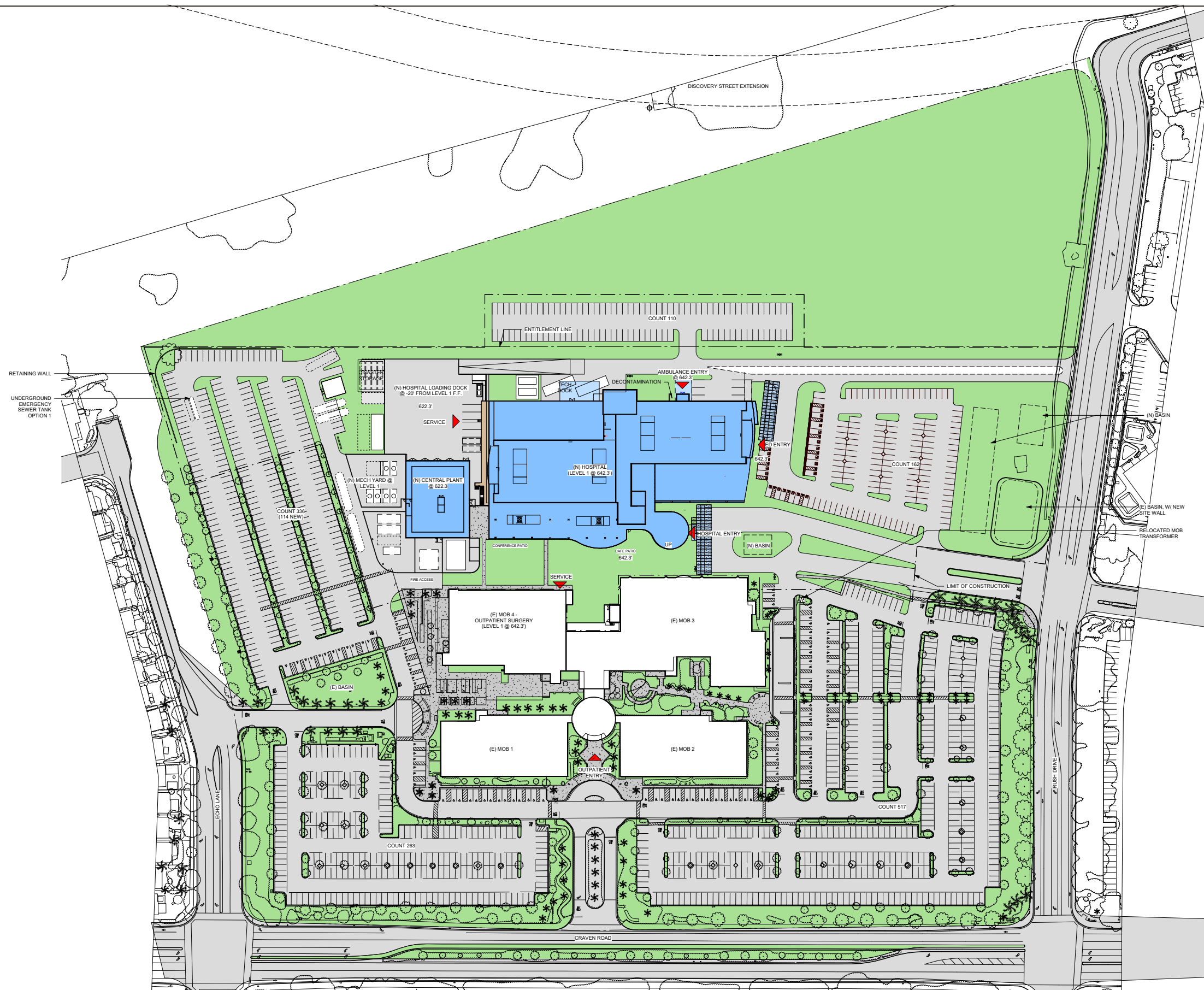
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SOURCE: Kaiser Permanente, 2019

FIGURE 4

Conceptual Site Plan  
Kaiser Permanente Medical Center Project

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Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

Notice of Preparation

RECEIVED

DEC 09 2019

CITY OF SAN MARCOS  
PLANNING DIVISION

December 3, 2019

To: Reviewing Agencies

Re: Kaiser Permanente Medical Center Project - Site Development Plan 19-0005  
SCH# 1992011057

Attached for your review and comment is the Notice of Preparation (NOP) for the Kaiser Permanente Medical Center Project - Site Development Plan 19-0005 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Norman Pedersen  
San Marcos, City of  
1 Civic Center Drive  
San Marcos, CA 92069

with a copy to the State Clearinghouse in the Office of Planning and Research at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/1992011057/3>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Notice of Completion & Environmental Document Transmittal****1992011057**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Kaiser Permanente Medical Center Project - Site Development Plan 19-0005

Lead Agency: City of San Marcos

Contact Person: Norman Pedersen

Mailing Address: 1 Civic Center Drive

Phone: 760-744-1050 x3236

City: San Marcos

Zip: 92069

County: San Diego

**Project Location:** County: San Diego

City/Nearest Community: San Marcos

Cross Streets: 400 Craven Road &amp; Rush Drive

Zip Code: 92078

Longitude/Latitude (degrees, minutes and seconds): 33 ° 07 ' 43 " N / 117 ° 10 ' 11 " W Total Acres: 20 acres

Assessor's Parcel No.: 221-091-25-00 &amp; 221-091-24-00

Section: N/A

Twp.: N/A

Range: N/A

Base: N/A

Within 2 Miles: State Hwy #: 78

Waterways: Discovery Lake

Airports: None

Railways: Cal State San Marcos

Schools: San Elijo Elementary School, Cal State San Marcos

**Document Type:**CEQA: ☒ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other: Initial Study Checklist

NEPA: ☐ NOI☐ EA☐ FONSIOther: ☐ Joint Document☐ Final Document

Governor's Office of Planning &amp; Research

FONSI

**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other:**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Commercial: Sq.ft.

Acres

Employees

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining: Mineral☐ Power: Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type☒ Other: Medical Center/Hospital Complex 454,500 sf 20 acres**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☒ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☒ Schools/Universities☒ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☒ Water Supply/Groundwater☒ Wetland/Riparian☒ Growth Inducement☒ Land Use☒ Cumulative Effects☒ Other: Greenhouse Gas**Present Land Use/Zoning/General Plan Designation:**

Land use designation City of San Marcos General Plan is Specific Plan Area (Heart of the City SP zone Hospital Complex SPA-HC)

**Project Description:** (please use a separate page if necessary)

The applicant requests a modified Site Development Plan (SDP19-0005) for the construction of a 428,500 sf, 7-story, 206-bed hospital, including a 26,000 sf central utility plant in the Heart of the City Specific Plan Area- Hospital Complex (SPA-HC) Zone. The hospital is proposed to be located directly north of the existing medical office buildings on site.



# **NOP Distribution List**

County: San Diego

OR

SCH#

1992011057

## Resources Agency

- ☒ **Resources Agency**  
Nadell Gayou
- ☐ **Dept. of Boating & Waterways**  
Denise Peterson
- ☐ **California Coastal Commission**  
Allyson Hitt
- ☐ **Colorado River Board**  
Elsa Contreras
- ☒ **Dept. of Conservation**  
Crina Chan
- ☐ **Cal Fire**  
Dan Foster
- ☐ **Central Valley Flood Protection Board**  
James Herota
- ☒ **Office of Historic Preservation**  
Ron Parsons
- ☒ **Dept of Parks & Recreation**  
Environmental Stewardship Section
- ☐ **S.F. Bay Conservation & Dev't. Comm.**  
Steve Goldbeck
- ☒ **Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

## Fish and Wildlife

- ☐ **Depart. of Fish & Wildlife**  
Scott Flint  
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**  
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**  
Laurie Harnsberger
- ☐ **Fish & Wildlife Region 2**  
Jeff Drongesen
- ☐ **Fish & Wildlife Region 3**  
Craig Weightman

- ☐ **Fish & Wildlife Region 4**  
Julie Vance
- ☒ **Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**  
William Paznokas  
Marine Region

## Other Departments

- ☐ **California Department of Education**  
Lesley Taylor
- ☐ **OES (Office of Emergency Services)**  
Monique Wilber
- ☐ **Food & Agriculture**  
Sandra Schubert  
Dept. of Food and Agriculture
- ☐ **Dept. of General Services**  
Cathy Buck  
Environmental Services Section
- ☐ **Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

## Independent Commissions, Boards

- ☐ **Delta Protection Commission**  
Erik Vink
- ☐ **Delta Stewardship Council**  
Anthony Navasero
- ☐ **California Energy Commission**  
Eric Knight

- ☒ **Native American Heritage Comm.**  
Debbie Treadway
- ☒ **Public Utilities Commission**  
Supervisor
- ☐ **Santa Monica Bay Restoration**  
Guangyu Wang
- ☒ **State Lands Commission**  
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

## Cal State Transportation Agency CalSTA

- ☐ **Caltrans - Division of Aeronautics**  
Philip Crimmins
- ☐ **Caltrans - Planning**  
HQ LD-IGR  
Christian Bushong
- ☒ **California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

- ☐ **Caltrans, District 1**  
Rex Jackman
- ☐ **Caltrans, District 2**  
Marcelino Gonzalez
- ☐ **Caltrans, District 3**  
Susan Zanchi
- ☐ **Caltrans, District 4**  
Patricia Maurice
- ☐ **Caltrans, District 5**  
Larry Newland
- ☐ **Caltrans, District 6**  
Michael Navarro
- ☐ **Caltrans, District 7**  
Dianna Watson
- ☐ **Caltrans, District 8**  
Mark Roberts

- ☐ **Caltrans, District 9**  
Gayle Rosander
- ☐ **Caltrans, District 10**  
Tom Dumas
- ☒ **Caltrans, District 11**  
Jacob Armstrong
- ☐ **Caltrans, District 12**  
Maureen El Harake

## Cal EPA

### **Air Resources Board**

- ☐ **Airport & Freight**  
Jack Wursten
- ☐ **Transportation Projects**  
Nesamani Kalandiyur
- ☐ **Industrial/Energy Projects**  
Mike Tollstrup
- ☐ **California Department of Resources, Recycling & Recovery**  
Kevin Taylor/Jeff Esquivel

- ☐ **State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance

- ☒ **State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

- ☐ **State Water Resources Control Board**  
Div. Drinking Water # \_\_\_\_\_

- ☒ **State Water Resources Control Board**  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

- ☐ **State Water Resources Control Board**  
Phil Crader  
Division of Water Rights

- ☒ **Dept. of Toxic Substances Control Reg. # \_\_\_\_\_**  
CEQA Tracking Center

- ☐ **Department of Pesticide Regulation**  
CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)
- ☐ **RWQCB 2**  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- ☐ **RWQCB 3**  
Central Coast Region (3)
- ☐ **RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)
- ☐ **RWQCB 5S**  
Central Valley Region (5)
- ☐ **RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office
- ☐ **RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office
- ☐ **RWQCB 6**  
Lahontan Region (6)
- ☐ **RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office
- ☐ **RWQCB 7**  
Colorado River Basin Region (7)
- ☐ **RWQCB 8**  
Santa Ana Region (8)
- ☒ **RWQCB 9**  
San Diego Region (9)

☒ Other OSHPD

☐ \_\_\_\_\_  
Conservancy

NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691 Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>



December 4, 2019

Norman Pedersen  
San Marcos, City of  
1 Civic Center Drive  
San Marcos, CA 92069

RECEIVED

DEC 09 2019

CITY OF SAN MARCOS  
PLANNING DIVISION

RE: SCH# 1992011057, Kaiser Permanente Medical Center Project - Site Development Plan 19-0005 Project, San Diego County

Dear Mr. Pedersen:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)



## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

[Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Staff Services Analyst

cc: State Clearinghouse

RECEIVED

DEC 16 2019

CITY OF SAN MARCOS  
PLANNING DIVISION

U.S. Department of Homeland Security  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, CA. 94607-4052



FEMA

December 13, 2019

Norm Pederson, Associate Planner  
City of San Marcos  
Planning Division  
1 Civic Center Drive  
San Marcos, California 92069

Dear Mr. Pederson:

This is in response to your request for comments regarding the Notice of Preparation of a Supplemental Environmental Impact Report and Public Scoping Meeting – Kaiser Permanente Medical Center.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Diego (Community Number 060284), Maps revised April 5, 2016 and City of San Marcos (Community Number 060296), Maps revised May 16, 2012. Please note that the City of San Marcos, San Diego County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Norm Pedersen, Associate Planner

Page 2

December 13, 2019

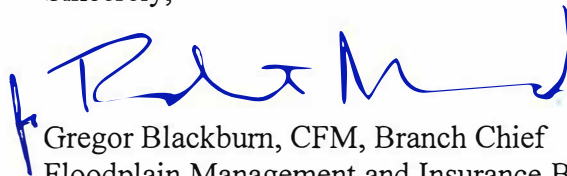
- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The San Marcos floodplain manager can be reached by calling Mike Edwards, Public Works Director, at (760) 744-1050. The San Diego County floodplain manager can be reached by calling Sara Agahi, Flood Control District Manager, at (858) 694-2665.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,



Gregor Blackburn, CFM, Branch Chief  
Floodplain Management and Insurance Branch



Norm Pedersen, Associate Planner

Page 3

December 13, 2019

cc:

Mike Edwards, Public Works Director, City of San Marcos

Sara Agahi, Flood Control District Manager, San Diego County

Garret Tam Sing, State of California, Department of Water Resources, Southern Region Office

Brian Trushinski, Floodplain Manager Specialist, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11

4050 TAYLOR STREET, MS-240

SAN DIEGO, CA 92110

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a California Way of Life.

December 19, 2019

11-SD-78

PM 12.514

Kaiser Permanente Medical Center Project  
NOP/SCH#1992011057Mr. Norman Pedersen  
City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069

Dear Mr. Norman Pedersen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation for the Kaiser Permanente Medical Center Project – Site Development Plan 19-0005 located near State Route 78 (SR-78). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

**Traffic Impact Study**

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.

- Please include ramp intersections at SR-78/N and S Twin Oaks Valley Rd. The geographic area examined in the TIS should also include, at a minimum, all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacity.
- In addition, the TIS could also consider implementing vehicles miles traveled (VMT) analysis into their modeling projections.
- Any increase in goods movement operations and its impacts to State highway facilities should be addressed in the TIS.
- The data used in the TIS should not be more than 2 years old.
- Please provide Synchro Version 10 files.
- Early coordination is recommended.

### **Mitigation**

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mitigation measures to State facilities should be included in TIS/TIA. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

### **Right-of-Way**

Any work performed within Caltrans' Right-of-Way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans' R/W, and any corresponding technical studies.

Mr. Norman Pedersen  
December 19, 2019  
Page 3

If you have any questions, please contact Kimberly Dodson, of the Caltrans Development Review Branch, at (619) 688-2510 or by e-mail sent to [Kimberly.Dodson@dot.ca.gov](mailto:Kimberly.Dodson@dot.ca.gov).

Sincerely,



MAURICE EATON, Branch Chief  
Local Development and Intergovernmental Review



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



December 27, 2019

Norman Pedersen, Associate Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
Phone: (760) 744-1050 ext. 3236  
Email: [npedersen@san-marcos.net](mailto:npedersen@san-marcos.net)

**Subject: Comments on the Notice of Preparation of a Draft Supplemental Environmental Impact Report for the Kaiser Permanente Medical Center - Site Development Plan Project SCH# 1992011057**

Dear Mr. Pedersen:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Kaiser Permanente Medical Center - Site Development Plan Draft Supplemental Environmental Impact Report (Draft SEIR).

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the proposed project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the project that the Department, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

**Department Role**

The Department is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act [CEQA] Guidelines § 15386, subd. (a).) The Department, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, the Department is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

The Department is also a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) The Department may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to the Department's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act

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(CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required.

The Department also administers the Natural Community Conservation Planning (NCCP) program.

**Project Location:** The project is located within the City of San Marcos in the central portion of north San Diego County. 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 miles 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. Regional access to the site is provided by SR-78, which traverses the northern portion of the Heart of the City Specific Plan (HCSP) area and links Interstate 15 (I-15). I-5 is located approximately 3 miles east of the site.

**Project Description/Objective:** The project proposes to develop a 428,500 square foot (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. The original EIR was prepared and certified by the City of San Marcos in 1987. Following the EIR a first SEIR was prepared and certified by the City in 1992 and tiered off the original EIR. The current SEIR is being submitted to fulfill the requirement to update the analysis to cover anything missing from the 1992 analysis. Primary project activities include the implementation of a modified project that would result in a reduced campus build-out of 391,500 sf less of hospital (2,333 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, 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. 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.

## COMMENTS AND RECOMMENDATIONS

The Department offers the following comments and recommendations to assist the City of San Marcos in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.



### Specific Comments

1. The Department strongly recommends the need to conduct a floristic survey to identify potential presence of the CESA endangered thread-leaf brodiaea (*Brodiaea filifolia*) on the proposed project site. This species of flowering plant is federally listed as threatened under the Endangered Species Act (ESA). If there is a positive sighting of the thread-leaf brodiaea, the project would require mitigation (see also comment 3, below). The thread-leaf brodiaea has been identified at approximately 1.7 miles Km northwest of the proposed project site (California Natural Diversity Database [CNDDB], 2019).
2. To enable the Department to adequately review the DEIR, a copy of the biological report referenced in the NOP should be made available upon receipt of our comments and at least 30 days in advance of the DEIR's circulation.

### General Comments

3. The Department considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish & G. Code, §§ 2080, 2085). Consequently, if the project, project construction, or any project-related activity during the life of the project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and G. Code §§ 2080.1, 2081, subds. (b), (c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
4. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR.
  - a) The document should contain a complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
  - b) A range of feasible alternatives should be included to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or

otherwise minimize impacts to sensitive biological resources, particularly. Specific alternative locations and project designs should be evaluated in areas with lower resource sensitivity where appropriate.

#### Biological Resources within the Project's Area of Potential Effect

5. The document should provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire project site, undertaken at the appropriate time of year. The DEIR should include the following information.
  - a) CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
  - b) A thorough, recent floristic-based assessment of special status plants and natural communities, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <https://www.wildlife.ca.gov/Conservation/Plants/Info>). The Department recommends that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 20081). Alternately, for assessing vegetation communities located in western San Diego County, the Vegetation Classification Manual for Western San Diego County (Sproul et al. 20112) may be used. Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off-site. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
  - c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Data Base in Sacramento should be contacted at [www.wildlife.ca.gov/biogeodata/](http://www.wildlife.ca.gov/biogeodata/) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

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1 Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

2 Sproul, F., T. Keeler-Wolf, P. Gordon-Reedy, J. Dunn, A. Klein and K. Harper. 2011. Vegetation Classification Manual for Western San Diego County. First Edition. Prepared by AECOM, California Department of Fish and Game Vegetation Classification and Mapping Program and Conservation Biology Institute for San Diego Association of Governments.



- d) An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

#### Analyses of the Potential Project-Related Impacts on the Biological Resources

- 6. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
  - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
  - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP), such as the Multiple Habitat Conservation Plan resource at San Marcus Creek approximately 800 meters to the north of the proposed project. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
  - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
  - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

7. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
8. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
9. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
10. The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations. Sections 3503.5 and 3513 of the California Fish and Game Code prohibit take of all raptors and other migratory nongame birds and section 3503 prohibits take of the nests and eggs of all birds. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 - September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
11. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

12. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

## CONCLUSION

The Department appreciates the opportunity to comment on the NOP to assist the City of San Marcos in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Nasseer Idrisi, Senior Environmental Scientist (Specialist), at (858) 636-3159 or [Nasseer.Idrisi@wildlife.ca.gov](mailto:Nasseer.Idrisi@wildlife.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gail K. Sevens', with a long horizontal flourish extending to the right.

Gail K. Sevens  
Environmental Program Manager

cc: Office of Planning and Research, State Clearinghouse, Sacramento



## San Diego County Archaeological Society, Inc.

Environmental Review Committee

30 December 2019

To: Mr. Norm Pedersen, Associate Planner  
Development Services Department  
City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

Subject: Notice of Preparation of a Supplemental Environmental Impact Report  
Kaiser Permanente Medical Center Project  
Site Development Plan 19-0005


Dear Mr. Pedersen:

Thank you for the subject Notice of Preparation, received by SDCAS earlier this month

We are glad to see that the DSEIR will address cultural resources and that an analysis is in preparation by Dudek. Please include SDCAS in the distribution of the DSEIR and its cultural resources report when the public review period begins.

SDCAS appreciates the opportunity to participate in the City's public review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File



## San Marcos City Hall

Case No.  
**19-0005**

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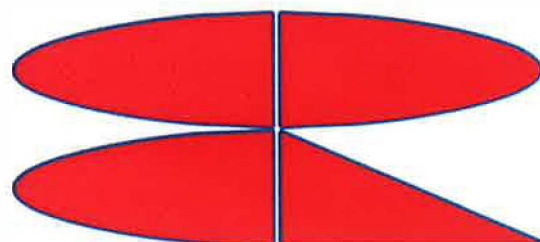
Transcript of Proceeding  
**KAISER PERMANENTE MEDICAL CENTER PROJECT  
PUBLIC ENVIRONMENTAL SCOPING MEETING**

Taken on  
**DECEMBER 17, 2019**

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Reported by:  
**MAURALEE RAMIREZ, CSR NO. 11674**

**CONDENSED  
TRANSCRIPT**



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KAISER PERMANENTE MEDICAL CENTER PROJECT  
PUBLIC ENVIRONMENTAL SCOPING MEETING  
CASE# 19-0005

DECEMBER 17, 2019 - 6:00 P.M.  
SAN MARCOS CITY HALL  
VALLEY OF DISCOVERY ROOM  
1 CIVIC CENTER DRIVE  
SAN MARCOS, CALIFORNIA 92069

REPORTED BY: MAURALEE RAMIREZ, RPR, CSR 11674

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1 San Marcos, California; Tuesday, December 17, 2019; 6:06 p.m.  
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3 **MR. PEDERSEN:** All right. Thank you very much for  
4 attending our meeting this evening for -- the scoping meeting  
5 for the preparation of a Supplemental Environmental Impact  
6 Report for the proposed Kaiser Permanente Medical Center  
7 Project. If you haven't signed in at the table in the corner,  
8 if you could please sign in so we have you on our mailing list  
9 for future mailings for the project for the Environmental  
10 Public Review Period for that.

11 With that, this is our overall agenda for the evening.  
12 There will be a brief introduction. The City is currently  
13 processing a Site Development Plan Review, which is an  
14 administrative review process for the proposed medical center  
15 at the Craven -- 400 Craven Road here in San Marcos where they  
16 propose adding a hospital, a complex to the medical office  
17 building at that location. And then after the project  
18 description, then we'll get into talking about the CEQA Review  
19 Process for the project and then talk about timelines and any  
20 scoping comments.

21 I should also introduce myself. I'm Norm Pedersen,  
22 associate planner with the City of San Marcos, and this is  
23 Jonathan Quezada. He's one of our assistant engineers with the  
24 City of San Marcos. Then with that, I'll turn it over to  
25 Candace Magnus. She's with Dudek & Associates. She's the

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1 **APPEARANCES:**  
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3 **Norm Peterson, City of San Marcos**  
4 **Candace Magnus, Dudek**  
5 **Jonathan Quezada, City of San Marcos**  
6 **Skyler Denniston, Kaiser Permanente**  
7 **Shawn Shamlou**  
8 **Christine Schmidt**  
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1 environmental consultant for the project, and she can go over  
2 her agenda here.

3 **MS. MAGNUS:** So good evening. Thanks everyone for  
4 attending. I'm going to be walking you through the project  
5 description, and, first, we wanted to throw up an existing  
6 conditions type of slide here. The Kaiser Permanente Medical  
7 Center Project will be constructed on the northern portion of  
8 this project site, this 40-acre project site as you see here  
9 today. This aerial shows the existing conditions on the site  
10 as they are right now. There are four medical office buildings  
11 right here, and they're surrounded by parking lots with about  
12 1,161 parking spaces right now.

13 To the north, we have an undeveloped triangular  
14 parcel. And the site, as you can see, is surrounded by Rush  
15 Drive, Craven Road, and Echo Lane. And this future area right  
16 here is the future Discovery Street that will connect Rush  
17 Drive to Echo Lane and the Discovery Village Group. Just a  
18 little bit of orientation for you.

19 Now this shows a site plan of the proposed medical  
20 facility. This project was originally entitled in 1992 and has  
21 been partially constructed. The modified project that is going  
22 to be going in right now is a 206-bed, 428,507-square-foot,  
23 seven-story hospital, along with a 26,000-square-foot central  
24 utility plant, and then about 1,376 combined parking spaces.  
25 Those are on top of the ones that are already existing today.

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<p>1 so in reality, you'll get about 276 additional spaces.</p> <p>2 The existing medical office buildings that are here,</p> <p>3 they will be operational during the construction of the</p> <p>4 hospital tower behind it, so they will keep operating. There</p> <p>5 will also be an ambulance entry to the hospital setting that is</p> <p>6 coming off of Rush Drive. So the construction period will be</p> <p>7 about 36 months. And basically, the modified project is a</p> <p>8 reduced project from what was originally entitled in 1992 I'm</p> <p>9 going to go into just a little bit more in a couple of slides.</p> <p>10 First of all, I wanted to talk a little bit about the</p> <p>11 purposes of the California Environmental Quality Act. Pursuant</p> <p>12 to CEQA, the City is what's called a lead agency under CEQA</p> <p>13 because they have the primary responsibility of carrying out</p> <p>14 the project. CEQA has some basic purposes. We're informing</p> <p>15 decision-makers, identifying ways to reduce environmental</p> <p>16 effects, and we are preventing ways to prevent significant</p> <p>17 environmental effects by requiring changes to the project. So</p> <p>18 that's the overall purpose of CEQA.</p> <p>19 And an EIR. Basically an EIR is an Environmental</p> <p>20 Impact Report. It's an informational document that is going to</p> <p>21 identify those potential significant effects, and it describes</p> <p>22 alternatives to the proposed project that could avoid or reduce</p> <p>23 significant effects, and it's made available for public review</p> <p>24 for a 45-day public review period.</p> <p>25 So this slide just gives a brief background on EIRs that</p> <p style="text-align: right;">5</p>	<p>1 the project.</p> <p>2 Scoping. Basically -- what's scoping? It's basically</p> <p>3 early consultation. We want your feedback so that we can know</p> <p>4 what we need to look at in depth in our Draft EIR, which will</p> <p>5 be the next phase. So the City holds these type of scoping</p> <p>6 meetings for every type of EIR that they review, and it gives</p> <p>7 people the opportunity to provide scoping comments.</p> <p>8 And I want to be a little bit specific about the types of</p> <p>9 comments that we're looking for for this type of analysis.</p> <p>10 We're looking for anything you consider significant effects</p> <p>11 that should be analyzed in depth in the EIR, any feasible</p> <p>12 mitigation measures. Those are basically conditions that the</p> <p>13 Applicant needs to comply with to reduce significant</p> <p>14 environmental effects and feasible alternatives that could</p> <p>15 potentially reduce significant effects.</p> <p>16 So in summary, basically the Notice of Preparation Period</p> <p>17 and the Scoping Meeting is an opportunity for the Agency and</p> <p>18 the public to come out and tell us what you would like to see</p> <p>19 analyzed in the EIR.</p> <p>20 This just gives the basic project timeline. We started --</p> <p>21 we initiated the project in the summer of 2019. We have the</p> <p>22 Draft Project Description and preparation of an Initial Study</p> <p>23 during the winter of 2019. That's basically right now. And we</p> <p>24 are anticipating the Draft EIR coming out in early 2020</p> <p>25 sometime. So basically the bottom line of this slide is to let</p> <p style="text-align: right;">7</p>
<p>1 have been prepared in and around the project site. In 1987,</p> <p>2 there was the Heart and City Specific Plan Program EIR. It was</p> <p>3 considered the development of a much bigger area in three</p> <p>4 planning districts. And then four years later in 1992, a</p> <p>5 Supplemental EIR was prepared for this exact project site, the</p> <p>6 40-acre site. It considered the environmental effects of the</p> <p>7 Kaiser Permanente Medical Facility and allowed for an eventual</p> <p>8 build-out of 1,335,000 square feet on a 40-acre project site.</p> <p>9 So that was a much bigger project that was entitled in 1992.</p> <p>10 So today, we are doing a Supplemental Project EIR that</p> <p>11 looks at modifications of this prior project that was entitled</p> <p>12 in 1992. We're going to update the analysis around those</p> <p>13 modifications and see if any new or more severe environmental</p> <p>14 effects are coming out of the modified project.</p> <p>15 So the beginning of CEQA begins with a notice of</p> <p>16 preparation period. Here's our notice of preparation. This</p> <p>17 was -- the purpose of this document is to basically solicit</p> <p>18 comments from the public and from agencies that are interested</p> <p>19 in the project. It contains the project description and a list</p> <p>20 of potential environmental effects that have been identified.</p> <p>21 This was widely distributed to lots of people. I think we sent</p> <p>22 it to over a hundred people on our mailing and distribution</p> <p>23 list. Basically it went to the State Clearinghouse where it</p> <p>24 will be distributed to agencies so that they know of this</p> <p>25 project and they can comment on the environmental effects of</p> <p style="text-align: right;">6</p>	<p>1 you know there are lots of opportunities to comment on this</p> <p>2 document.</p> <p>3 The first one is right now. You can provide scoping</p> <p>4 comments by filling out comment cards or writing a letter to</p> <p>5 Norm or emailing Norm. There's lots of ways to comment on it</p> <p>6 during the scoping process. That will be considered during our</p> <p>7 preparation of a Draft EIR. The Draft EIR will be put out to</p> <p>8 the public for 45-day public review period, and during that</p> <p>9 time, you can write letters, you can tell us what you think of</p> <p>10 the analysis, if you disagree with the analysis, if you -- you</p> <p>11 know, you can make any kind of comment you basically want.</p> <p>12 Again, we'd like to get comments specifically on the</p> <p>13 environmental impacts of the project, but that's your</p> <p>14 opportunity to comment on the draft. And that will be</p> <p>15 considered in the preparation of the Final EIR which will be</p> <p>16 considered by the City.</p> <p>17 And the City is going to come up with conditions of</p> <p>18 approval for the Site Development Plan. You also have an</p> <p>19 opportunity there to contact the City, see the conditions, and</p> <p>20 comment at that point in time. So lots of different</p> <p>21 opportunities.</p> <p>22 So in the preparation of the Draft EIR, we're going to be</p> <p>23 preparing some technical studies, the City is, biological</p> <p>24 resources analysis, cultural resources analysis, we'll be</p> <p>25 evaluating the mitigation measures from the previously -- that</p> <p style="text-align: right;">8</p>



<p>1 were previously identified in the 1992 EIR, and we're going to  2 look to see if there needs to be any project-specific  3 mitigation measures added during the Draft EIR, and we may look  4 at other topics. So this is basically just a breakdown of the  5 potential environmental impacts that have been identified from  6 the initial study.</p> <p>7 <b>MS. SCHMIDT:</b> Excuse me. Can you define those three?  8 <b>MS. MAGNUS:</b> Biological.  9 <b>MS. SCHMIDT:</b> Like what's a "cultural resource"?  10 <b>MS. MAGNUS:</b> A cultural resource is the historic,  11 archeological, tribal cultural resources. We'll be looking  12 into those to see if there are impacts to those resources, and  13 we'll be creating a technical report which will evaluate that,  14 and that will be put out to the public to review.</p> <p>15 <b>MS. SCHMIDT:</b> And "biological" is like the land?  16 <b>MS. MAGNUS:</b> It's bio. Yeah. Any impacts to special  17 status species.  18 <b>MS. SCHMIDT:</b> Sure.  19 <b>MS. MAGNUS:</b> Or special status habitat or special  20 plants. You know, everything is evaluated basically in the  21 Biological Resources Report. You'll have the opportunity to  22 see what the impacts are and to comment, and the agencies will  23 also have the opportunity to look at that report and comment on  24 what they think.  25 So if you're interested in reviewing the Initial Study</p> <p style="text-align: right;">9</p>	<p>1 period for the Notice of Preparation is December 3rd to  2 January 2nd. So at 5:00 on January 2nd, you need to have your  3 letters in. And you can submit either that way or via email.  4 Here's Norm's email address where can you send him any comments  5 that you might have.</p> <p>6 And with that, we'll take your Public Scoping  7 comments. And so I want to stress before we begin, any kind of  8 comments, we're not answering questions tonight in that. We  9 haven't prepared the document yet so this is strictly to  10 solicit feedback from the public on what you want us to look at  11 for this EIR. So with that, if anyone has any comments, we are  12 here, we have a transcriptionist here that is going to record  13 your comments so that we can remember exactly what you said and  14 we can take that into consideration with preparing the  15 document. So any comments?</p> <p>16 <b>MS. SCHMIDT:</b> Am I the only one here?  17 <b>MR. SHAMLOU:</b> All eyes on you.  18 <b>MS. SCHMIDT:</b> Okay. My comments don't fit into what  19 you're looking for, so is there...  20 <b>MS. MAGNUS:</b> That's fine. You can state it. I just  21 can't answer it right now.  22 <b>MS. SCHMIDT:</b> No problem. So I'm wondering -- this is  23 going to severely effect my home. I mean, three years of the  24 hospital being built. First of all, I want Kaiser to build a  25 hospital. They need a hospital. I'm not against that. I'm</p> <p style="text-align: right;">11</p>
<p>1 that was prepared for the project, it is available at the City  2 Planning Desk right out here. You can go up there and ask to  3 see it and review it there, or you can go on to the City's  4 website. Go to the environmental documents page and click on  5 the Kaiser Permanente Medical Center project, and you can  6 review the initial study prepared for this Notice of  7 Preparation. So that might inform you what you might want to  8 comment on for your scoping comments.</p> <p>9 This slide just shows the discretionary approvals that  10 the City is going to have to make to approve this. This would  11 be the final step, certification of the Supplemental EIR and  12 approval of a Site Development Plan. So those are the steps  13 that the City will take in approving this project, and those  14 are the final discretionary approvals.</p> <p>15 Again, just to reiterate, we're looking for  16 significant effects to the environment that you would like us  17 to look at in the Draft EIR, feasible mitigation measures,  18 feasible alternatives. And you may bring up cumulative impacts  19 of recently approved projects or projects that are in the  20 pipeline, so anything you want us to consider there. So those  21 are the types of comments we're really soliciting tonight.</p> <p>22 This slide shows how to submit your comments. It's  23 also on the comment letter -- comment form back there, the same  24 information is up there. But basically you can write into  25 Norm, and he will receive your letters. The public comment</p> <p style="text-align: right;">10</p>	<p>1 more just saying like, hey, you're in my backyard. That's  2 going to be really loud, really dusty, a lot of traffic, and  3 I'm not thrilled about that. So I'm more wondering like is  4 that taken into account? I mean, I assume it's tough luck, you  5 know, the plan has been there for a really long time; if you  6 don't like it --</p> <p>7 <b>MS. MAGNUS:</b> Well, the draft EIR --  8 <b>MS. SCHMIDT:</b> -- on the back door.  9 <b>MS. MAGNUS:</b> I think it's safe to say the Draft EIR is  10 going to consider both construction and operational impacts, so  11 construction is definitely taken into consideration.</p> <p>12 <b>MS. SCHMIDT:</b> Yeah.  13 <b>MS. MAGNUS:</b> There were mitigation measures in the  14 previous document. There are probably going to be project  15 specific ones. We don't know yet. But that will be considered  16 as part of the draft.</p> <p>17 <b>MS. SCHMIDT:</b> For instance, I'm happy to hear the  18 ambulances will be coming off of Rush and not off of Echo, but  19 just things, like Kaiser put in an electrical vehicle charging  20 station. It took them like three months to put it in. But we  21 weren't notified, and just that -- I mean, I work out of my  22 house so I'm home all day, and it was like oh, my gosh! That  23 was just three months of putting in some batteries. So I  24 think, okay, I think I may need to move because three years of  25 a hospital is a really big deal.</p> <p style="text-align: right;">12</p>

<p>1 So if -- I guess a bigger question or more direct</p> <p>2 question would be, if I am not -- if I choose not to move, is</p> <p>3 there any kind of compensation for hey, this is going to be</p> <p>4 hard on you for a long time. I know that the new housing</p> <p>5 development that went up above Craven, those houses right on</p> <p>6 the open space, they got reimbursed monthly by the housing</p> <p>7 development because they used to live on green space, and then</p> <p>8 all of a sudden, it was trucks at 7:00 in the morning doing</p> <p>9 their backup noises and insane dust. And I know they got</p> <p>10 reimbursed. Is that even on the table?</p> <p>11 <b>MS. MAGNUS:</b> Well, we welcome you to comment -- you</p> <p>12 can provide that comment and it will be considered as part of</p> <p>13 the actual.</p> <p>14 <b>MS. SCHMIDT:</b> That's fine. Okay. That's why I'm</p> <p>15 here. That's my comment.</p> <p>16 <b>MS. MAGNUS:</b> You can chat with them. They'll be</p> <p>17 around. We encourage you to put just whatever comments what</p> <p>18 you would like considered down in writing, or, you know, email</p> <p>19 Norm.</p> <p>20 <b>MS. SCHMIDT:</b> Norm, I've talked to him a couple times.</p> <p>21 He's been fantastic.</p> <p>22 <b>MR. PEDERSEN:</b> If I may add also. During</p> <p>23 construction, contractors, the developer need to comply with</p> <p>24 our construction ordinance in terms of times of construction.</p> <p>25 <b>MS. SCHMIDT:</b> Right.</p> <p style="text-align: right;">13</p>	<p>1 all evaluate and we will try to keep away from the residential</p> <p>2 areas.</p> <p>3 <b>MS. SCHMIDT:</b> Right. So -- and then I was told --</p> <p>4 actually maybe it was you that said that the summer of next</p> <p>5 year is when construction may begin?</p> <p>6 <b>MR. PEDERSEN:</b> I believe that's correct, yeah.</p> <p>7 <b>MS. SCHMIDT:</b> That's the idea?</p> <p>8 <b>MR. DENNISTON:</b> Yeah. We're aiming for early July of</p> <p>9 2020.</p> <p>10 <b>MS. SCHMIDT:</b> Because then, you know, with the housing</p> <p>11 market the way it is now, it's like you want to make this -- if</p> <p>12 we're going to move, do we need to do that now or... so these</p> <p>13 are -- okay. Early July. So if there was going to be any kind</p> <p>14 of noticeable reimbursement or whatever, some kind of</p> <p>15 "we're-sorry-for-this-thing payment," when would that be --</p> <p>16 when would we find out about that? Or you're free to tell me</p> <p>17 like now yeah, there's like a 2 percent chance of that</p> <p>18 happening.</p> <p>19 <b>MR. PEDERSEN:</b> Well, we're welcome to accept your</p> <p>20 comments regarding that, and that's something that can be</p> <p>21 forwarded to the Applicant and that's something they can</p> <p>22 evaluate.</p> <p>23 <b>MS. SCHMIDT:</b> Okay.</p> <p>24 <b>MR. PEDERSEN:</b> I'm not aware of what was occurring</p> <p>25 with the other.</p> <p style="text-align: right;">15</p>
<p>1 <b>MR. PEDERSEN:</b> And dust control.</p> <p>2 <b>MS. SCHMIDT:</b> Right.</p> <p>3 <b>MR. PEDERSEN:</b> Storm water, best management practices.</p> <p>4 <b>MS. SCHMIDT:</b> Right.</p> <p>5 <b>MR. PEDERSEN:</b> Those are all things that if those</p> <p>6 things are being deviated during construction, you know, our</p> <p>7 code enforcement --</p> <p>8 <b>MS. SCHMIDT:</b> Right.</p> <p>9 <b>MR. PEDERSEN:</b> -- can be on that to be sure the</p> <p>10 developer is complying with --</p> <p>11 <b>MS. SCHMIDT:</b> Yeah.</p> <p>12 <b>MR. PEDERSEN:</b> -- what our construction ordinances are.</p> <p>13 <b>MS. SCHMIDT:</b> Right. Just things like if the</p> <p>14 construction trucks can also come in off of Rush. Just things</p> <p>15 like that. I think you confirmed that Echo is not going to go</p> <p>16 through to Discovery?</p> <p>17 <b>MR. PEDERSEN:</b> It will not, no.</p> <p>18 <b>MS. SCHMIDT:</b> That's huge.</p> <p>19 <b>MR. PEDERSEN:</b> That's something we could look at.</p> <p>20 Prior to the project starting construction, the City gets</p> <p>21 together in terms of okay, where are deliveries going to be</p> <p>22 coming in --</p> <p>23 <b>MS. SCHMIDT:</b> Right.</p> <p>24 <b>MR. PEDERSEN:</b> -- where is -- soil is going to be</p> <p>25 moved, where they're going to test. That's all something we'll</p> <p style="text-align: right;">14</p>	<p>1 <b>MS. SCHMIDT:</b> I know, yeah. That was just another</p> <p>2 parent at a school was like, We're getting checks every month,</p> <p>3 and I thought that was like, Oh, that's neat. And then when</p> <p>4 this came up, I was like, They're going to build a hospital in</p> <p>5 my backyard. But, again, I'm not mad that the hospital is</p> <p>6 being built. It makes perfect sense. We just have to make a</p> <p>7 decision as a family if we want to...</p> <p>8 <b>MS. MAGNUS:</b> Are you right along Echo?</p> <p>9 <b>MS. SCHMIDT:</b> I'm right -- yes, yes.</p> <p>10 <b>MS. MAGNUS:</b> Here. Maybe if I can bring up.</p> <p>11 <b>MS. SCHMIDT:</b> Yeah. I'm pleased to see that it's --</p> <p>12 yeah, I'm kind of --</p> <p>13 <b>MS. MAGNUS:</b> Are you right there.</p> <p>14 <b>MS. SCHMIDT:</b> Yeah.</p> <p>15 <b>MS. MAGNUS:</b> Oh, I drew on it.</p> <p>16 <b>MS. SCHMIDT:</b> I'm pleased to see that the plan is not</p> <p>17 going to take over the entire spot -- I don't know, but...</p> <p>18 <b>MS. MAGNUS:</b> Maybe something needs to be taken into</p> <p>19 consideration for staging and those kind of things.</p> <p>20 <b>MR. SHAMLOU:</b> Absolutely. The whole point of this</p> <p>21 meeting is to get your comments and what we want to do is have</p> <p>22 thorough and thoughtful --</p> <p>23 <b>MS. SCHMIDT:</b> Yeah.</p> <p>24 <b>MR. SHAMLOU:</b> -- analysis to it.</p> <p>25 <b>MS. SCHMIDT:</b> Yeah.</p> <p style="text-align: right;">16</p>

1 **MR. SHAMLOU:** I don't want to shoot anything off the  
2 cuff, but please --  
3 **MS. SCHMIDT:** Yeah.  
4 **MR. SHAMLOU:** -- provide your comments, so we can --  
5 **MS. SCHMIDT:** Yeah. It's more like hey, this is  
6 something that's been in the works, everyone kind of knows  
7 about, it has to be done, and as a good neighbor, you know, we  
8 would be happy to....  
9 **MR. DENNISTON:** We live here too and --  
10 **MS. SCHMIDT:** Yeah.  
11 **MR. DENNISTON:** -- if you're upset, that's not going  
12 to bode well for us as well.  
13 **MS. SCHMIDT:** Well, I'm clearly the only one that  
14 cares. But I work from home. Maybe a lot of other people  
15 don't work from home.  
16 **MR. DENNISTON:** We hope this is the beginning of a  
17 conversation, so please provide -- we solicit your comments,  
18 and we'll respond accordingly.  
19 **MS. SCHMIDT:** Are you from Kaiser?  
20 **MR. DENNISTON:** I'm with Kaiser. I do their land use  
21 and entitlements. I'll be attached to the hip of the project  
22 through construction.  
23 **MS. MAGNUS:** He is the Applicant.  
24 **MS. SCHMIDT:** Wait. Who are you?  
25 **MR. DENNISTON:** I'll give you a card.

17

1 **MS. SCHMIDT:** I'll be nice. No. It is what it is,  
2 but I just wanted to get more information. Thank you.  
3 Anything else I need to know since you're all here? But you're  
4 really going to get -- that didn't look like very much parking.  
5 Is it a garage?  
6 **MR. DENNISTON:** No, it's --  
7 **MS. MAGNUS:** It's surface level.  
8 **MR. DENNISTON:** It's all surface level.  
9 **MS. SCHMIDT:** But for 700 beds?  
10 **MR. DENNISTON:** No, no.  
11 **MS. SCHMIDT:** I'm sorry. Seven stories.  
12 **MR. DENNISTON:** Approximately 200.  
13 **MS. SCHMIDT:** But it looked like you were only adding  
14 a little bit of parking in the back.  
15 **MS. MAGNUS:** Some of the parking is going to come out  
16 because of the hospital facility.  
17 **MS. SCHMIDT:** Yes.  
18 **MS. MAGNUS:** And then they're going to add some in the  
19 northern portions, and then there will be a strip of parking on  
20 this parcel out here. So altogether, there will be more  
21 parking than what's out there today, which is all surface level  
22 which is a good thing because the 1992 project allowed for  
23 parking structures, which -- yeah, for 5,000 spaces. You don't  
24 want that.  
25 **MS. SCHMIDT:** No, no, no.

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1 **MS. MAGNUS:** This is a reduced project.  
2 **MS. SCHMIDT:** I remember my other bigger question. My  
3 other bigger question was what was it called, the power plant?  
4 **MR. DENNISTON:** Central utility.  
5 **MS. SCHMIDT:** Where is that going?  
6 **MR. DENNISTON:** Right over here.  
7 **MS. SCHMIDT:** Okay. So I'm imagining that that makes  
8 a lot more noise than the car battery. I mean, at night in the  
9 summer when I have my window open, I have constant buzzing from  
10 the electrical charging station. So if have a power plant  
11 right on the other side of the parking lot, isn't that also 24  
12 hours of noise even once the hospital is finished?  
13 **MR. DENNISTON:** It's enclosed.  
14 **MS. SCHMIDT:** Okay.  
15 **MR. DENNISTON:** It's an enclosed plant. But also this  
16 is something you would want to comment on as well.  
17 **MS. SCHMIDT:** Yes. Okay. Tell me what it was called  
18 again.  
19 **MR. DENNISTON:** I think we're calling it the central  
20 energy center.  
21 **MS. MAGNUS:** Central utility plant.  
22 **MR. DENNISTON:** It's also partially subterranean too.  
23 It's at a lower grade partially so that would also help in  
24 containing the sound.  
25 **MS. SCHMIDT:** Okay. So we're coming straight across

19

1 from the current -- oh, are you adding on to the -- are you  
2 adding on to the parking lot that's on the upper left? I'm  
3 sorry. All the way on the left. That is getting bigger?  
4 **MR. PEDERSEN:** Yeah.  
5 **MS. SCHMIDT:** Or is that the current one?  
6 **MR. PEDERSEN:** Yeah.  
7 **MS. SCHMIDT:** Okay. That one gets bigger. We go  
8 pretty much straight across like this. Okay.  
9 **MS. MAGNUS:** So are you down here, or are you further  
10 up?  
11 **MS. SCHMIDT:** I'm not -- I'm more -- I'm a little bit  
12 above where you -- yeah.  
13 **MS. MAGNUS:** Right there?  
14 **MS. SCHMIDT:** Yes.  
15 **MR. PEDERSEN:** Across where the driveway goes in?  
16 **MS. SCHMIDT:** Yep. Yeah. Which I have to say, given  
17 how many cars come in and out of there every day, I don't even  
18 notice that. I don't hear -- like that's not a problem, which  
19 I feel is surprising. But it's not. So that's nice.  
20 **MR. DENNISTON:** That's great to hear.  
21 **MS. SCHMIDT:** Yeah, it's not -- the cars coming in and  
22 out of Kaiser everyday is not a problem. Okay. So it looks  
23 like where this current parking lot is is going to be energy,  
24 and this is going to be hospital.  
25 **MR. DENNISTON:** It's on the last page of your handout.

20

<p>1       <b>MS. SCHMIDT:</b> Oh, the whole thing is? Thank you. I</p> <p>2       appreciate it.</p> <p>3       <b>MS. MAGNUS:</b> We really appreciate your comments. It's</p> <p>4       exactly -- you know, we're looking to understand what you want</p> <p>5       evaluated, so.</p> <p>6       <b>MS. SCHMIDT:</b> And to me, I figure with all the laws in</p> <p>7       place in California that all the biological stuff is -- you're</p> <p>8       not going to get away with any of that, so I figure, you know,</p> <p>9       that's handled, I'm assuming.</p> <p>10      <b>MR. DENNISTON:</b> Boy howdy.</p> <p>11      <b>MS. SCHMIDT:</b> And if you dig up any T-Rexes or</p> <p>12      anything, that would be cool. I'll let you go home to your</p> <p>13      family, I'll go home to my family. Is that everything?</p> <p>14      <b>MR. DENNISTON:</b> That's everything.</p> <p>15      <b>MR. PEDERSEN:</b> Feel free to shoot me an email.</p> <p>16      <b>MS. MAGNUS:</b> Or fill out a comment card.</p> <p>17      <b>MR. PEDERSEN:</b> If email works best for you, that's</p> <p>18      fine too.</p> <p>19      <b>MS. SCHMIDT:</b> I can email the comment or do this</p> <p>20      thing?</p> <p>21      <b>MS. MAGNUS:</b> Either way.</p> <p>22      <b>MS. SCHMIDT:</b> Thank you.</p> <p>23      <b>MR. PEDERSEN:</b> Thank you for attending.</p> <p>24      (Proceedings concluded at 6:35 p.m.)</p> <p>25      //</p> <p style="text-align: right;">21</p>	
<p>1       STATE OF CALIFORNIA)</p> <p>2       COUNTY OF SAN DIEGO)</p> <p>3</p> <p>4       I, Mauralee Ramirez, Certified Shorthand Reporter for the</p> <p>5       State of California, do hereby certify that the statements made</p> <p>6       at the time of the public hearing were recorded</p> <p>7       stenographically by me and were thereafter transcribed.</p> <p>8       Further, if the foregoing pertains to the original</p> <p>9       transcript of a deposition in a federal case, pursuant to</p> <p>10      F.R.C.P. 30(e)(2) before completion of the proceedings, review</p> <p>11      of the transcript was not requested.</p> <p>12      I further certify that I am not a relative or employee of</p> <p>13      any of the parties, nor financially interested in the</p> <p>14      transaction.</p> <p>15      I declare under penalty of perjury under the laws of</p> <p>16      California that the foregoing is true and correct.</p> <p>17</p> <p>18      S/Mauralee Ramirez                      December 27, 2019</p> <p>19      RPR, CSR 11674</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: right;">22</p>	



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## public comment - Kaiser Permanente Medical Center Project

Christine Schmidt <cascrs@gmail.com>

Thu 1/2/2020 4:40 PM

To: Pedersen, Norman <NPedersen@san-marcos.net>; skyler.x.denniston@kp.org <skyler.x.denniston@kp.org>

Greetings, Norm and Skyler!

Thank you for the time you and others spent at the public scoping meeting. It was good to meet you both in person. What follows are my comments on the Kaiser Permanente Medical Center Project as a current resident of the east side of Sonoma Street, which backs the west side of the current Kaiser property:

> Please consider offering a monthly "good neighbor" compensation payment to individuals like myself who back directly to the project. I work from home, so this 36-month long project will significantly affect my quality of life. The noise and dust will be considerable, to put it mildly. For a project of this size, this is the least you can do for the residents, your neighbors, who will be directly impacted on a daily basis for three years by your expansion. A couple of years ago during the construction of the Rancho Tesoro housing development less than a mile to the south of Kaiser, I was told by a resident of a home backing up to the project that they were compensated on a monthly basis by the developer for the inconvenience from the noise and dust, so there appears to be a local precedent for this.

> Please consider moving the central utility plant to the east side of the project. It is currently slated to be installed on the west side, which will cause ongoing noise pollution for the residents of Sonoma Street once the project is complete. Even the small, recently installed electric vehicle charging station in the west side parking lot is quite loud, so a 30,000 sf utility plant will undoubtedly be even worse. The noise of it wouldn't affect anyone if it was moved to the east side of the property.

> My master bedroom/office space window looks directly onto this project. What are you going to do to mitigate the visual impact of this new development? Please consider adding trees and using low-impact street/parking lot lighting.

> All construction traffic should enter and exit off Rush Drive, not Echo Lane.

> There should be no construction on Saturdays and Sundays.

> All future ambulances should enter off Rush Drive, not Echo Lane.

Please let me know how you plan to mitigate the impact of noise and dust during this project. Here is my contact information:

Christine Schmidt

[cascrs@gmail.com](mailto:cascrs@gmail.com)

760-533-6306

557 Sonoma St.

San Marcos, CA 92078

I sincerely appreciate your time. As I said at the public scoping meeting, I am not opposed to Kaiser expanding, but I am interested in how you will treat your neighbors as you do it.

Sincerely,  
Christine Schmidt



(SDP) 19-0005

Brett Gahagan <bgahagan@qti.qualcomm.com>

Wed 12/25/2019 10:33 AM

To: Pedersen, Norman <NPedersen@san-marcos.net>

Good Afternoon,

We live at 541 Sonoma St., here in San Marcos. Our backyard is parallel to Kaiser Hospital from a vantage point of Echo Lane. We are happy to hear of the upgrade the hospital is doing. However, the headlights from the parking lot often shoot directly into our living room.

We, and our immediate neighbors would be incredibly grateful if you would consider building a wall, shielding Echo Lane, as part of your project. I'm sure the cost would be minimal, and no longer having headlights peering into our homes would go a long way for support!

Merry Christmas, and thank you for taking the time to read this request.

Sincerely,  
Brett Gahagan  
760-644-2182

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## SEIR and Public Scoping for SDP 19-0005

John Melson <johnmelson@gmail.com>

Sun 12/22/2019 9:06 PM

To: Pedersen, Norman <NPedersen@san-marcos.net>

Hi Mr. Pedersen.

I have been in contact with you in the past regarding the Kaiser Project. I had several concerns in my initial comments. I believe you may have addressed them, but I wanted to followup with this as I am not sure of the entire process and don't want to miss any deadlines.

My request regarding the Kaiser plan is that they construct a physical wall so that the lights of cars parking in the northwestern parking lot do not shine into our homes. I, with my other neighbors are interested in some sort of privacy from the cars parking in that part of the lot.

I am not sure if I need to make this request at this time, or a later time, or if it has already been recorded, or even decided upon.

Thanks

John Melson

## Re: Kaiser Hospital Project / Future roads

Brenda Ball <brendaball77@gmail.com>

Tue 12/10/2019 10:50 PM

To: Pedersen, Norman <NPedersen@san-marcos.net>

Cc: Greg Ball <gball.ppi@gmail.com>

Thank you for your response.

Brenda Ball

On Tue, Dec 10, 2019 at 2:58 PM Pedersen, Norman <NPedersen@san-marcos.net> wrote:  
Greg and Brenda,

Thanks for your email.

Regarding road improvements.....Echo Lane will stay at its current termination point. There are no plans to extend Echo Lane to the north to connect to future Discovery Street. The proposed project will widen the pavement of Echo Lane and install sidewalk along its east side from the existing Kaiser driveway entry to the end of Echo Lane at Tiburon Street. A cul-de-sac will be installed at the end of Echo Lane. Echo Lane will remain a 2-lane road.

If you have any questions, please feel free to contact me.

thanks

Norm Pedersen

Associate Planner

City of San Marcos Planning Division

760.744.1050 x3236

[npedersen@san-marcos.net](mailto:npedersen@san-marcos.net)

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**From:** Brenda Ball <brendaball77@gmail.com>

**Sent:** Saturday, December 7, 2019 8:11 AM

**To:** Pedersen, Norman <NPedersen@san-marcos.net>

**Cc:** Greg Ball <gball.ppi@gmail.com>

**Subject:** Kaiser Hospital Project / Future roads

Hello Norm,

We received the Notice of Preparation form in the mail regarding the new Kaiser Hospital. We own a home in Discovery Hills directly west of the Kaiser facility.

We are curious to know what roads are planned around our community. We see that the ER entrance to the hospital will come off of Rush, which is good. We are specifically

wondering if Echo Lane will be widened to a 4 lane road and/or extended further to the north to connect with maybe a future extension of Discovery Rd.

Is there a future road map you could direct us to?

Our main concern is future traffic on Echo Lane specifically. Hospital traffic will hopefully be kept away from the adjacent residential community.

Thank you for your time and assistance,

Greg & Brenda Ball  
760-419-3300