



**Environmental
Quality
Division**

236-5775

Binder

Negative Declaration

EQD No. 88-0253

SUBJECT: Sharp Memorial Hospital. AMENDMENT to CONDITIONAL USE PERMIT (No. 10-365-5) to allow the expansion of the existing hospital facility with 100,000 square feet of uses (16 additional beds and 60,000 feet of associated medical office uses). Located at 7901 Frost Street immediately to the east of Health Center Drive in the Serra Mesa community (Portions of Parcel 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 has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATING MEASURES: None required.

VI. PUBLIC REVIEW DISTRIBUTION:

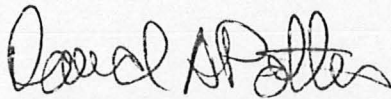
Draft copies or notice of this Negative Declaration were distributed to:

Health Systems Agency
Kearny Mesa Town Council
Serra Mesa Town Council
Kearny Mesa Community Planning Group
City of San Diego
Planning Department
Engineering & Development Department
Councilmember Struiksma, District 5

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 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.



David A. Potter, Deputy Director
City Planning Department

May 16, 1988
Date of Draft Report

June 8, 1988
Date of Final Report

Analyst: Ladiana

City of San Diego
Planning Department
ENVIRONMENTAL QUALITY DIVISION
Executive Complex
1010 Second Avenue, Suite 600
San Diego, CA 92101
(619) 236-5775

INITIAL STUDY
EQD No. 88-0253

SUBJECT: Sharp Memorial Hospital. AMENDMENT to CONDITIONAL USE PERMIT (No. 10-365-5) to allow the expansion of the existing hospital facility with 100,000 square feet of uses (16 additional beds and 60,000 feet of associated medical office uses). Located at 7901 Frost Street immediately to the east of Health Center Drive in the Serra Mesa community (Portions of Parcel 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. 10-365-5 to allow the expansion of the existing hospital facility with the addition of 100,000 square feet of uses. The four-story addition would be constructed along the existing facility's western elevation (see Figure 2). The first floor would be used to house mechanical and electrical equipment, storage and parking, the second floor would contain an expanded lobby, meeting rooms and medical staff areas, the third floor would have a 32-bed surgical intensive care unit (an expansion of the existing 16-bed unit), and the fourth floor would be utilized for future medical office uses. Exterior materials would include concrete panels, bronze glass in dark bronze aluminum frames, and painted aluminum railing.

In addition to the expanded hospital facility, the main entry at the corner of Frost Street and Health Center Drive, would be remodeled with an automobile turnaround area with enhanced pavement. Access to hospital would continue to be provided along Health Center Drive (three driveways) and Frost Street (one driveway). A total of 110 surface parking spaces would be removed as a result of the proposed expansion and remodeled entryway. However, the construction of a six-story parking structure, located to the south of the hospital, is near completion and would accommodate 674 vehicles. On-site parking for the hospital facility would total 1,643 spaces upon completion of the parking structure.

Development of the site as proposed would require 9,500 cubic yards of excavation for the basement level (first floor). No fill materials are proposed. A total of 250 linear feet of retaining wall with a maximum height of thirteen feet is proposed and would be contained within the structure.

Landscaping is proposed along the perimeter of the site, adjacent to the new structure and within the parking areas (see Figure 3). Plant materials would include trees, shrubs and groundcover. Various existing trees would be removed from the expansion area but would be relocated elsewhere on-site.

II. ENVIRONMENTAL SETTING:

The project area, which comprises approximately two 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. The hospital complex currently includes: the main hospital with two towers (nine and eleven stories), the women's pavilion rehabilitation center, Mesa Vista Hospital, and the cardiac rehabilitation exercise track. The existing hospital contains a total of 415 beds. Upon completion of the six-story parking structure, a total of 1,643 parking spaces would be available in nine parking areas.

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 the Salvation Army to the south, and Highway 163 to the west.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Traffic/Parking

As part of the environmental initial study, the potential traffic impacts associated with the hospital expansion were considered. The City's Engineering and Development Department reviewed the project to determine if the proposed expansion would required the preparation of a traffic study. Based on their review, it was determined that the proposed expansion would not substantially increase to the existing traffic volumes generated by the hospital uses, and therefore a significant traffic impact was not identified.

The adequacy of on-site parking spaces was also reviewed. Upon completion of the parking structure, the hospital would provide a total of 1,643 on-site parking spaces. The parking supply is considered adequate to accommodate the potential 431-bed facility and related medical office uses.

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.

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: Ladiana

Attachments: Initial Study Checklist
Location Map
Site Plan
Landscape Plan

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. Unstable geologic or soil conditions according to the Seismic Safety Study Geotechnical Land Use Capability Map or other evidence?	—	—	X
2. Any increase in wind or water erosion of soils, either on or off the site?	—	—	X
B. <u>Air</u> . Will the proposal result in:			
1. Substantial air emissions or deterioration of ambient air quality?	—	—	X
2. The exposure of sensitive receptors to substantial pollutant concentrations?	—	—	X
3. The creation of dust or objectionable odors?	—	—	X
4. A substantial alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	—	—	X
C. <u>Hydrology/Water Quality</u> . Will the proposal result in:			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	X
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	—	X
3. Alterations to the course or flow of flood waters?	—	—	X
4. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to temperature, dissolved oxygen or turbidity?	—	—	X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil or other noxious chemicals?	—	—	X
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?	—	—	X
7. Exposure of people or property to water related hazards such as flooding?	—	—	X
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?	—	—	X
2. A substantial change in the diversity of any species of animals or plants?	—	—	X
3. Introduction of invasive species of plants into the area?	—	—	X
4. Interference with the movement of any resident or migratory fish or wildlife species?	—	—	X
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?	—	—	X
E. <u>Noise</u> . Will the proposal result in:			
1. A significant increase in the ambient noise levels?	—	—	X
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?	—	—	X
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?	—	—	X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. <u>Light, Glare and Shading.</u> Will the proposal result in:			
1. Substantial light or glare?	—	—	X
2. Substantial shading of other properties?	—	—	X
G. <u>Land Use.</u> Will the proposal result in:			
1. An alteration of the planned land use of an area?	—	—	X
2. A conflict with adopted environmental plans and goals of the community where it is located?	—	—	X
3. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG (ALUC) Airport Land Use Plan?	—	—	X
H. <u>Natural Resources.</u> Will the proposal result in:			
1. The prevention of future extraction of sand and gravel resources?	—	—	X
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?	—	—	X
I. <u>Hazardous Materials:</u> Will the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to gas, oil, pesticides, chemicals or radiation)?	—	—	X
J. <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?	—	—	X
K. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	—	—	X
L. <u>Transportation/Circulation.</u> Will the proposal result in:			
1. Traffic generation in excess of specific/community plan allocation?	—	—	X
2. An increase in projected traffic which is substantial in relation to the capacity of the street system?	—	—	X See Discussion- Initial Study
3. An increased demand for off-site parking?	—	—	X See Discussion- Initial Study
4. Substantial impact upon planned transportation systems?	—	—	X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space area?	—	—	X
6. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X
M. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services such as police or fire protection, schools, parks or recreational facilities?	—	—	X
N. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to utilities, including power or natural gas, communications systems, water, sewer, storm water drainage, solid waste and disposal?	—	—	X
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy?	—	—	X
P. <u>Water Conservation</u> . Will the project result in:			
1. Increased demand for water on a regional basis which exceeds planned or projected needs?	—	—	X
2. Landscaping which is predominantly non-drought resistant vegetation?	—	—	X
Q. <u>Aesthetics</u> . Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area?	—	—	X
2. The creation of a negative aesthetic site or project?	—	—	X
3. Project bulk, scale, materials or style which will be incompatible with surrounding development?	—	—	X
4. The loss of a stand of distinctive, landmark or mature trees?	—	—	X
5. Substantial change in topography or ground surface relief features (generally more than 5,000 cubic yards of grading per acre)?	—	—	X
6. 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?	—	—	X

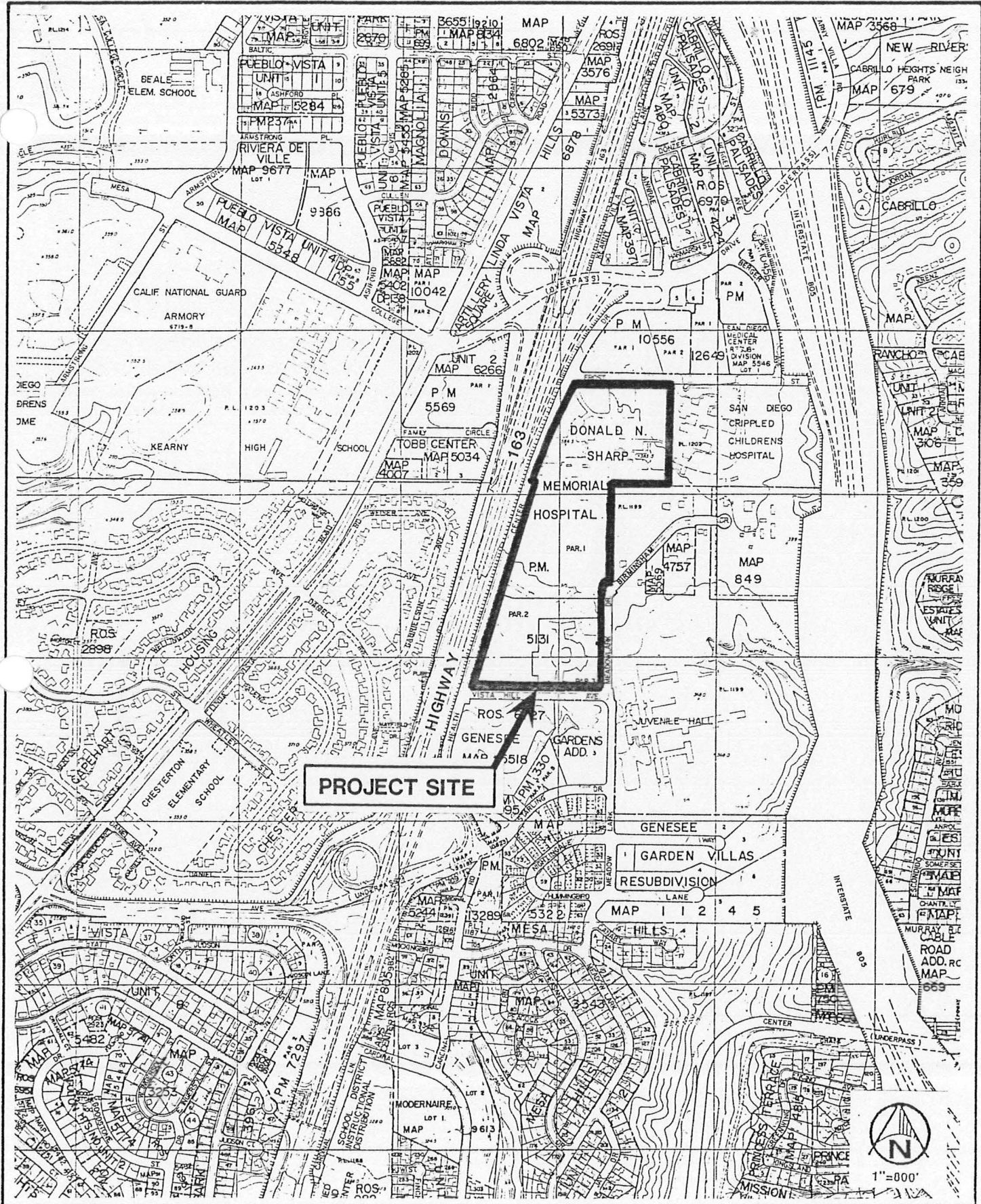
Yes Maybe No

R. Cultural/Scientific Resources. 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, or object? | ___ | ___ | <u>X</u> |
| 3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? | ___ | ___ | <u>X</u> |
| 4. The loss of paleontological resources? | ___ | ___ | <u>X</u> |

S. Mandatory Findings of Significance.

- | | | | |
|--|-----|-----|----------|
| 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> |



PROJECT SITE



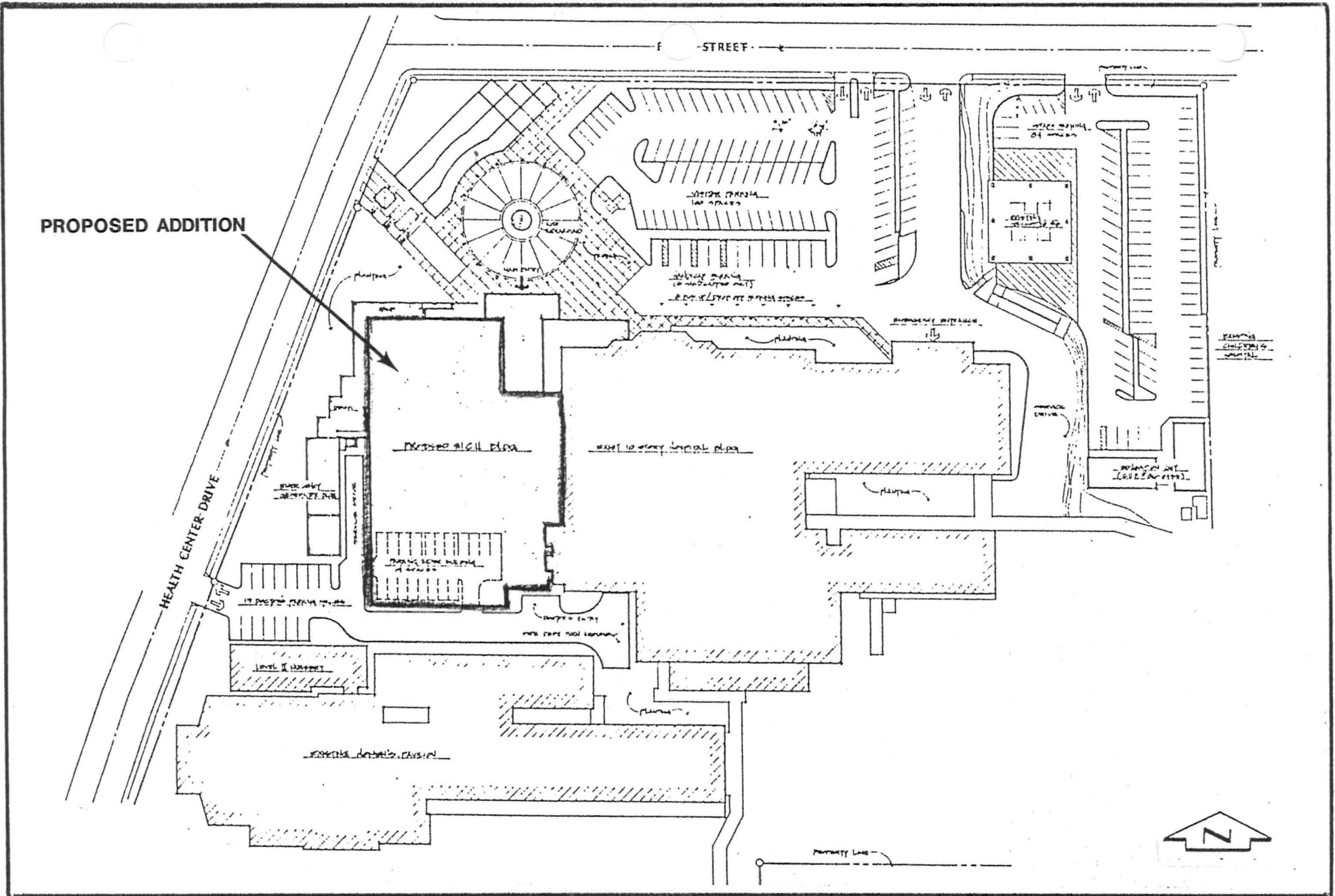
LOCATION MAP

Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

1



PROPOSED ADDITION

HEALTH CENTER DRIVE

STREET



SITE PLAN

Environmental Quality Division
 CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

2

