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)