

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
GOOD SAMARITAN HOSPITAL PROJECT**

FILE NO: PDC22-132
PROJECT APPLICANT: HCA Healthcare (Attn: Nicholas Paul)
APNs: 421-36-009 and 421-36-011

Project Description: The project proposes to rezone the project site to a Commercial General Planned Development CG(PD) Zoning District to allow for the expansion of the existing Good Samaritan Hospital. The anticipated project would result in the construction of two new hospital wings totaling approximately 715,000 square feet, an approximately 200,000 square foot medical office building, a new heliport, two new parking garage structures totaling approximately 720,000 square feet, and one level of subterranean parking.

Location: The approximately 20-acre site is comprised of two parcels located in southwestern portion San José. The site is located at 2425 Samaritan Drive and 2333 Samaritan Place near the borders to the Town of Los Gatos and the City of Campbell.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project summarized above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

A joint community and environmental public scoping meeting for this project will be held:

When: Thursday, June 15, 2023 from 6:00 to 7:30 p.m.

Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeeirs)

The project description, location, and probable environmental effects to be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs, including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice, and responses provided before the 30-day deadline are always welcome. The City will accept comments on the scope of the EIR until **5:00 p.m. on Wednesday, July 5, 2023**. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization, and send your response via mail or email to:

City of San José, Department of Planning, Building and Code Enforcement

Attn: Bethelhem Telahun, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José, CA 95113-1905
E-mail: Bethelhem.Telahun@sanjoseca.gov

Christopher Burton, Director
Planning, Building and Code Enforcement

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Deputy

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR GOOD SAMARITAN HOSPITAL PROJECT
JUNE 2023**

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide sufficient information to evaluate a project and its potential for significant impacts on the environment; to identify methods of reducing adverse impacts; and to consider alternatives to the project.

The City of San José will be the lead agency and will prepare and process the EIR for the Good Samaritan Hospital Project (Project) in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- Table of Contents;
- A summary of the Project and its impacts;
- A Project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the Project;
- Alternatives to the Project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the Project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the Project; and (d) cumulative impacts.

The Notice of Preparation solicits guidance from agencies as to the scope and content of the environmental information to be included in the Good Samaritan Hospital Project EIR. The City of San José as the Lead Agency requests the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit to other approval for the Project.

Due to limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice.

Project Location

The approximately 20-acre Project site is located at 2425 Samaritan Drive and 2333 Samaritan Place (Assessor Parcel Numbers (APNs) 421-36-009 and 421-36-011) in the City of San Jose, County of Santa Clara, California; see **Figure 1 and 2**. The Project site is bounded by SR-85 to the north, Samaritan Place to the east, Samaritan Drive to the south, and the Samaritan Medical Center to the west. The Project site is within the southwestern portion of the City, approximately 0.25-mile east of the Town of Los Gatos border and approximately 0.20-mile southeast of the City of Campbell.

Existing Conditions

The project site is located in an urban area with a mix of medical office and clinics, single-family, and multi-family residential developments.

Adjacent and surrounding land uses include the following:

- North Eastbound on-ramp to SR-85.
- East Multi-family residences (Cambrian Center, and Redwood Collection at Parkwood).
- South Medical offices.
- West Medical office complex with surface parking (Samaritan Medical Center).

The Project site is currently developed as the Good Samaritan Hospital campus, as shown in **Figure 3**. Specifically, the existing hospital building is divided into two different wings: main building with emergency operations totaling approximately 359,000 square feet, (Building A on **Figure 3**) and a women's and children's services wing totaling approximately 85,000 square feet (Building B on **Figure 3**). The hospital campus also contains a day care center totaling approximately 6,700 square feet. In total, the existing hospital campus totals approximately 450,700 square feet. The Good Samaritan Hospital currently has one permitted 45 square foot heliport with one touchdown and liftoff area (TLOF) (helipad) on the northwest corner of the Project site that accommodates the transportation of up to 125 patients per year.¹

There are currently four driveways on Samaritan Drive providing access to the Project site. The Project site has existing landscaping along all site boundaries and throughout surface parking areas. There is existing utility access (water and sewer, stormwater management, dry utilities and solid waste management) to the Project site. Finally, the Project site has existing site lighting for security and wayfinding.

The Project site has a General Plan land use designation of Neighborhood Community Commercial (NCC) as shown in **Figure 4**. The NCC designation allows for commercial uses serving communities in neighboring areas, including general office and hospitals. The Project site is zoned A(PD) Agricultural Planned Development Zoning District, as shown in **Figure 5**. Allowable uses under the current PD Zoning (File No. PDC01-063) include:

- All permitted medical office uses in the CO – Commercial Office Zoning District.
- Heliport uses related to the transportation of patients.
- Conditional uses related to Health Service uses of the CO – Commercial Office Zoning District shall be subject to a Planned Development permit as described in Chapter 20.100 of the City of San José Zoning Ordinance (“Administration and Permits”).
- Hospital uses and 24-hour uses are allowed by right with no additional review

¹ California Code of Regulations (CCR), Title 21, Airports and Heliports, defines a heliport as, “an area of land, water, or structure used or intended to be used for the landing and takeoff of helicopters.” Typical hospital and corporate heliport landing areas meet this definition and are therefore heliports. A helipad is a touchdown and liftoff area (TLOF), defined by the Federal Aviation Administration (FAA) as, “a load-bearing, generally paved area, normally centered in the FATO, on which the helicopter lands, and/or takes off.” While the heliport refers to the landing pad and surrounding area and equipment, the helipad or TLOF is the actual prepared surface upon which a helicopter lands.

required by the Director of Planning, Building and Code Enforcement.

- A Subsequent Planned Development Permit will be required prior to the use of the Hospital as a trauma center. Evidence of approval by the Department of Health Services shall be provided.
- Incidental Uses – Incidental uses, including the gift shop, flower shop, cafeteria, news stand, etc. shall abide by the City of San Jose Zoning Ordinance Section 20.40.110 (“Commercial Zoning Districts and Public/Quasi-Public Zoning District, Incidental uses, office”) and are allowed by right with no review required by the Director of Planning, Building and Code Enforcement.

Project Background

Good Samaritan Hospital has served the City of San José and greater Bay Area for over 50 years since its opening in 1965. The hospital operates a heart attack receiving center, emergency department, orthopedics department, cardiovascular department, neurosciences department, and a women’s and children’s services department including a Level 3 neonatal intensive care unit.

The 1971 San Fernando earthquake, also known as the Sylmar earthquake, caused the collapse of several hospital buildings, endangering the lives of patients in those hospitals at the time and rendered the hospitals incapable of providing emergency care to people injured in the earthquake. As a result, the California State legislature passed the Alfred E. Alquist Hospital Seismic Safety Act and, since 1973, all hospital construction has been governed by the provisions of that legislation. The Alfred E. Alquist Hospital Seismic Safety Act’s title was changed to the Alfred E. Alquist Hospital Facilities Seismic Safety Act in 1983. Senate Bill 1953 (SB 1953) was an amendment and in furtherance of the Alfred E. Alquist Hospital Facilities Seismic Safety Act, signed into law following the 1994 Northridge earthquake. SB 1953 requires all California acute care hospitals to meet structural and nonstructural seismic strengthening requirements by the established deadlines of January 1, 2002, 2008, and 2030. Good Samaritan Hospital has complied with the 2002 and 2008 seismic mandates under SB 1953, with construction of new seismically compliant hospital additions and improvements and retrofits in recent years.

The existing main hospital building (Building A) that contains the acute hospital care was built in 1971, prior to the adoption of the Alquist Hospital Seismic Safety Act of 1983 and SB 1953 in 1994. Building A has a Structural Performance Category (SPC) of 2. According to the California Department of Health Care Access and Information, SPC 2 rated structures do not significantly jeopardize life, but may not be repairable or functional following strong ground motion.² These buildings must be brought into compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, including its regulations and its retrofit provisions, by January 1, 2030, or be removed from acute care service. Therefore, Building A will be removed from providing general acute care services by January 1, 2030. As a result, acute hospital care needs to be relocated to a compliant SPC 5 rated structure prior to January 1, 2030. SPC 2 buildings, such as Building A, may contain hospital support services after January 1, 2030. Building B that contains the women’s and children’s center has an SPC of 5 and would continue to provide general acute care services after January 1, 2030.

² California Department of Health Care Access and Information (HCAI). Seismic Performance Ratings: Structural Performance Category (SRC) Ratings and Definitions. Available at: <https://hcai.ca.gov/construction-finance/seismic-compliance-and-safety/seismic-performance-ratings/>

Seismic compliance for acute hospital requirements under SB 1953 is the primary factor for the Project. Other legislative requirements (for example, the Americans with Disabilities Act(ADA)), updated hospital care guidelines, and the changes in the healthcare industry are also contributing factors to the need for the Project.

Project Description

“Project,” as defined by the State CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (14 CCR §15378[a]). A project includes “[a]n activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.” (14 CCR §15378[a]).

The Project would expand the existing Good Samaritan Hospital at 2425 Samaritan Drive and 2333 Samaritan Place in the City of San José. Seismic compliance for acute hospital requirements under Senate Bill (SB) 1953 is the Project’s primary purpose. Other legislative requirements such as those in the ADA, updated hospital care guidelines, and changes in the healthcare industry contribute to the need for the Project.

It is anticipated that the Project’s full buildout would result in the construction of two new hospital wings totaling approximately 715,000 square feet, an approximately 200,000 square foot medical office building, two new parking garage structures totaling approximately 720,000 square feet, and one level of subterranean parking. The Project would be developed in two phases, with an optional third phase: Phase 1, which would be constructed over approximately four years starting in 2025 and Phase 2, which would be constructed over approximately five years starting in 2029, and Phase 3, which is an optional third phase that could be undertaken concurrently with or after Phase 2.

Specifically, Phase 1 would demolish 5,200 square feet of the existing hospital main building (Building A) to construct a new SPC 5 rated 260,000 square foot hospital wing (Building C) and demolish the existing 6,700 square foot day care center to partially construct four of the six stories of a parking garage (Garage East). Phase 2 would construct an approximately 455,000 square foot hospital wing (Building D), an approximately 200,000 square foot medical office building (Building E), a five-story garage structure (Garage West), and construct the remaining two levels of Garage East. Garage East would have a total of six stores at the end of Phase 2. At full buildout, if Phase 3 is undertaken, the Project would demolish the non-seismically compliant (SPC 2) main hospital building (Building A) and replace it with approximately 355 surface and one level of subterranean parking stalls (Subterranean Garage). **Figure 6: Proposed Project Phase 1 Conceptual Site Plan** depicts Phase 1, **Figure 7: Proposed Project Phase 2 Conceptual Site Plan** depicts Phase 2, and **Figure 8: Proposed Project Phase 3 Conceptual Site Plan** depicts the Project at full buildout, if undertaken.

Table 1: Proposed Development Phases provides a breakdown of the building area square footage for the three phases, excluding parking structures. **Table 2: Proposed Project Phasing Summary** breaks down the proposed Project’s phasing.

Table 1: Proposed Development Phases

Development Scenarios	Total Square Footage (Retained + Added)
Phase 1	698,800
Phase 2	1,353,800
Phase 3	1,000,000

Source: Perkins & Will, 2022.

Table 2: Proposed Project Buildout Summary

Use	Size (square feet)	Demolition (square feet)	Total (square feet)	Licensed Beds	Bed Change Btwn Phases
Existing Conditions					
Main Hospital Building A	336,000	-	336,000	314	-
Main Hospital Building A (emergency room)	23,000	-	23,000	0	-
Main Hospital Building B (women's and children's services wing)	85,000	-	85,000	90	-
Day Care Center	6,700	-	6,700	0	-
Total			450,700	404	-
Phase 1					
Main Hospital Building A	336,000	-5,200	330,800	183	-131
Main Hospital Building A (emergency room)	23,000	-	23,000	0	-
Main Hospital Building B (women's and children's services wing)	85,000	-	85,000	90	-
Demolition of Day Care Center	6,700	-6,700	0	0	-
New Hospital Building C ¹	+260,000	-	260,000	140	+140
Total Demolition/Removal			-11,900	-	-
Total Construction/Addition			+260,000	-	+9
Total			698,800	413	-
Phase 2					
Main Hospital Building A	330,800	-	330,800	0	-183
Main Hospital Building A (emergency room)	23,000	-	23,000	0	-
Main Hospital Building B (women's and children's services wing)	85,000	-	85,000	90	-
Hospital Building C	260,000	-	260,000	175	+35
New Hospital Building D	+426,000	-	426,000	154	+154
New Hospital Building D (emergency room)	+29,000	-	29,000	0	-

Table 2: Proposed Project Buildout Summary					
Use	Size (square feet)	Demolition (square feet)	Total (square feet)	Licensed Beds	Bed Change Btwn Phases
New Hospital Building E (medical office building)	+200,000	-	200,000	0	-
Total Demolition/Removal			0	-	-
Total Construction/Addition			+655,000		+6
Total¹			1,353,800	419	-
Phase 3					
Main Hospital Building A	330,800	-330,800	0	0	-
Main Hospital Building A (emergency room)	23,000	-23,000	0	0	-
Main Hospital Building B (women's and children's services wing)	85,000	-	85,000	90	-
Hospital Building C	260,000	-	260,000	175	-
New Hospital Building D	426,000	-	426,000	154	-
New Hospital Building D (emergency room)	29,000	-	29,000	0	-
New Hospital Building E (medical office building)	200,000	-	200,000	0	-
Total Demolition/Removal			-353,800	-	-
Total Construction/Addition			0		-
Total¹			1,000,000	419	-
Notes:					
(1) The hospital's existing bed license would be updated to accommodate the additional beds that are a result of the Project.					
Source: Perkins & Will - ReZone Application Plan Set, 2022.					

PROPOSED PROJECT: PHASE 1

Phase 1 would demolish the 5,200 square foot chapel in Building A, construct a new SPC 5 rated 260,000 square foot Building C, and partially construct Garage East.

Building C - Hospital Wing Expansion

Building C would have an SPC 5 rating, which would be in compliance with the structural provisions of SB 1953 and would be capable of providing services to the public following strong ground motion. The SPC 5 rating would enable Good Samaritan Hospital to continue to operate acute hospital care functions after the January 1, 2030, SB 1953 deadline. Building C would be seven stories including a basement level with a Central Utility Plant. During Phase 1, 131 beds would be relocated from the existing Building A to Building C and nine additional beds would be added to Building C for a total of 140 beds. Building C would likely include Behavioral Health, Intensive Care, Rehabilitation, and Surgical services.

Loading Docks

In Phase 1, the loading docks and services yard would be relocated north of the existing four-story Women's and Children Center hospital wing (Building B), adjacent to the cooling towers toward the northern portion of Building C. The loading area would be accessed from an internal drive aisle from Samaritan Drive, and the northern perimeter drive aisle. Solid waste collection, medical waste collection, and scheduled supply drop-offs would have access to the loading docks.

Parking

Additional patient, staff, and visitor parking would be provided in a new free-standing parking structure (Garage East) located on the eastern edge of the site. Garage East would be partially constructed in Phase 1 and would have approximately 504 parking spaces with four levels of parking above grade. The existing Children Daycare Center at 2333 Samaritan Drive would be demolished to accommodate Garage East. In addition to Garage East, Phase 1 would include 745 existing surface parking spaces. At Phase 1 completion, the Good Samaritan Hospital would have up to 1,249 parking spaces.

Vehicular Access

Vehicular access to the Project site is currently provided via four driveways on Samaritan Drive, although Driveway 3 is restricted to ambulances only. In Phase 1 the Project would keep the existing four driveways and add two new driveways to provide access to Garage East, as shown in **Figure 6**.

PROPOSED PROJECT: PHASE 2

As shown in **Figure 7**, Phase 2 would construct an approximately 455,000 square foot hospital wing (Building D), an approximately 200,000 square foot medical office building (Building E), an approximately 400,000 square foot story garage structure (Garage West), and complete construction of Garage East. During Phase 2, 35 beds would be relocated from Building A to Building C for a total of 175 beds in Building C.

Building D - Hospital Wing Expansion

Building D would be constructed as a seven-story (including basement) SPC 5 rated building with 148 acute beds relocated from the existing Building A to Building D and six additional beds added to Building D for a total of 154 beds. The emergency room would be relocated from Building A to Building D as well. Building D would likely include engineering, housekeeping, and surgery rooms.

During Phase 2 the Project would relocate the existing heliport from the Project site's northwest corner to the Building D rooftop (closer to emergency operations) and add an additional helipad (two helipads total). The Project does not propose to open a trauma facility at the Good Samaritan Hospital and helicopter operations are not anticipated to substantially increase due to the Project, which increases existing bed capacity by only 15 beds. The helicopters would remain at the heliport for limited durations to safely transport patients. The rooftop heliport would not be used to store any helicopters, nor would maintenance or training activities occur.

Building E - Medical Office Building

Building E is proposed to be constructed at the southern edge of the Project site, near the intersection of Samaritan Drive at Samaritan Place. Building E allows for doctor and patient comprehensive care on one campus. Building E would be eight stories tall and have approximately 25,000 square feet of office space per floor with approximately 200,000 square feet total.

Parking

Additional patient, staff, and visitor parking would be provided in a new free-standing parking structure (Garage West) located on the western edge of the site. Garage West would be fully constructed in Phase 2 and would have up to 1,154 parking spaces with five levels of parking above grade. Additionally, the remaining two levels of Garage East would be constructed during Phase 2, which would result in a six-story parking structure with 757 parking spaces. In addition to Garages East and West, Phase 2 would maintain 146 of the 745 existing surface parking spaces as noted in Phase 1. At Phase 2 completion the Good Samaritan Hospital would have up to 2,057 parking spaces.

Vehicular Access

Vehicular access to the Project site is currently provided via four driveways on Samaritan Drive, although Driveway 3 is restricted to ambulances only. Phase 2 would maintain the driveways and movements described in Phase 1 and add an additional driveway at the Samaritan Place Cul-De-Sac, as shown in **Figure 6**. Driveway 7 would be restricted to ambulance and supply truck traffic only. Driveway 7 leads to the relocated ambulance entry at the rear of Building D, adjacent to the Project site boundary with SR-85. As depicted in **Figure 6**, a perimeter fire lane around the Project site is proposed along the northern and western edges, connecting Driveway 7 at Samaritan Place to Driveway 1 at Samaritan Drive.

PROPOSED PROJECT: PHASE 3

At full buildout, if Phase 3 is undertaken, the Project would demolish the remaining portions of Building A (the chapel would be demolished in Phase 1), replace it with approximately 555 surface and subterranean parking stalls (Subterranean Garage), and relocate Driveway 3 approximately 330 feet east and reconfigure that driveway to provide full access. The subterranean garage would only have one level. If Phase 3 is not completed, Building A would remain intact and would be used for administration (conference center, meeting rooms, break rooms, etc.), maintenance and operations (biomed, public cafeteria, housekeeping, etc.), medical services (clinics, clinical lab, day surgery for procedures with less than 24-hour stay, diagnostic and treatment units, etc.), as allowed by the City of San José Municipal Code and SB 1953. Further, the additional surface parking and subterranean levels would not be built.

LANDSCAPE PLAN

The Project Landscaping Plan and Plant Palette is provided in **Figure 9**. The Project Landscape Plan shows mature landscape vegetation including trees and shrubs along the site boundary. There is existing landscaping around the existing main hospital building, including interior courtyards and entrances. A majority of the existing perimeter and parking lot landscaping would be removed as part of Project implementation. Tree removals would be in accordance with San José Municipal Code Section 13.32 which requires project applicants to obtain and comply with a Tree Removal Permit. The Project Landscape Plan would be required to meet the City of San José's Water Efficient Landscape Requirements. Proposed features would include but not limited to a low-flow, point source irrigation system equipped with a weather based smart controller. On-site landscaping would meet State water efficient landscape standards and stage 2 drought restrictions.

ARCHITECTURE AND LIGHTING

Architecture. Buildings C, D, and E, and Garage East and West, are designed to be architecturally consistent with the existing structures at the Good Samaritan Hospital campus. The proposed buildings

would consist of concrete masonry blocks, metal panels, and Exterior Insulation and Finish Systems (EIFS) paneling. Conceptual architectural elevations are provided in **Figure 10** through **Figure 11**.

Specifically, the buildings would consist of EIFS paneling and glass windows with a color palette largely consisting of greys as well as accented use of whites and blues. Buildings C, D, and E would include articulation and roof line modulation to reduce building massing. Further, Garage East and West would have metal screening along the exteriors to further articulate the elevation and provide visual interest.

Lighting. The Project lighting would provide additional exterior building and site lights for safety and security purposes along building facades, walls, and pole-mounted lights in parking areas around the medical buildings, walkways, and surface parking lots. All light sources would be shielded so that the light is directed away from streets and adjoining properties.

OFF-SITE IMPROVEMENTS

Off-site improvements include new curb cuts for the proposed driveway access, as well as rehabilitation of the existing pedestrian sidewalks.

UTILITY INFRASTRUCTURE

Utilities for the Project would connect to the existing utility infrastructure in adjacent roadways via laterals, with the final sizing and design occurring during final building design and plan review.

Water and Sewer. The Project site is within the San José Water Company's jurisdictional boundaries. Although the site's existing use has connections to the utility system, the Project would provide new connections to the municipal water system. A Water Supply Assessment would be prepared for this Project.

Stormwater Management. The Project would have different drainage management areas throughout the site containing unlined bioretention basins with underdrains for treatment. The Project would treat onsite flows prior to discharging into the City storm drain system.

Anticipated Project Approvals

Planned Development Rezoning (File No. PDC22-132): Project implementation would require a new Planned Development Zoning District to authorize the uses proposed by the Project; therefore a rezone would be required. Specifically, a rezone from the existing A(PD) (see **Figure 5**) Planned Development Zoning District (File No. PDC01-063) to the CG(PD) Planned Development Zoning District (File No. PDC22-132) would be required. The new CG(PD) Planned Development Zoning District would authorize the new hospital wing components and additional uses (cafeterias and retail shops), as well as updated standards to address the modernization of the hospital's healthcare system and operations.

Planned Development Permit(s): A Planned Development Permit application to allow for the Project improvements at the site, such as site buildings and landscaping.

Tree Removal Permit: A majority of the existing perimeter and parking lot landscaping would be removed as part of Project implementation. Tree removals would be in accordance with San José Municipal Code Section 13.32 which requires project applicants to obtain and comply with a Tree Removal Permit.

Bay Area Air Quality Management District (BAAQMD) Permits for Generators: The Project would require a BAAQMD Authority to Construct Permit and Permit to Operate for the proposed two generators.

HCAI Building Permit: The Department of Health Care Access and Information (HCAI), formerly the Office

of Statewide Health Planning and Development (OSHPD), regulates the design and construction of healthcare facilities to ensure safety and operations of providing services to the public, and provides finance tools for capital projects. HCAI provides plan review and construction observation of the design and specifications for the architectural, structural, mechanical, plumbing, electrical and fire and life safety components of these health facilities.

Potential Environmental Impacts of the Project

The EIR will describe the existing environmental conditions on the Project site, discuss and analyze the impacts of the Project, and identify the significant environmental effects anticipated to result from development of the Project. Mitigation measures will be identified for potentially significant environmental impacts, as warranted. The analysis in the EIR will include the following specific categories of environmental impacts related to the Project.

1. *Aesthetics & Visual Resources*

The Project site is located in an urban area with a mix of medical office and clinics, single-family, and multi-family residential developments. The EIR will describe the existing visual setting of the area and discuss the visual changes that are anticipated to occur as a result of the Project. The EIR will assess whether the Project would conflict with applicable zoning and other regulations governing scenic resources. The EIR will also discuss possible light and glare impacts from the development. If significant impacts related to visual resources and aesthetics are found, mitigation measures will be identified.

2. *Agricultural and Forestry Resources*

The Project site and surrounding areas are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the State of California Important Farmland Map.³ Further, the Project site is not currently under a Williamson Act contract or within an agricultural, forest land, or timberland zoning district.⁴ Finally, the Project site is fully developed and does not contain any forest land. Therefore, the Project would result in no impact concerning mapped farmlands, Williamson Act contracts, agricultural, forest, or timberland zoning, or the conversion or loss of Farmland, forest land or timberland. Since no impacts would occur, these issues will not be further analyzed in the EIR.

3. *Air Quality*

The EIR will address the regional air quality conditions in the San Francisco Bay Area and discuss the Project's impacts to local and regional air quality based on the Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds. The EIR will discuss sensitive receptors (including patients and adjacent residences), temporary construction impacts to air quality, and operational air quality impacts. Mitigation measures, if found to be required, will be discussed.

4. *Biological Resources*

The Project site is located in a developed and urbanized area of San José, more than 2,000 feet south of Los Gatos Creek, more than 5,000 feet east of Vasona Reservoir, and more than 3,000 feet north of Ross Creek. Habitats in the area are low in species diversity and include predominately urban adapted species. The Project site is currently developed as the Good Samaritan Hospital campus and associated parking, but contains trees and other landscaped vegetation. The EIR will address any removal of trees onsite and any need for replacement trees per City standard conditions. The EIR will identify and discuss potential biological impacts resulting from Project construction and operation and the Project's consistency with the Santa Clara County Habitat Conservation Plan. Mitigation measures, if found to be required, will be discussed.

³ California Department of Conservation. (2016). California Important Farmland Finer. <https://maps.conservation.ca.gov/dlrp/ciff/>.

⁴ California Department of Conservation. (2016). Williamson Act/Land Conservation Act. <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>

5. Cultural Resources

No buildings on-site or within the immediate vicinity of the Project site have been listed in the City's Historic Resources Inventory. One or more of the buildings on site are 45 years old or older and will be evaluated in the EIR. The EIR will address potential impacts to buried archaeological resources on site, as well as impacts to potential historic structures on and/or near the site. The EIR will address the potential to encounter human and or archaeological remains at the Project site. If impacts to cultural resources are found to be significant, mitigation measures will be identified.

6. Energy

Implementation of the Project may result in an increased demand for energy on site. The EIR will address the potential for the project to have an environmental impact due to wasteful, inefficient, or unnecessary consumption of energy or obstruct or conflict with a State or local plan for renewable energy or energy efficiency. Mitigation measures, if found to be required, will be discussed.

7. Geology and Soils

The Project site is in a seismically active region dominated by the San Andreas Fault, located about 6 miles southwest of the site, and the Hayward Fault, located approximately 12 miles northeast of the site.⁵ Other major faults within the vicinity of the site include the northern portion of the Calaveras Fault, located approximately 14 miles northeast of the Project site. The Project site is not mapped within an Alquist-Priolo Earthquake Fault Zone.⁶ The EIR will discuss the possible geological impacts associated with existing soils, groundwater conditions on the Project site, and seismicity activity. The EIR will also evaluate potential impacts to paleontological resources. Mitigation measures, if found to be required, will be discussed.

8. Greenhouse Gas Emissions

The EIR will address the Project's contribution to global greenhouse gas emissions impacts in compliance with SB 32 and based on the City of San José's 2030 GHG Reduction Strategy for consistency with policies for reducing GHG emissions adopted by the City of San José. Proposed design features to reduce energy consumption, which in turn will reduce greenhouse gas emissions, will be analyzed. Mitigation measures, if found to be required, will be discussed.

9. Hazards and Hazardous Materials

The Project site is not listed as a Hazardous Waste and Substances Site (Cortese) List.⁷ The EIR will summarize known hazardous materials conditions on and adjacent to the Project site and will address the potential for hazardous materials impacts to result from construction and operation of the Project. The EIR also will address whether the Project would interfere with an emergency response plan. Mitigation measures, if found to be required, will be discussed.

10. Hydrology and Water Quality

Based on Flood Insurance Rate Maps from the Federal Emergency management Agency, the Project site is

⁵ Geo-Engineering Solutions, Inc. Feasibility Level Geotechnical Engineering and Geologic Hazards Study for 2425 Samaritan Drive, San Jose, CA 95124.

⁶ California Department of Conservation. (2021). EQ Zapp: California Earthquake Hazards Zone Application. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

⁷ Department of Toxic Substances Control Hazardous Waste and Substances Site List – Site Cleanup Cortese List). <https://dtsc.ca.gov/dtscs-cortese-list/>

located in Zone D- an area of undetermined flood hazard.⁸ The EIR will address whether the Project would violate any water quality standards, decrease groundwater supplies or interfere with groundwater recharge, alter drainage course in a manner that would cause impacts, risk release of pollutants due to flood, tsunami, or seiche, or conflict with a water quality control plan or sustainable groundwater management plan. Mitigation measures, if found to be required, will be discussed.

11. Land Use

The Project site is located in an urban area with a mix of medical office and clinics, single-family, and multifamily residential developments. The EIR will describe the existing land uses adjacent to and within the Project site. This discussion will evaluate whether the Project will physically divide an established community. The EIR will evaluate whether the Project would have an environmental impact due to a conflict with existing land use regulations including the City's Envision San José 2040 General Plan, zoning and municipal code, and the City's Design Guidelines and Standards adopted for the purpose of avoiding or mitigating an environmental effect. Mitigation measures, if found to be required, will be discussed.

12. Mineral Resources

The Project site is currently developed as the Good Samaritan Hospital. The Project site does not currently support mineral resource extraction activities. Furthermore, the City of San José General Plan notes that the State Geologist nor the State Mining and Geology Board has classified any other areas in San José as containing mineral deposits which are either of statewide significance or the significance of which requires further evaluation. The Project would remain a hospital use and would not impact mineral resources. Since no impacts would occur, these issues will not be further analyzed in the EIR.

13. Noise and Vibration

The EIR will identify existing ambient noise and analyze potential noise and vibration impacts of Project operation and construction on the existing environment and nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable standards and guidelines from the City of San José's Municipal Code and General Plan. If noise and vibration impacts are found to be significant, mitigation measures will be identified.

14. Population and Housing

The EIR will examine whether the Project would induce substantial unplanned population growth or displace a substantial number of existing people or housing. The EIR will evaluate the applicable regional and City plans, policies and regulations to the development. Mitigation measures, if found to be required, will be discussed.

15. Public Services

The EIR will address the availability of public services including fire and police protection, schools, and parks. Mitigation measures, if found to be required, will be discussed.

16. Recreation

The Project proposes to construct two new hospital wings totaling approximately 715,000 square feet and an approximately 200,000 square foot medical office building that would increase the hospital's existing

⁸ Geo-Engineering Solutions, Inc. Feasibility Level Geotechnical Engineering and Geologic Hazards Study for 2425 Samaritan Drive, San Jose, CA 95124.

bed capacity by only 15 beds. Accordingly, visitors to the Project site would not substantially increase as compared to existing conditions.

The Project's primary purpose is to comply with SB 1953 requirements for acute care hospitals and is not intended to significantly expand the patient population. Additionally, since the Project is a non-residential hospital use the Project would not generate a substantial increase in employees or visitors to the Project site that would result in increased use of parks or recreational facilities. While on-site employees could visit nearby park facilities, Project implementation would result in approximately 63 more employees as compared to existing conditions, which is an insufficient number of new jobs to result in recreation resource use to the point of degradation. Additionally, the Project would contribute to the City's on-going park operation and maintenance plans by way of property taxes. Since the Project is a non-residential hospital use that would not substantially increase visitors or employees on the Project site, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur.

Further, the Project does not include development of any recreational facilities, nor would the Project result in direct or substantial indirect population growth within the City. Therefore, the Project would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment and no impact would occur. Since no impacts would occur, these issues will not be further analyzed in the EIR.

17. *Transportation and Circulation*

The EIR will evaluate the Project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis Policy (Council Policy 5-1). The Project's consistency with programs, plans, ordinances, or policies addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the EIR. The Project's impact on Vehicle Miles Traveled (VMT) will be discussed. The EIR also will discuss any increase in hazards due to geometric design features impacts to emergency access. Mitigation measures, if found to be required, will be discussed.

18. *Tribal Cultural Resources*

The EIR will address the impacts to tribal cultural resources on site. If impacts to tribal cultural resources are found to be significant, mitigation measures will be identified.

19. *Utilities and Service Systems*

Implementation of the Project may result in an increased demand on utilities compared to existing conditions. The EIR will examine the impacts of the Project on wastewater system, storm drains, water supply and demand (based on the Water Supply Assessment), solid waste management, energy, and telecommunications facilities. The EIR will analyze the Project's consistency with applicable State, regional, and local plans and policies related to utilities. Mitigation measures, if found to be required, will be discussed.

20. *Wildfire*

According to the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area Fire Hazard Severity Zones Map for Santa Clara County, the Project site is not within a State Responsibility

Area.⁹ The Project site is in a Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) within a local responsibility area.¹⁰ Project design and site access would adhere to San José Fire Department (SJFD) regulations and design. Further, Project construction would not require the complete closure of any public or private streets during construction. Temporary construction activities would not impede use of the streets for emergencies or access for emergency response vehicles, as the hospital would remain operational during Project construction. Project implementation would not result in the construction, installation, or maintenance of new infrastructure that would exacerbate fire risk. Additionally, there are no landslides near the site nor is the site in the path of any known or potential landslides.¹¹ Therefore no impacts related to wildfire would occur. These issues will not be further analyzed in the EIR.

21. Alternatives

Pursuant to CEQA Guidelines Section 15126.6, the EIR will examine a range of reasonable alternatives to the Project. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the Project while achieving most of the identified objectives of the Project. The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

22. Significant Unavoidable Impacts

The EIR will identify those significant impacts that cannot be avoided if the Project is implemented as proposed.

23. Cumulative Impacts

Pursuant to CEQA Guidelines Section 15130, the EIR will include a cumulative impacts section that will address the potentially significant cumulative impacts of the Project when considered with other past, present, and reasonably foreseeable future projects in the area.

24. Other Sections

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth inducing impacts, 2) significant irreversible environmental changes, 3) areas of known controversy, 4) references, 5) organizations/ persons consulted, 6) EIR author and consultants, and 7) appendices.

⁹ CAL FIRE. Fire Hazard Severity Zones (FHSZ) Viewer. <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/>

¹⁰ CAL FIRE. (2008). San Jose Very High Fire Hazard Severity Zones in Local Responsibility Area Map. https://osfm.fire.ca.gov/media/5935/san_jose.pdf

¹¹ California Department of Conservation. (2021). EQ Zapp: California Earthquake Hazards Zone Application. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>



Figure 1 - Project Regional Map
 Good Samaritan Hospital Project
 City of San Jose



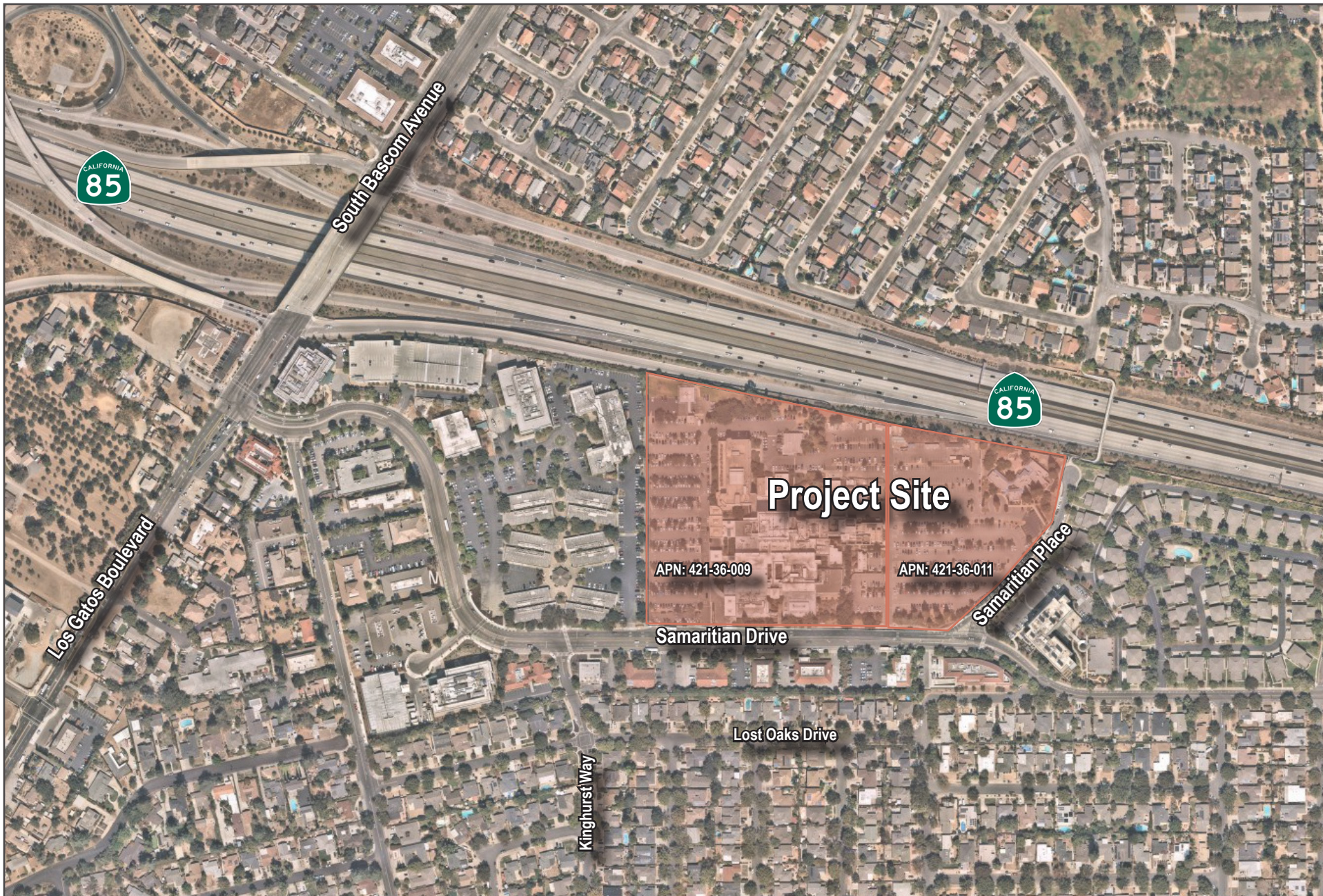


Figure 2: Project Vicinity Map

Good Samaritan Hospital Project
City of San Jose



Kimley»Horn

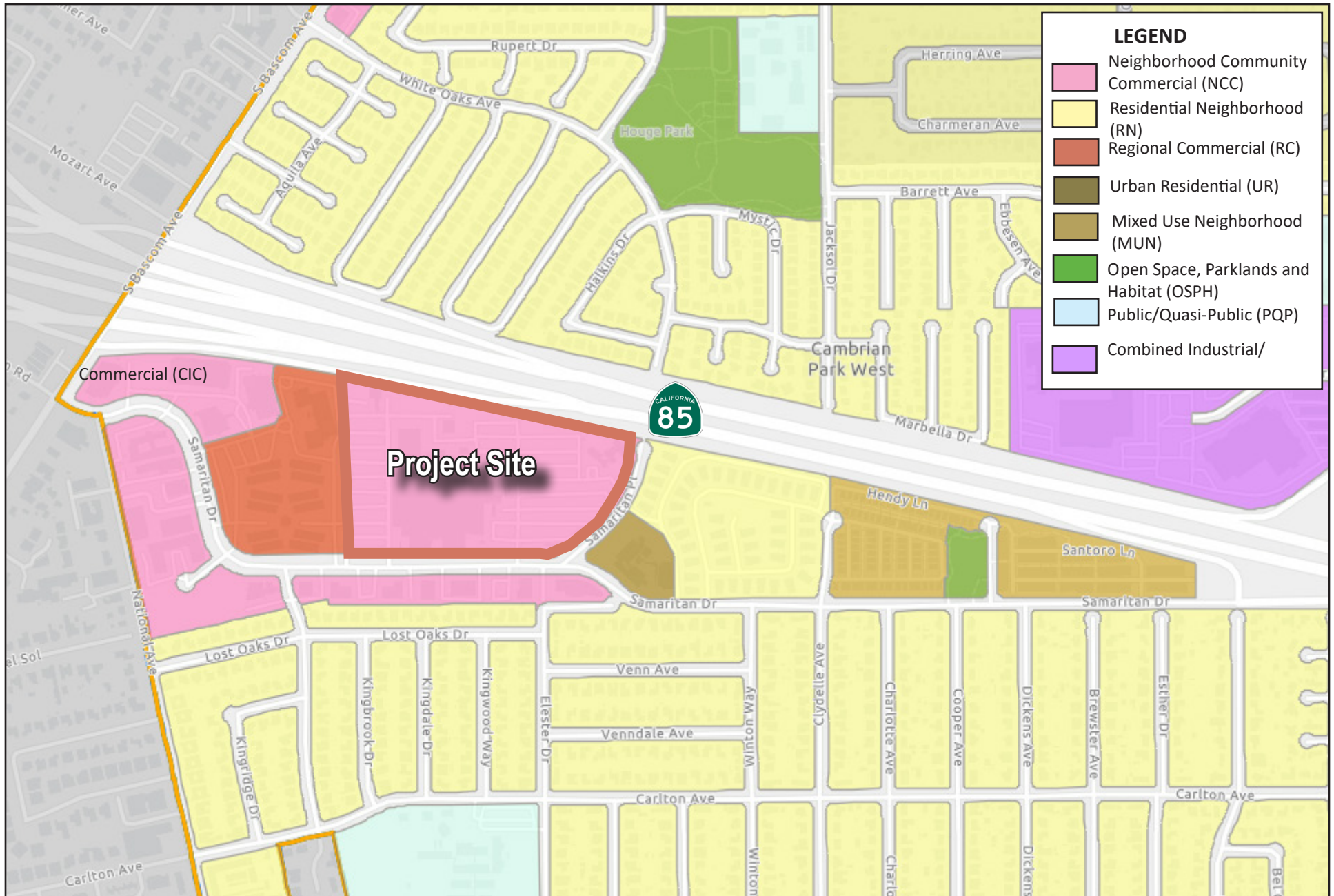
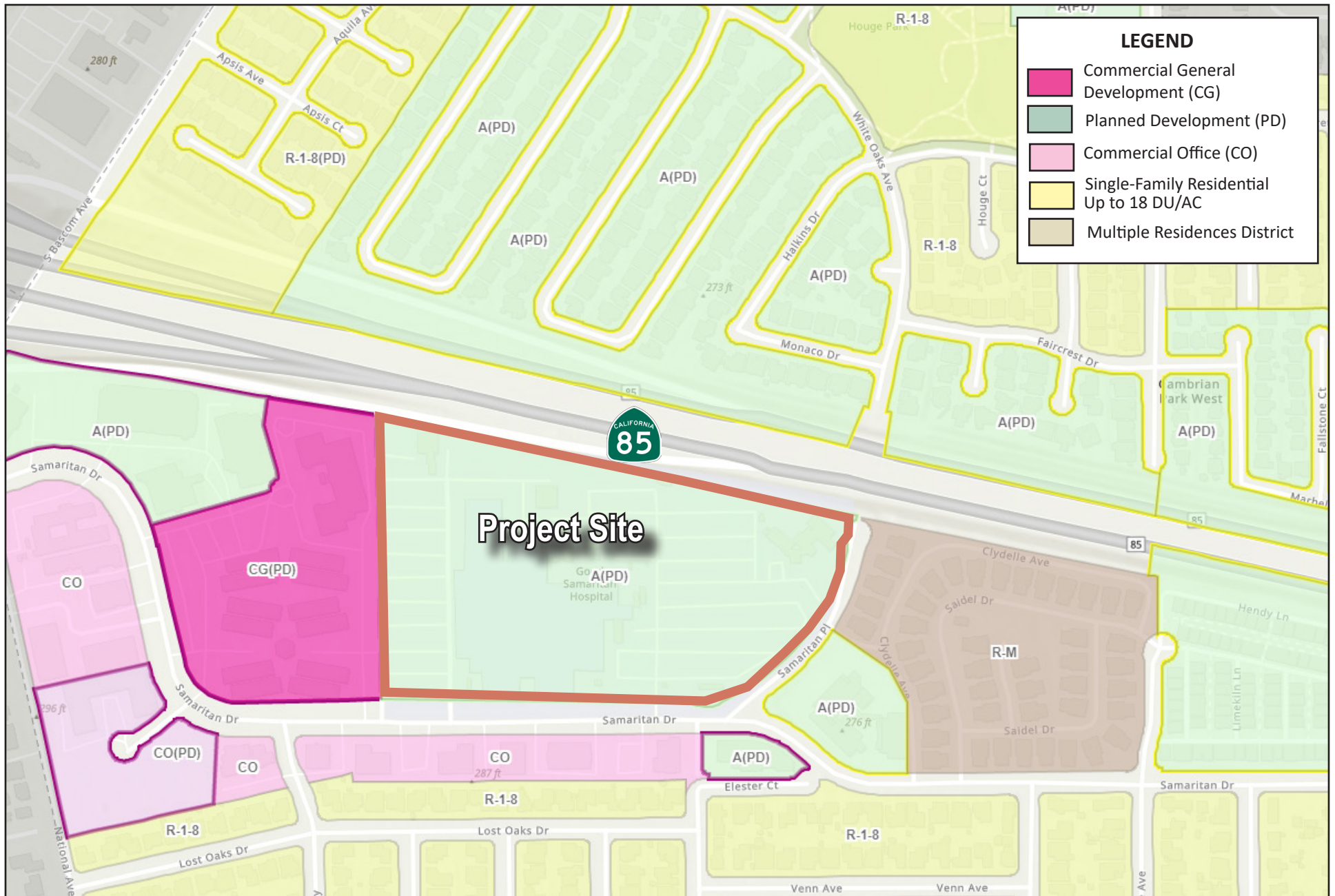


Figure 4- General Plan Land Use Designation

Good Samaritan Hospital Project
 City of San Jose





LEGEND

- Commercial General Development (CG)
- Planned Development (PD)
- Commercial Office (CO)
- Single-Family Residential Up to 18 DU/AC
- Multiple Residences District

Figure 5 - Zoning Districts
 Good Samaritan Hospital Project
 City of San Jose

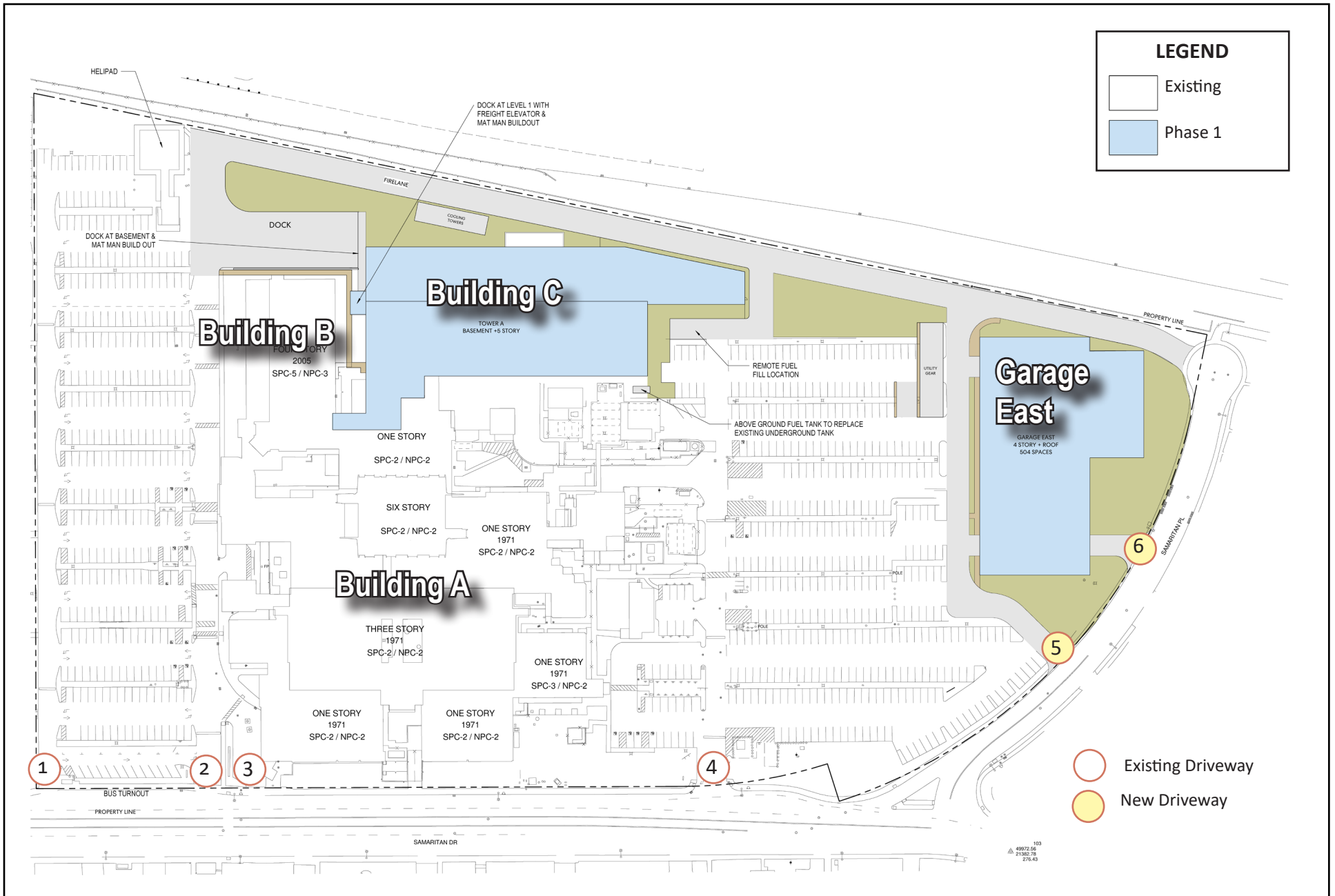


Figure 6: Proposed Project Phase 1 Conceptual Site Plan

Good Samaritan Hospital Project
 City of San Jose



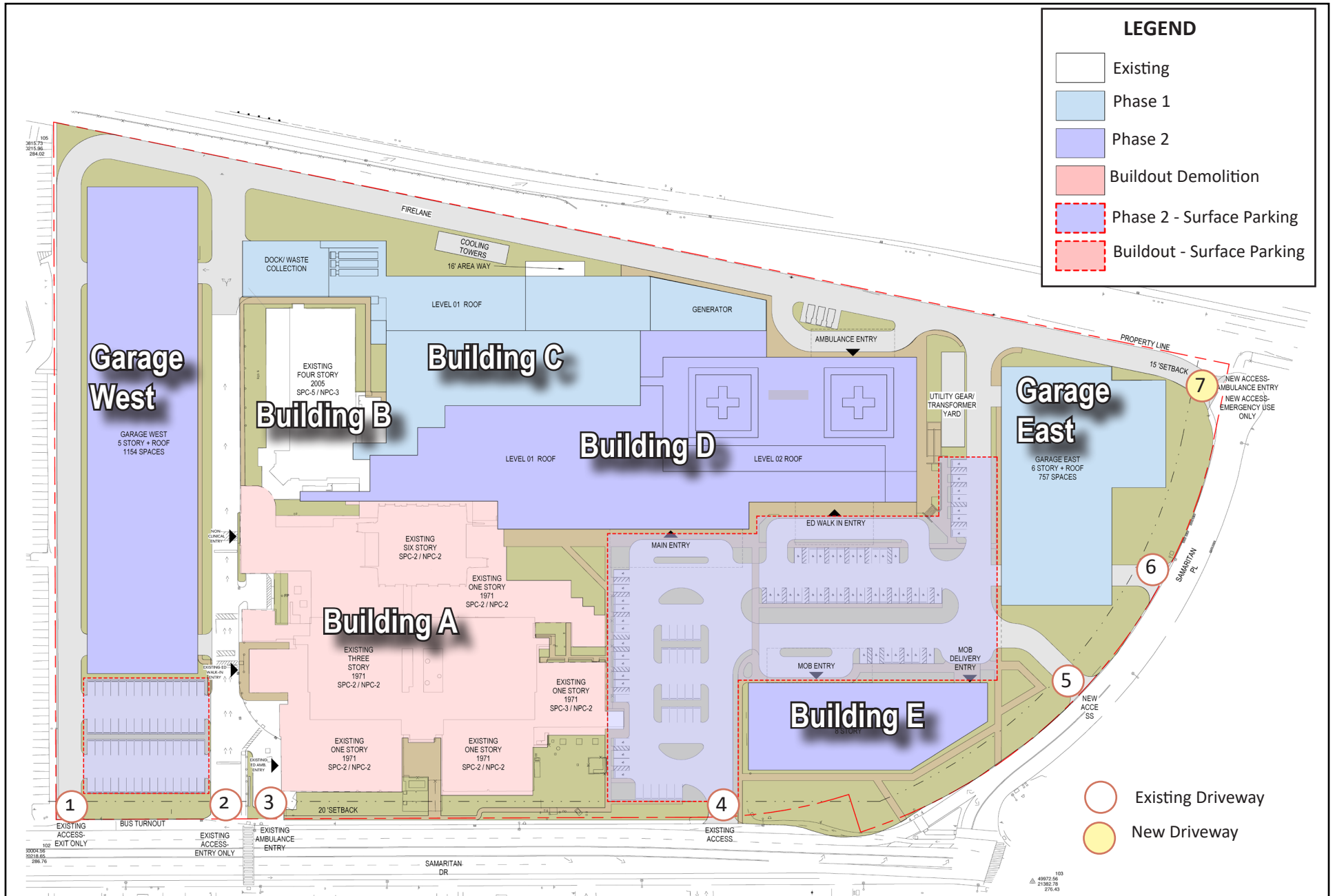


Figure 7: Proposed Project Phase 2 Conceptual Site Plan
Good Samaritan Hospital Project
City of San Jose



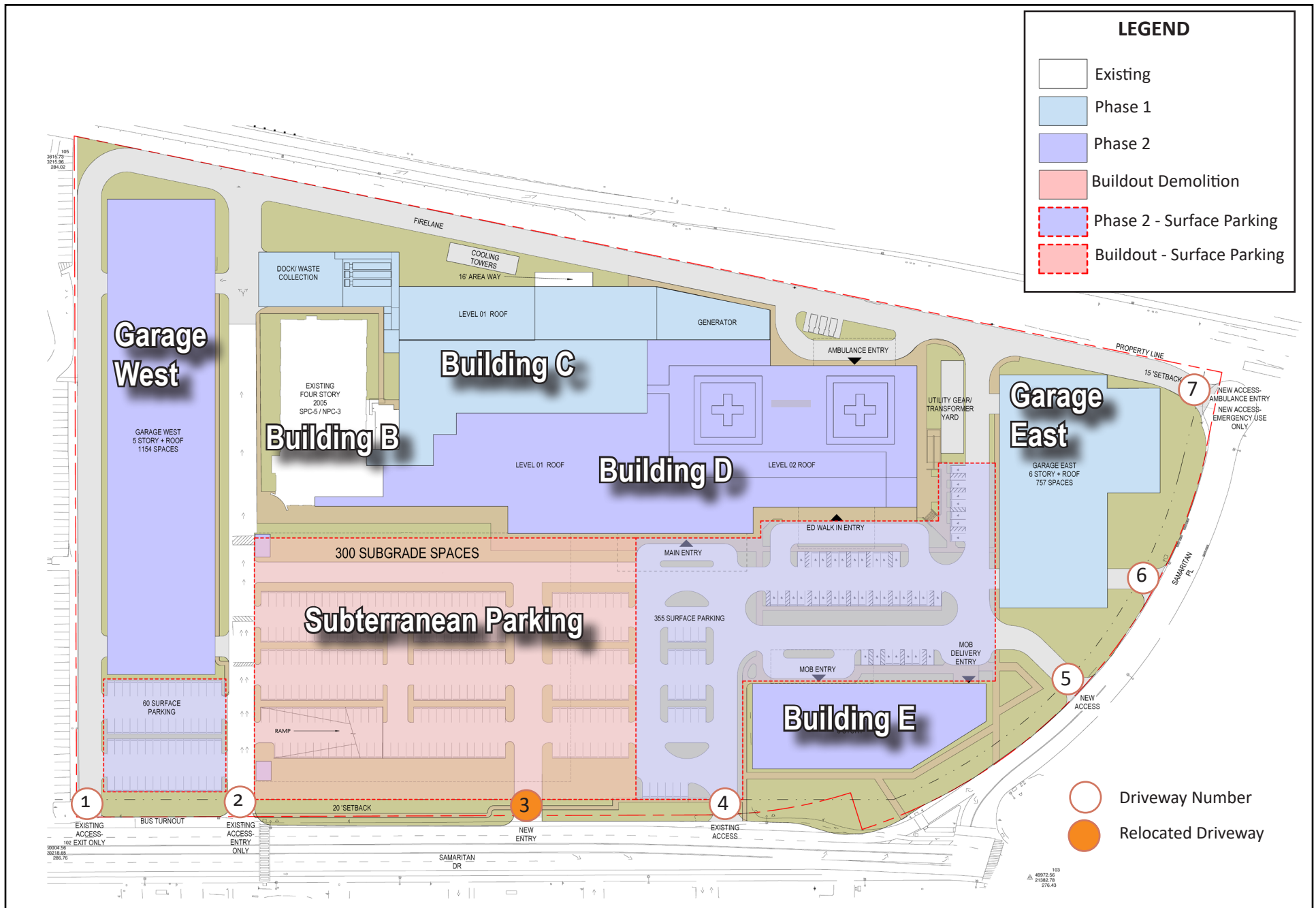


Figure 8: Proposed Project Phase 3 Conceptual Site Plan

Good Samaritan Hospital Project
City of San Jose



Kimley & Horn



LEGEND

Phase 1

Phase 2

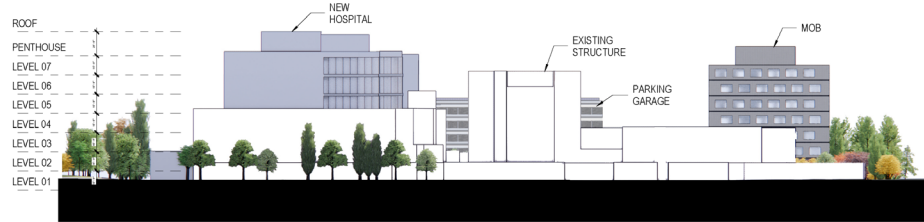
LANDSCAPE AREA CALCULATIONS

TOTAL SITE = 869,700 SF (19.96 AC)	
TOTAL REQUIRED LANDSCAPE AREA = 15% (130,455 SF)	
TOTAL LANDSCAPE AREA PROVIDED = 16.8% (146,751 SF)	
Existing Landscape to Remain = 44,262 SF	
Proposed Landscape Area = 102,489 SF	

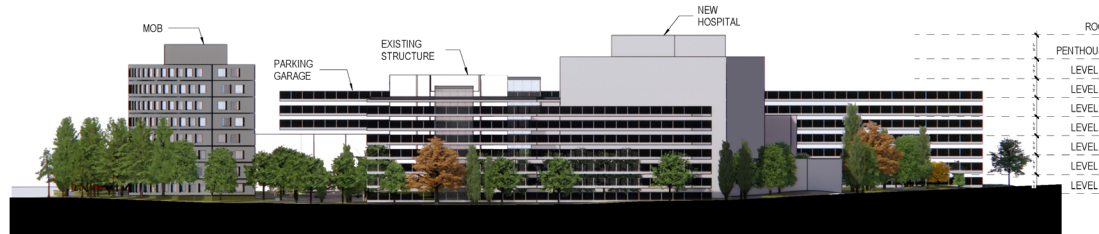
PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	TREES	BOTANICAL / COMMON NAME	SIZE	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	PARKING LOT TREE SUCH AS: Agora tenuosa / Australian Willow Geijera parviflora / Australian Willow Koeleria bipinnata / Chinese Frame Tree Quercus ilex / Holly Oak	24" BOX MIN.	44		SMALL ACCENT TREE SUCH AS: Arctostaphylos glauca / Big Berry Manzanita Cercis occidentalis / Western Redbud Lagerstromia indica hybrid / Crepe Myrtle Prunus ilicifolia lyonii / Catalina Cherry	24" BOX MIN.	99		NEW LANDSCAPE AREAS LARGE SHRUBS SUCH AS: Arctostaphylos species Leptospermum sp. 'Ruby Glow' / New Zealand Tea Tree Leucophyllum fulvescens / Texas Ranger Myrica californica / Pacific Wax Myrtle Philadelphus setosus / Spill Leaf Philodendron Phormium tenax / New Zealand Flax Pittosporum tobira / Mock Orange Viburnum burkwoodii / Burkwood Viburnum Xylocopa congestum / Shiny Xylocopa	5 GAL. MIN.	TBD		SMALL SHRUBS/GRASSES SUCH AS: Acacia redolens 'Low Boy' / Prostrate Acacia Arctostaphylos 'Pacific Mist' / Manzanita Asparagus densiflorus / Foxtail Fern Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum Boulevarda gracilis 'Blonde Ambition' / Blonde Ambition Dianella revoluta 'Baby Bliss' / Flax Lily Dieters bicolor / Fortnight Lily Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Ryegrass Heuchera species Koeleria macrantha / Prairie Lunegrass Lavandula stoechas / Spanish Lavender Leymus trichoides 'Grey Dawn' / Grey Creeping Wild Ryegrass Limonium longifolia 'Breeze' / Dwarf Mat Rush Muhlenbergia rigens / Deer Grass Myrtus communis 'Compact' / Dwarf Myrtle Nepenthes cordifolia / Southern Sward Fern Polystichum munifolium / Western Sward Fern Salvia species Westringia triflora 'Morning Light' / Coast Rosemary	1 GAL. MIN.	TBD
	MEDIUM SHADE / PINE TREE SUCH AS: Cupressopsis onocarpoides / Camwood Pinus coulteri / Coulter Pine Pinus chinensis / Chinese Pistache Quercus shumardii / Shumard Oak	24" BOX MIN.	25		MEDIUM ACCENT TREE SUCH AS: Arbutus x Warrata / Marina Strawberry Tree Olea europaea 'Swan Hill' / Fruitless Olive Rhus lancea / African Sumac Zelkova serata / Sawleaf Zelkova	24" BOX MIN.	54		MEDIUM SHRUBS SUCH AS: Arctostaphylos species Agave species Aloe species Azalea species Cistus species Escallonia 'Tidwell' / Pink Escallonia Ligustrum japonicum / Texas Privet Phormium tenax / Coffeeberry Salvia species Woodwardia floribunda / Giant Chain Fern	5 GAL. MIN.	TBD		FLOW-THRU PLANTER GRASSES SUCH AS: Chorizanthe species Juncus species	1 GAL. MIN.	14,276 SF
	NARROW SHADE / PINE TREE SUCH AS: Cinigo babao / Cinigo Quercus ruber / Cork Oak Sequoia sempervirens / Coast Redwood Tillandsia confertifolia / Brittonia Box	24" BOX MIN.	32		EXISTING PINE TREE (SPECIES VARY)	EXTG.	16								
	LARGE SHADE / PINE TREE SUCH AS: Pseudotsuga menziesii / Douglas Fir Cedrus deodora / Deodar Cedar Pinus tabulaeformis / Ghost Pine Quercus rubra / Red Oak	24" BOX MIN.	13		EXISTING CANOPY TREE (SPECIES VARY)	EXTG.	76								
	LARGE FOCAL TREE SUCH AS: Platanus racemosa / California Sycamore Quercus agrifolia / Coast Live Oak Quercus lobata / Valley Oak Ulmus parviflora / Chinese Elm	24" BOX MIN.	33		EXISTING LANDSCAPE AREA TO REMAIN	EXTG.	44,262 SF								

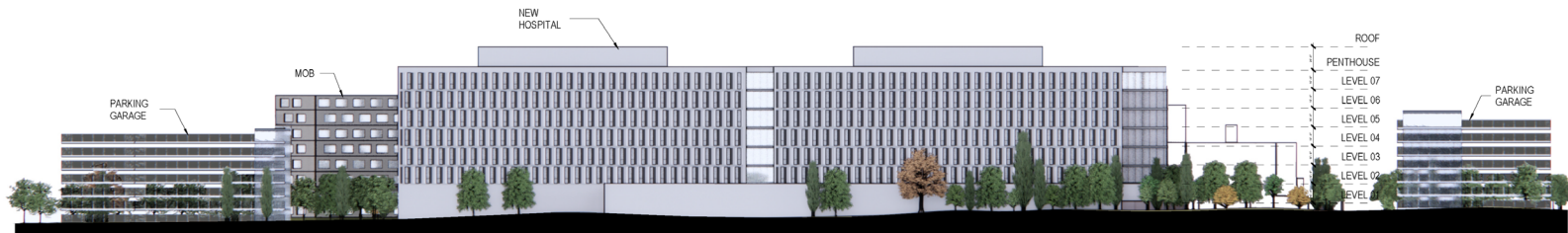
Figure 9: Proposed Project Phase 2 Landscape Plan
Good Samaritan Hospital Project
City of San Jose



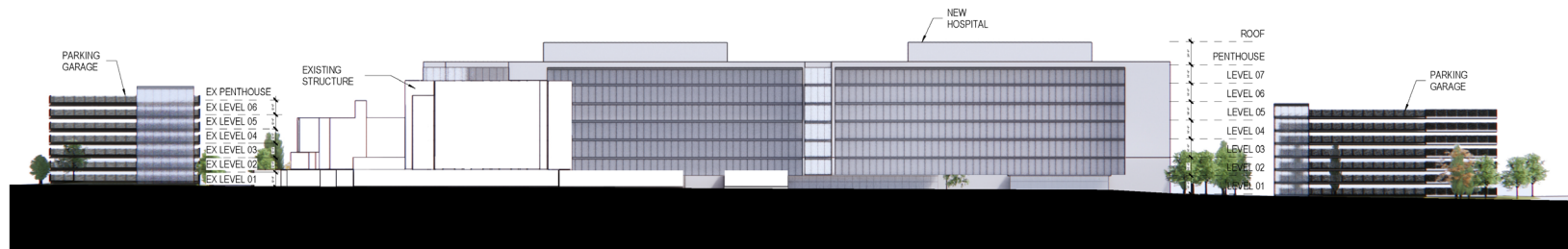
④ CONCEPTUAL HOSPITAL WEST ELEVATION
1" = 50'-0"



③ CONCEPTUAL HOSPITAL EAST ELEVATION
1" = 50'-0"

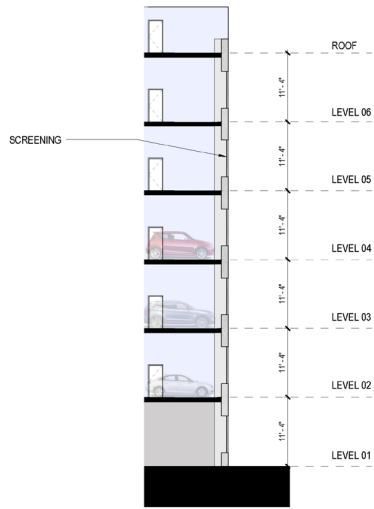


② CONCEPTUAL CAMPUS NORTH ELEVATION.
1" = 50'-0"

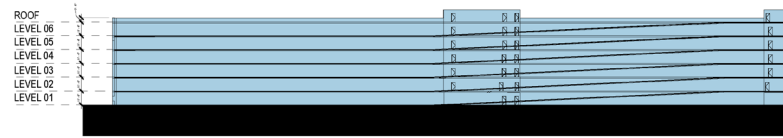


① CONCEPTUAL HOSPITAL SOUTH ELEVATION.
1" = 50'-0"

Figure 10: Proposed Project Conceptual Elevations
Good Samaritan Hospital Project
City of San Jose



④ CONCEPTUAL PARKING GARAGE WALL SECTION
1" = 10'-0"



③ CONCEPTUAL PARKING GARAGE SECTION
1" = 50'-0"



② CONCEPTUAL CAMPUS WEST ELEVATION.
1" = 50'-0"



① CONCEPTUAL CAMPUS SOUTH ELEVATION.
1" = 50'-0"

Figure 11: Proposed Project Conceptual Elevations
Good Samaritan Hospital Project
City of San Jose

