

SECOND AMENDMENT TO THE SAMARITAN MEDICAL CENTER MASTER PLAN EIR

ADDITIONAL REVISIONS TO THE TEXT OF THE DRAFT EIR

The following section contains additional revisions/additions to the text of the *Draft Environmental Impact Report, Samaritan Medical Center Master Plan*, dated May 2016. Revised or new language is underlined. All deletions are shown ~~with a line through the text~~. These additional revisions are intended to be included in the Final EIR for the project.

Page vi Summary, the first paragraph will be **REVISED** as follows:

The proposed project consists of two distinct but related medical office development proposals on a 13-acre site, which are detailed below. Project applicant, Samaritan Properties LLC., proposes to change the General Plan land use designation for nine acres north of Samaritan Drive from *NCC – Neighborhood/Community Commercial* to *Regional Commercial*, and to rezone that property to ~~CO~~ CG(PD) – Planned Development. This nine-acre portion of the site is referred to throughout this Environmental Impact Report (EIR) as the “Samaritan Drive Project Area.” The project also includes a rezoning to *CO(PD) – Planned Development* for four acres on Samaritan Court to the south (referred to throughout this EIR as the “Samaritan Court Project Area”).

Page 11 Section 2.2.1.3 ***Proposed General Plan Land Use Designation and Zoning***, third paragraph, will be **REVISED** as follows:

The project proposes to rezone the entire 13-acre project site to *Planned Development* zoning. It is anticipated that the Samaritan Court Project Area would be rezoned to *CO(PD)* and the Samaritan Drive Project Area would be rezoned to ~~CP~~ CG(PD), as shown on Figure 2.2-3. At least three Planned Development Permits would be required (two for the Samaritan Court Project Area and one for the Samaritan Drive Project Area), to allow some flexibility in building size, setback, and height requirements.

Page 18 Section 2.2.2 **Medical Office Building Sizes, Setbacks, and Height**, fourth paragraph will be **REVISED** as follows:

Building heights in areas zoned *CP-Commercial Pedestrian* are limited to a 50-foot maximum height. The northern portion of the Samaritan Drive Project Area is zoned *A(PD)-Planned Development* which has setback and height requirements defined by the approved Planned Development Permit. At the height of the roof parapet, the proposed office buildings would be 100 feet tall with varied architecture that helps break up the mass of the buildings. The increased height that would be established by the proposed ~~CP~~ CG(PD) rezoning is consistent with the proposed General Plan

designation for the Samaritan Drive Project Area, and would allow the project to provide more medical services and amenities for the surrounding communities.

Page 42 Section 3.1.3.2 *General Plan and Zoning Land Use Designation Consistency*, ninth paragraph will be **REVISED** as follows:

Zoning

The project proposes to rezone the entire 13-acre project site to *Planned Development (PD)* zoning, with separate zonings for the Samaritan Court Project Area [*CO(PD)*] and the Samaritan Drive Project Area [~~*CP*~~ *CG(PD)*].

Page 43: Section 3.1.3.3 *Land Use Compatibility Impacts*, fourth and sixth paragraphs will be **REVISED** and text will be **ADDED** as follows:

Although the *Regional Commercial* General Plan designation proposed for the Samaritan Drive Project Area allows for a range of uses and densities, the proposed rezoning to ~~*CP*~~ *CG(PD)* would limit building heights to 100 feet above ground (measured at the top of parapet) for medical office buildings and 50 feet above ground for the parking structure. At the height of the roof parapet, the office buildings proposed for the Samaritan Drive site would be 100 feet tall. The parking structures would be approximately 46 feet tall. The two buildings nearest Samaritan Drive would be setback approximately 25 feet from the street to help minimize both the mass of the buildings from the street and the visibility of the proposed buildings from the existing buildings across Samaritan Drive.

The Samaritan Drive Project Area is surrounded by medical offices on all sides with Highway 85 to the north. The southern boundary of the Samaritan Drive site is over 200 feet north of the nearest residential land use. The proposed project would expand medical office uses that already exist on the project site and in the project area, thus the type of land use proposed would not be incompatible with surrounding land uses.

The *CG Commercial General* zoning district is intended to serve the needs of the general population. This zoning district allows for a full range of retail and commercial uses with a local or regional market. Development is expected to be auto-accommodating and includes larger commercial centers. The proposed *Planned Development* district and ultimately, the *Planned Development Permit*, if approved, is for the specific medical office project described in this EIR and would not allow any other uses allowed in the *CG* zoning district. The *CG Commercial General* district will serve as the ‘base’ zoning district, meaning it will govern use of the site until a *Planned Development Permit* is issued to effectuate the *Planned Development* zoning district.

The analysis contained in this EIR relative to the proposed *General Plan Amendment to Regional Commercial* would apply to the proposed base zoning district since the

conventional zoning district simply implements the General Plan. Should the site be developed under the base zoning district, future development under the CG Commercial General zoning district will be subject to future project-level environmental review as part of a Site Development Permit or Conditional Use Permit, as applicable. Rezoning the site to the CG district does not implicate any additional environmental impacts from future potential commercial development of the site beyond what is reasonably foreseeable under the proposed CG(PD) land use designation. To evaluate every other possible development scenario consistent with the base zoning district would be speculative and any uses other than medical office are not part of the currently proposed project. Any other proposed development allowed under the base zoning CG district, whether as a permitted use or conditionally permitted use, that may come forward would be subject to subsequent detailed, project-level environmental review, in the same manner that the medical office use has been evaluated for the proposed Planned Development zoning.

As discussed in *Section 3.9, Visual and Aesthetics*, the increase in allowable building height would not cause significant visual impacts to surrounding land uses. Therefore, the proposed General Plan amendment and rezoning would be compatible with surrounding land uses. **(Less Than Significant Impact)**