

Notice of Completion & Environmental Document Transmittal

SCH# 2019099048

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Eastlake Self Storage
Lead Agency: City of Chula Vista Contact Person: Jeff Steichen
Mailing Address: 276 Fourth Avenue Phone: 619-585-5778
City: Chula Vista Zip: 91910 County: San Diego

Project Location: County: San Diego City/Nearest Community: Chula Vista
Cross Streets: Eastlake Drive Zip Code: 91910
Longitude/Latitude (degrees, minutes and seconds): 32 ° 39 ' 01.8 " N / 116 ° 58 ' 20.46 " W Total Acres: 9.35
Assessor's Parcel No.: 595-070-75-00 Section: Twp: Range: Base:
Within 2 Miles: State Hwy#: SR-125 Waterways:
Airports: Railways: Schools: Eastlake KinderCare, Learning Choice Academy, Eastlake Elementary, Thurgood Marshall Elementary, Minato Gakuen School, Eastlake High, Olympic View Elementary, Corky McMillin Elementary, Arroyo Vista Charter, Eastlake Middle, Salt Creek Elementary, Veterans Elementary, Chula Vista Hills Elementary

Governor's Office of Planning & Research

SEP 16 2019

STATE CLEARINGHOUSE

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI []

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq. ft. Acres Employees
[X] Commercial: Sq. ft. 163,386 Acres Employees 2 [] Transportation: Type
[] Industrial: Sq. ft. Acres Employees [] Mining: Mineral
[] Educational: [] Power: Type MW
[] Recreational: [] Waste Treatment: Type MGD
[] Water Facilities: Type MGD [] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

The project site is currently designated under the Chula Vista General Plan as Open Space. The project site is zoned Planned

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:

The project site is currently designated under the Chula Vista General Plan as Open Space. The project site is zoned Planned Community (PC4OS3), Eastlake II Planned Community, Open Space

Project Description: *(please use a separate page if necessary)*

The 9.35-acre site would east would be developed with approximately 1,200 self-storage units split between two buildings, each at three stories. The remainder of the site would comprise a decomposed granite surface for recreational vehicle (RV)/boat storage, parking areas, access roads, and drainage features. The proposed project would also include amendments to the City of Chula Vista General Plan, Eastlake II General Development Plan (GDP), Sectional Plan Area (SPA), and Planned Community to reflect the land use designation from Open Space to a new land use, Business Center Warehouse-Storage District (BC-5). Under the GDP amendment, the new BC-5 land use district would be intended as an area for self-storage facilities which serve the surrounding neighborhoods and business districts. Building 1 is located on the northern portion of the site and would total 86,418 square feet across three stories. Building 2 is located south of Building 1, and north of the decomposed granite surface RV/boat storage. Building 2 would total 76,968 square feet across three stories for a total of 163,386 square feet among the two buildings. The proposed project would employ a maximum of two employees.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

- _____ Air Resources Board
- _____ Boating & Waterways, Department of
- _____ California Emergency Management Agency
- _____ California Highway Patrol
- _____ Caltrans District # _____
- _____ Caltrans Division of Aeronautics
- _____ Caltrans Planning
- _____ Central Valley Flood Protection Board
- _____ Coachella Valley Mtns. Conservancy
- _____ Coastal Commission
- _____ Colorado River Board
- _____ Conservation, Department of
- _____ Corrections, Department of
- _____ Delta Protection Commission
- _____ Education, Department of
- _____ Energy Commission
- _____ Fish & Game Region # _____
- _____ Food & Agriculture, Department of
- _____ Forestry and Fire Protection, Department of
- _____ General Services, Department of
- _____ Health Services, Department of
- _____ Housing & Community Development
- _____ Native American Heritage Commission

- _____ Office of Historic Preservation
- _____ Office of Public School Construction
- _____ Parks & Recreation, Department of
- _____ Pesticide Regulation, Department of
- _____ Public Utilities Commission
- _____ Regional WQCB # _____
- _____ Resources Agency
- _____ Resources Recycling and Recovery, Department of
- _____ S.F. Bay Conservation & Development Comm.
- _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- _____ San Joaquin River Conservancy
- _____ Santa Monica Mtns. Conservancy
- _____ State Lands Commission
- _____ SWRCB: Clean Water Grants
- _____ SWRCB: Water Quality
- _____ SWRCB: Water Rights
- _____ Tahoe Regional Planning Agency
- _____ Toxic Substances Control, Department of
- _____ Water Resources, Department of
- _____ Other: _____
- _____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date September 16, 2019 Ending Date October 16, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Midcity LLC</u>
Address: <u>605 Third Street</u>	Address: <u>354 Second Street #5</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Brian Grover</u>	Phone: <u>760-942-9991</u>
Phone: <u>760-479-4248</u>	

 Signature of Lead Agency Representative: *Jeffrey J. Steichen* Date: 9/9/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.