

Binder

City of San Diego  
Planning Department



Environmental  
Quality  
Division

236-5775

## Mitigated Negative Declaration

EQD No. 88-1297

SUBJECT: Sharp Memorial Hospital Amendment. AMENDMENT to CONDITIONAL USE PERMIT No. 88-0253 to allow the expansion of the existing hospital facility with 340,000 square feet of uses (central plant, rehabilitation center addition, women's center and clinical office building). Located at 7901 Frost Street between Birmingham Drive and Health Center Drive in the Serra Mesa community plan area (Portions of Parcels 1, 2, and 3 of Map No. 5131). Applicant: Sharp Memorial Hospital.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

The project includes measures to mitigate potentially significant impacts to traffic circulation.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATING MEASURES/MITIGATION MONITORING AND REPORTING PROGRAM:

To mitigate significant impacts regarding traffic circulation, the following measures would be included in the Mitigation Monitoring and Reporting Program and as conditions of the Conditional Use Permit. The applicant has agreed to these conditions. Prior to the issuance of any building permits, the following improvements shall be constructed, bonded for construction or otherwise assured. Prior to the issuance of any certificate of occupancy of those buildings which contain uses that generate traffic, the following improvements shall be completed.

- Contribution of 25 percent of the cost of construction of an additional westbound through lane at the SR-163 northbound on-ramp/Cardinal Street intersection.
- Signalization of the intersection of Health Center Drive and Vista Hill Avenue intersection, and interconnection of the signal with the traffic signal at Genesee Avenue and Health Center Drive and with the traffic signal at Health Center Drive and Frost Street.
- Signalization of the Health Center Drive and Genesee Avenue/Starling Drive intersection and interconnection of the signal with the traffic signal at Genesee Avenue and SR-163 northbound on-ramp/Cardinal Street.
- Dual left-turn lanes on eastbound Genesee Avenue at Health Center Drive.
- Dual left-turn lanes on northbound Health Center Drive at Mesa College Drive, and on westbound Mesa College Drive at Health Center Drive).

If the Sharp Memorial Hospital project is not preceded by the Children's Hospital and Health Center project, the following measures would need to be completed prior to issuance of building permits:

- Provide an additional westbound through lane at the SR-163 northbound on-ramp/Cardinal Street intersection.
- Installation of a traffic signal at the intersection of Health Center Drive and Frost Street and interconnection of the signal with the traffic signal at Health Center Drive and Mesa College Drive.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego  
Engineering and Development Department  
Planning Department  
Councilmember Struiksma, District 5  
SANDAG  
Kearny Mesa Town Council  
Serra Mesa Community Council  
Kearny Mesa Community Planning Group  
Linda Vista Community Planning Committee

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- ( ) Comments were received but did not address the Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration and any Initial Study material are available in the office of the Environmental Quality Division for review, or for purchase at the cost of reproduction.



Ann B. Hix, Principal Planner  
City Planning Department

April 28, 1989  
Date of Draft Report

May 22, 1989  
Date of Final Report

Analyst: Jacques



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Planning Department  
ENVIRONMENTAL QUALITY DIVISION  
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INITIAL STUDY  
EQD No. 88-1297

SUBJECT: Sharp Memorial Hospital Amendment. AMENDMENT to CONDITIONAL USE PERMIT No. 88-0253 to allow the expansion of the existing hospital facility with 340,000 square feet of uses (central plant, rehabilitation center addition, women's center and clinical office building). Located at 7901 Frost Street between Birmingham Drive and Health Center Drive in the Serra Mesa community plan area (Portions of Parcels 1, 2, and 3 of Map No. 5131). Applicant: Sharp Memorial Hospital.

I. PURPOSE AND MAIN FEATURES:

The project proposes to amend Conditional Use Permit No. 88-0253 to allow the expansion of the existing hospital facility with the addition of 340,000 square feet of uses.

The proposed new Central Plant of approximately 15,000 square feet would replace the existing major utility equipment serving the hospital. The Plan would house the main chillers and boilers to supply heating and cooling for the hospital. Parking required for the building would be 15 spaces.

The Rehabilitation Center addition would include a 30,000-square-foot facility which would provide a replacement of 18 inpatient beds which are being eliminated for the Women's Center project. This facility would be located south of the existing Rehabilitation Center building.

The proposed Women's Center would be a 195,000-square-foot, five-story building to house facilities dedicated to women's health. The proposed building would contain 143 licensed beds.

The proposed Clinical Office building would be a multi-story, 100,000-square-foot structure located adjacent to Knollwood Convalescent Hospital. The facility would provide physician office and exam space as well as other outpatient services and facilities.

A total of 2,022 parking spaces would be provided for the proposed expansion. Landscaping is proposed adjacent to the new structures and would include trees, shrubs and groundcover..



II. ENVIRONMENTAL SETTING:

The project area, which comprises approximately 19 acres, is located within the larger 21-acre Sharp Memorial Hospital Complex in the Serra Mesa community. The Serra Mesa Community Plan designates the site for institutional uses. Land uses surrounding the site include medical offices to the north, Children's Hospital, Juvenile Hall and Traffic Court to the east, a convalescent home and Salvation Army to the south and Highway SR-163 to the west.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Traffic Circulation

As part of the environmental initial study, the potential traffic impacts associated with the hospital expansion were considered. A traffic study which addressed both the Children's Hospital expansion (EQD No. 87-1096) and the proposed Sharp Hospital expansion was submitted and reviewed by the City's Engineering and Development Department. In order to avoid the potential for significant traffic circulation impacts, the applicant would be required to provide necessary improvements to the circulation system. As conditions of the Conditional Use Permit, the applicant has agreed to implement the mitigation measures as identified in this Mitigated Negative Declaration. Implementation of these measures would avoid significant impacts to the community circulation system.

V. RECOMMENDATION:

On the basis of this initial evaluation:

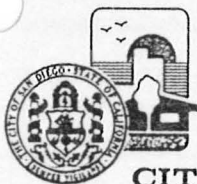
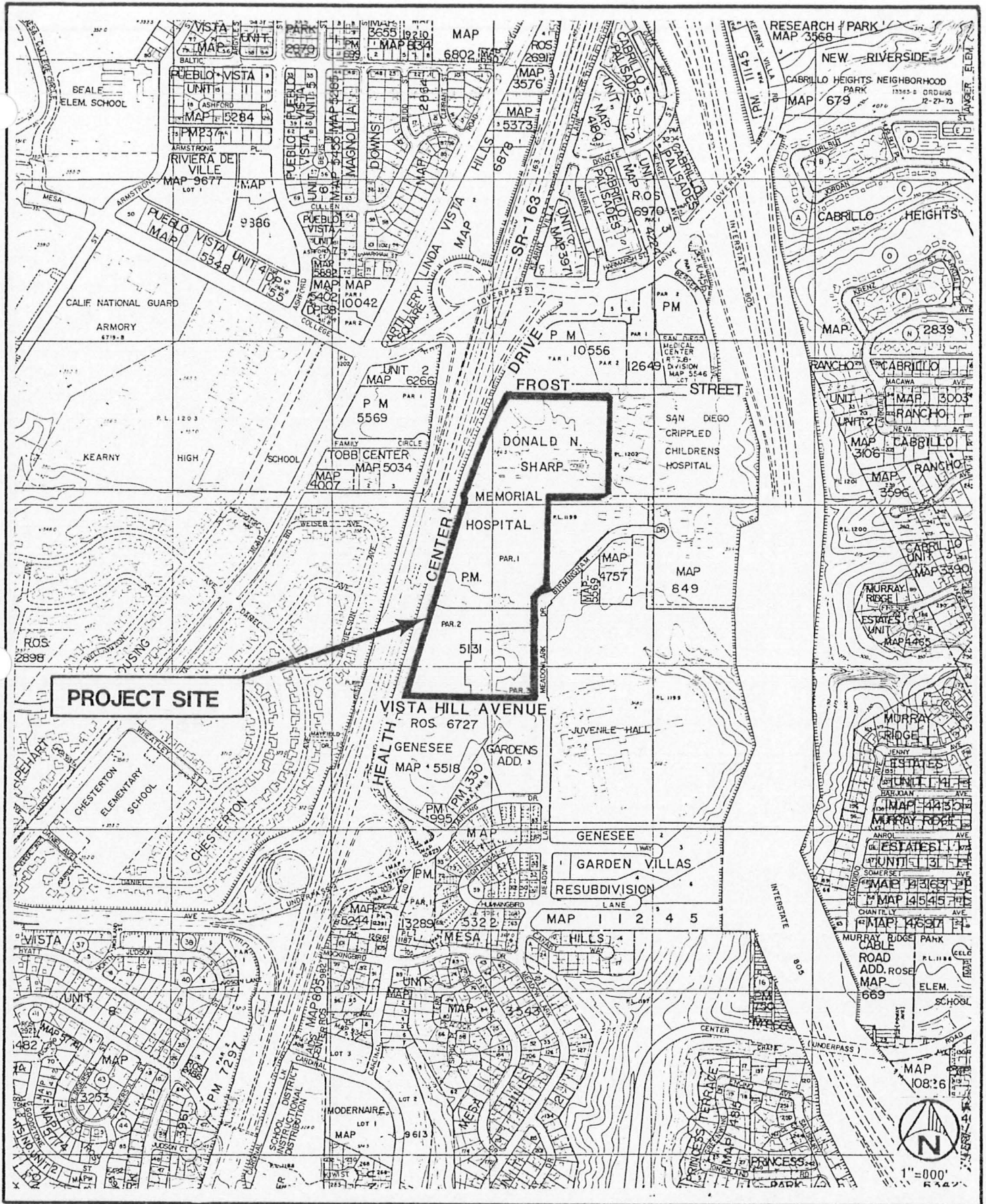
\_\_\_\_\_ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

X  Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

\_\_\_\_\_ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jacques

Attachments: Initial Study Checklist  
Location Map



# LOCATION MAP

Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

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III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X</u>
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality?	—	—	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations?	—	—	<u>X</u>
3. The creation of objectionable odors?	—	—	<u>X</u>
4. The creation of dust?	—	—	<u>X</u>
5. Any alteration of air movement in the area of the project?	—	—	<u>X</u>
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>
C. <u>Hydrology/Water Quality</u> . Will the proposal result in:			
1. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	—	—	<u>X</u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. Alterations to the course or flow of flood waters?	—	—	<u>X</u>
4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity?	—	—	<u>X</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil or other noxious chemicals?	—	—	<u>X</u>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	<u>X</u>
7. Exposure of people or property to water related hazards such as flooding?	—	—	<u>X</u>
8. Change in the amount of surface water in any water body?	—	—	<u>X</u>
D. <u>Biology</u> . Will the proposal result in:			
1. A reduction in the number of any unique, rare, endangered, sensitive or fully protected species of plants or animals?	—	—	<u>X</u>
2. A substantial change in the diversity of any species of animals or plants?	—	—	<u>X</u>
3. Introduction of invasive species of plants into the area?	—	—	<u>X</u>
4. Interference with the movement of any resident or migratory fish or wildlife species?	—	—	<u>X</u>
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Deterioration of existing fish or wildlife habitat?	—	—	<u>X</u>
E. <u>Noise</u> . Will the proposal result in:			
1. A significant increase in the existing ambient noise levels?	—	—	<u>X</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?	—	—	<u>X</u>
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?	—	—	<u>X</u>
F. <u>Light, Glare and Shading</u> . Will the proposal result in:			
1. Substantial light or glare?	—	—	<u>X</u>
2. Substantial shading of other properties?	—	—	<u>X</u>
G. <u>Land Use</u> . Will the proposal result in:			
1. A land use which is inconsistent with the adopted community plan land use designation for the site?	—	—	<u>X</u>
2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?	—	—	<u>X</u>
3. A conflict with adopted environmental plans for the area?	—	—	<u>X</u>
4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG (ALUC) Airport Land Use Plan?	—	—	<u>X</u>
H. <u>Natural Resources</u> . Will the proposal result in:			
1. The prevention of future extraction of sand and gravel resources?	—	—	<u>X</u>
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. <u>Recreational Resources</u> : Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	<u>X</u>
J. <u>Population</u> . Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?	—	—	<u>X</u>
K. <u>Housing</u> . Will the proposal affect existing housing in the community, or create a demand for additional housing?	—	—	<u>X</u>
L. <u>Transportation/Circulation</u> . Will the proposal result in:			
1. Traffic generation in excess of specific/community plan allocation?	—	—	<u>X</u>
2. An increase in projected traffic which is substantial in relation to the capacity of the street system?	<u>X</u>	—	—
3. An increased demand for off-site parking?	—	—	<u>X</u>
4. Effects on existing parking?	—	—	<u>X</u>
5. Substantial impact upon existing or planned transportation systems?	<u>X</u>	—	—
6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?	—	—	<u>X</u>
7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	<u>X</u>
M. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	—	<u>X</u>
b. Police protection?	—	—	<u>X</u>
c. Schools?	—	—	<u>X</u>
d. Parks or other recreational facilities?	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Maintenance of public facilities, including roads?	—	—	<del>X</del>
f. Other governmental services?	—	—	<del>X</del>
N. <u>Utilities</u> . Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
a. Power?	—	—	<del>X</del>
b. Natural gas?	—	—	<del>X</del>
c. Communications systems?	—	—	<del>X</del>
d. Water?	—	—	<del>X</del>
e. Sewer?	—	—	<del>X</del>
f. Storm water drainage?	—	—	<del>X</del>
g. Solid waste disposal?	—	—	<del>X</del>
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy?	—	—	<del>X</del>
P. <u>Water Conservation</u> . Will the proposal result in:			
1. Use of excessive amounts of water?	—	—	<del>X</del>
2. Landscaping which is predominantly non-drought resistant vegetation?	—	—	<del>X</del>
Q. <u>Neighborhood Character/Aesthetics</u> . Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area?	—	—	<del>X</del>
2. The creation of a negative aesthetic site or project?	—	—	<del>X</del>
3. Project bulk, scale, materials or style which will be incompatible with surrounding development?	—	—	<del>X</del>
4. Substantial alteration to the existing character of the area?	—	—	<del>X</del>
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?	—	—	<del>X</del>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Substantial change in topography or ground surface relief features?	—	—	<u>X</u>
7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop or hillside with a slope in excess of 25 percent?	—	—	<u>X</u>
R. <u>Cultural/Scientific Resources.</u> Will the proposal result in:			
1. Alteration of or the destruction of a prehistoric or historic archaeological site?	—	—	<u>X</u>
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object or site?	—	—	<u>X</u>
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?	—	—	<u>X</u>
4. Any impact to existing religious or sacred uses within the potential impact area?	—	—	<u>X</u>
5. The loss of paleontological resources?	—	—	<u>X</u>
S. <u>Human Health/Public Safety.</u> Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	<u>X</u>
2. Exposure of people to potential health hazards?	—	—	<u>X</u>
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation or explosives)?	—	—	<u>X</u>

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| <b>T. <u>Mandatory Findings of Significance.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                     |            |              |           |
| 1. Does the project have the potential to 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, 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? | —          | —            | <u>X</u>  |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)                                                                                                                                                             | —          | —            | <u>X</u>  |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)                                                                                                                                                    | —          | —            | <u>X</u>  |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              | —          | —            | <u>X</u>  |