



NOTICE OF PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR) AND SCOPING MEETING/ PUBLIC WORKSHOP

PROJECT TITLE: Scripps San Marcos New Hospital Campus

PROJECT NUMBER: SP26-0002, CUP26-0004, CUP26-0007, TPM26-0002

APPLICANT: Scripps Health

NOP COMMENT PERIOD: August 20, 2026 to September 21, 2026

MEETING DATE/TIME: September 10, 2026 at 6 P.M.

PURPOSE FOR NOTICE: This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Scripps San Marcos New Hospital Campus located in the City of San Marcos. The City is the lead agency for the project and will prepare a Subsequent Environmental Impact Report (EIR) (SCH No. 2008101083) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines. This NOP is being circulated pursuant to California Resources Code Section 211153(a) and CEQA Guidelines Section 15082.

The City is requesting written feedback from the public, interested organizations, and responsible trustee agencies about the scope and content of the environmental information that will be addressed in the Subsequent EIR.

PROJECT LOCATION: Northwest corner of Twin Oaks Valley Road and Discovery Street; Assessor's Parcel Numbers: 220-172-(12-14), 221-100-(21-22), 24, (37-38), 40, (45-48), (54-56), (58-61), 63, 71, (73-74), (76-78), 80.

PROJECT DESCRIPTION: The proposed Project consists of amendments to the University District Specific Plan ("UDSP"), a Conditional Use Permit, and a Tentative Parcel Map to establish a full-service regional acute-care hospital and integrated healthcare campus serving residents of San Marcos and North San Diego County. The Project is intended to expand regional healthcare capacity by developing a modern hospital campus that provides emergency, inpatient, outpatient, diagnostic, specialty, and support medical services capable of meeting current and future community healthcare needs. The Project is proposed on a vacant 15-acre site at the northwest corner of Twin Oaks Valley Road and Discovery Street within the UDSP area. The hospital campus would include a medical office building, two acute care hospital towers, a rooftop helipad, a central energy plant, and structured parking as well as necessary utilities and other hospital support facilities. The site would be accessed by North City Drive and the planned Street A connection from Discovery Street to North City Drive, and would include internal circulation improvements to accommodate patients, visitors, employees, emergency and service vehicles, and hospital operations. A publicly accessible plaza and paseo as required by the UDSP would be provided as well as frontage improvements along Twin Oaks Valley Road and Discovery Street to enhance pedestrian and bicycle circulation. Additionally, the Project has been designed to preserve the capacity to accommodate a future pedestrian bridge across Twin Oaks Valley Road at North City Drive. The Project also includes a separate Conditional Use Permit to allow for the temporary use of a rock crusher during construction.

POTENTIAL ENVIRONMENTAL EFFECTS: Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Air Quality, Greenhouse Gas Emissions, Traffic, Noise, Public Facilities, Hazards and Hazardous Materials, Public Utilities, Land Use, Visual Resources, and Cultural/Tribal Resources. A Subsequent EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the Subsequent EIR.

SCOPING MEETING/PUBLIC WORKSHOP: A joint Scoping Meeting/Public Workshop for the project will be held on **September 10, 2026 at 6 PM** at the San Marcos City Hall in the Valley of Discovery Room (next to City Council Chambers) located at 1 Civic Center Drive, San Marcos, CA 92069. The intent of the Scoping Meeting/Public Workshop is to obtain information and solicit comments from the public about the issues and content of the Subsequent EIR. During the meeting, the project applicant will provide an overview of the project, explain the environmental review process, and be available to hear your comments and questions. Attendance at the scoping meeting is not required in order to submit written comments.

NOP COMMENTS: All written comments must be submitted within 30 days of this notice and received no later than close of business on **September 21, 2026**. Written comments can be submitted via letter or email to the following address and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Joseph Farace, Planning Division Director
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: jfarace@sanmarcosca.gov

For more information regarding the proposed project, please visit: [Scripps San Marcos | City of San Marcos, California](https://www.scripps.sanmarcos.ca.gov) or contact Joseph Farace, Planning Division Director, at (760) 744-1050 ext. 3248 or jfarace@sanmarcosca.gov.

PROJECT LOCATION MAP

