

# **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR A DESIGN REVIEW (DR) AND CONDITIONAL USE PERMIT (CUP)**

## **PROJECT LOCATION**

The proposed project is located at 830 and 831 Showroom Place within the City of Chula Vista, in southwestern San Diego County. Specifically, the project site sits north of Fenton Street, west of Hunte Parkway, and east of Lane Avenue, within the Eastlake Business Center. Figure 1 depicts the project's location. Figures 2 and 3 illustrate an aerial photo of the project area and the proposed site plan, respectively. Figure 4 depicts the proposed grading plan.

## **PROJECT SETTING**

As shown, the project site itself consists of a relatively flat, graded lot. Residential property to the north and east are downslope approximately 60 feet at the base of an existing manufactured slope. The project site sits within the Eastlake Business Park, which is nearly fully developed with commercial uses and parking. The surrounding business park uses consist primarily of commercial retail uses.

## **PROJECT BACKGROUND**

The project site is within the approved Eastlake Business Center II Sectional Planning Area (SPA) plan which is part of the larger Eastlake II General Development Plan (GDP). The SPA plan was approved in 1999 along with an accompanying Tentative Map covering the project site and an Initial Study (IS-00-03) covering the environmental review. The site was graded consistent with the approved Tentative Map (TM) in but has remained vacant since that time. The Business Center II areas surrounding the project site have been developed with a variety of commercial uses.

## **PROJECT DESCRIPTION**

The proposed project would include construction of a new single-story behavioral health acute psychiatric hospital (the "behavioral health hospital"). The behavioral health hospital will accommodate 120 beds within an approximately 97,050-square-foot single-story structure. Specific medical and ancillary services would include in- and out-patient behavioral health services for geriatric, adult, and adolescent patients, nutrition support, and physical therapy, as well as a gymnasium, cafeteria for inpatients, visitors and staff, and an inpatient pharmacy. The facility will employ approximately 150 employees working in three shifts. The site design also includes exterior activity areas, a patio with shade canopy, walking paths, and a recreation lawn.

The project also includes approximately 25,000 square feet of outdoor activity areas, landscaping, and 186 parking spaces, including 20 handicap accessible spaces. Access to the site would be taken from a single controlled access point of ingress/egress at the terminus of the Showroom Place cul-de-sac. Landscaping and walls/fencing is proposed around the perimeter of the project site. Specifically, the project proposes two different types of fencing, including a 12-foot solid fence around the outdoor activity areas and an 8-foot perimeter fence on the east, north, and south borders of the property. The security fencing would be a decorative wall, constructed of solid concrete. The perimeter fence would be constructed of split-face concrete block.

On-site security measures include controlled access to the facility and between units, one public entry and exit, 24-hour monitoring of common areas, minimum 15-minute patient checks, and design features to encourage safety. Security personnel will be on-site 24 hours a day to monitor the hospital and the surrounding area.

The project site has been graded but additional earthwork will be required to accommodate the proposed hospital project. Approximately 61,000 cubic yards of cut and 10,000 cubic yards of fill resulting in an export of 51,000 cubic yards will be required. The existing grade separation between the site and the adjacent residential areas would remain as the existing perimeter manufactured slope would not be altered by the proposed finish grading of the site. The site design also includes on-site water quality basins.

The EIR will include a detailed project description of all component parts of the project.

## **EIR CONTENTS**

### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The City has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required in order to comply with CEQA Guidelines Section 15060 and 15081.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The EIR will address each of the environmental issues summarized herein. A Mitigation Monitoring and Reporting Program (MMRP) will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR.

#### **Aesthetics**

With respect to visual character, the project would be constructed on a vacant previously graded lot within an existing business park. The EIR will analyze the potential effects of the proposed new structure with respect to whether it would degrade the existing visual character of the project area. The analysis will focus on the project's effect on the quality of surrounding public views and the potential for the project to obstruct any vistas or scenic views or to be incompatible with surrounding development in terms of bulk, scale, materials, or style. The analysis will be supported by text and illustrations, as well as architectural elevations, cross sections, architectural renderings, and other graphics as applicable.

#### **Air Quality and Greenhouse Gas**

The proposed project would accommodate 120 hospital beds, maintain employees, and permit visitors during certain times of the day resulting in an incremental increase of vehicle-related emissions and greenhouse gas (GHG) emissions associated with hospital operations. Construction and operation of the proposed project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. Likewise, the project could expose sensitive receptors to substantial pollutant concentrations and/or result in other emissions (i.e., odors) that could adversely affect people. Although the new buildings would be constructed to current standards of efficiency, the EIR will analyze potential impacts from construction emissions, operation of the new hospital, and new vehicle emission sources. In addition, the EIR will determine whether the project's potential air quality impacts would hinder or help the San Diego Air Basin to meet the regional air quality strategies. Project-generated GHG emissions resulting from both construction activities related to the project as well as ongoing operation of the project will be quantified. The analysis will include, but is not limited to, the five primary sources of GHG emissions: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage.

## **Energy**

Energy resources such as fuel (both gasoline and diesel), electricity, and natural gas would be consumed during construction and operation of the project. Although the new buildings would be constructed to current standards of efficiency, the EIR will analyze whether the proposed project would result in wasteful, inefficient, or unnecessary energy use.

## **Geology and Soils**

Although the project site has been previously graded, additional finish grading will be required to construct the proposed project. As such, the EIR will assess potential impacts related to site-specific geologic hazards and soil conditions. The EIR will describe the geologic and subsurface conditions on the project site and discuss the general setting in terms of existing topography, geology (surface and subsurface), tectonics, and soil types. The discussion will include issues such as the potential for liquefaction, slope instability, and other hazards as well as mitigation (if appropriate) that would reduce the potential for future adverse impacts resulting from on-site soils or geologic hazards. Further, the EIR will discuss the project's consistency with Office of Statewide Health Planning and Development requirements as well as the Seismic Element of the City's General Plan.

## **Hazards and Hazardous Materials**

Based upon a review of the California Department of Toxic Substance Control (DTSC) EnviroStor and Geotracker databases, the project site is not identified as a state or federal contaminated site nor is any such sites located in proximity of the project site. The project site is also not within two miles of a public airport or public use airport. However, construction equipment could use hazardous and/or flammable materials, including diesel fuel, gasoline, and other oils and lubricants, and project operation could require the transport, handling, or disposal of hazardous materials. The EIR will describe applicable local, state, and federal regulations intended to minimize risk of hazards and hazardous materials release. Construction and operation of the project could result in the routine transport, use, or disposal of hazardous materials within one-quarter mile of a school (private Montessori school located on Showroom Place), as well as other surrounding facilities that accommodate children activities. Therefore, the EIR will analyze whether the project could create a significant impact associated with the accidental release of hazardous materials.

The EIR will also address whether the project would result in the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The project site is located within a High Hazard Area as mapped on the City Wildland Fire Map. The EIR will analyze regulatory compliance and the project's ability to ensure protection against wildland fire.

## **Hydrology/Water Quality**

The EIR will provide a discussion and analysis focusing on the project's impact on the existing drainage patterns, as well as how the project could potentially affect water quality within the project area and downstream. As applicable, the EIR will discuss the need for best management practices and low impact development practices, in order to ensure that hydrology and water quality impacts would be below a level of significance.

## **Land Use and Planning**

The EIR will support all necessary findings required for the project's Design Review and Conditional Use permits. The consistency analysis will include a table noting the project's specific consistency with all relevant land use and planning regulations including, but not limited to the following: General Plan, Municipal Code: Eastlake II SPA Plan; Planned Community District Design Guidelines; City's Landscape Manual; Recycling and Solid Waste Planning Manual; Chula Vista Shade Tree Policy.

## **Noise**

The project involves the construction of a new structure within a currently vacant lot resulting in new noise sources associated with traffic and building operation. While the project site is located within a commercial/business park, there are single-family residential uses to the north and east. Accordingly, the EIR will identify and analyze potential noise sources, including construction activities and operational sources (i.e., heating and ventilation units), and provide an analysis of any potential effects and mitigating solutions as appropriate.

## **Transportation, Access, and Parking**

Construction of the proposed project would intensify the land use within the business park due to the introduction of a medical facility accommodating 120 beds and out-patient services. Consistent with CEQA Guidelines Section 15064.3, a detailed traffic impact study will be prepared in conjunction with the EIR to evaluate potential transportation impacts associated with vehicle miles traveled (VMT).

The EIR section will summarize the current regulatory related to VMT including Senate Bill 743 which has triggered the assessment of VMT as the standard for impact analysis. The EIR will include an explanation of the methodology used to identify whether the project would cause substantial additional VMT as compared to a threshold VMT (either per capita, per service population, or other appropriate efficiency measures) as described in the traffic impact study. The discussion will focus on VMT, including the project location in relationship to transit, ride share incentives and opportunities. This section of the EIR will also describe any required modifications and/or improvements to the existing circulation system, including City streets, intersections, freeways, and interchanges, as applicable. If the project would result in a significant impact, the study and EIR will describe what measures would be required to mitigate traffic/circulation impacts to below a level of significance. The section will describe the walkability, pedestrian, and bicycle connectivity within the project and off-site areas.

## **Utilities**

The proposed project's ultimate infrastructure requirements would be determined through preparation of both water and sewer demand studies. The EIR will address and discuss what additional infrastructure improvements (e.g., upsizing piping, installing a new meter, etc.) would be needed, if any.

## **Wildlife**

The EIR will include a discussion of the project's potential to result in wildfire risks due to slope, prevailing winds, and other factors.

## **Alternatives**

The EIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental impacts to a level of less than significant. CEQA requires a No Project Alternative to be analyzed in an EIR. A discussion of other alternatives, including alternative locations, that were considered and supporting rationale indicating why they were determined infeasible will also be provided. For each alternative, the EIR will provide a description of the alternative, consideration of the alternative's feasibility in relationship to the statement of the project objectives, and a comparative analysis of the environmental impacts of the alternative versus the impacts as a result of the project.

## **Other Environmental Considerations**

Other environmental considerations that will be addressed in the EIR include: cumulative impacts (combined environmental effects) associated with related past, present and reasonably foreseeable future projects; significant irreversible environmental changes; growth-inducing impacts; and effects found not to be significant.

**NOP ISSUED: MARCH 3, 2021**

NOP REVIEW PERIOD: MARCH 3, 2021 to APRIL 2, 2021

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★ Project Location

**Figure 1**  
**Regional Location Map**

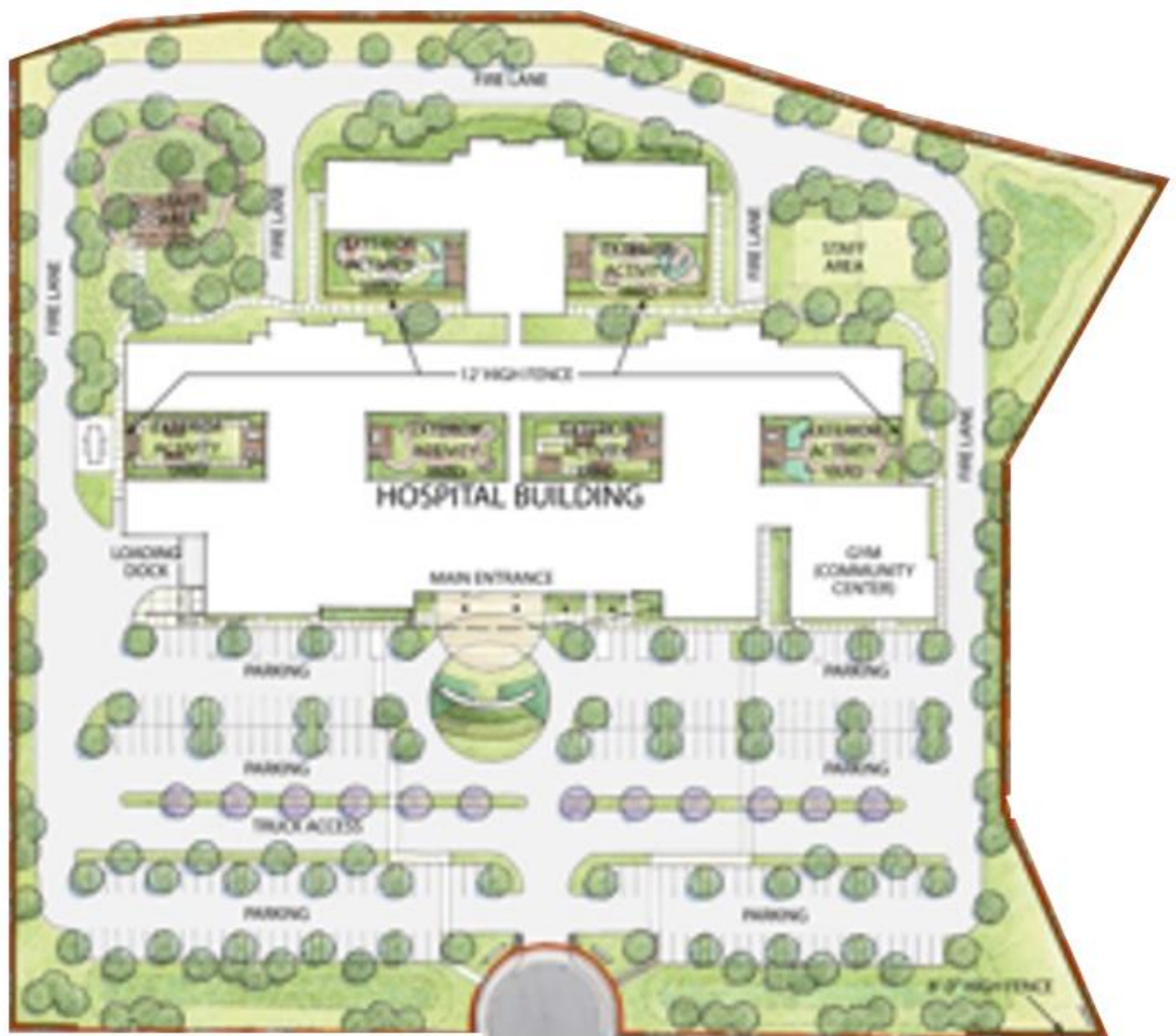


Image Source: Nearmap (Flown September 2019)



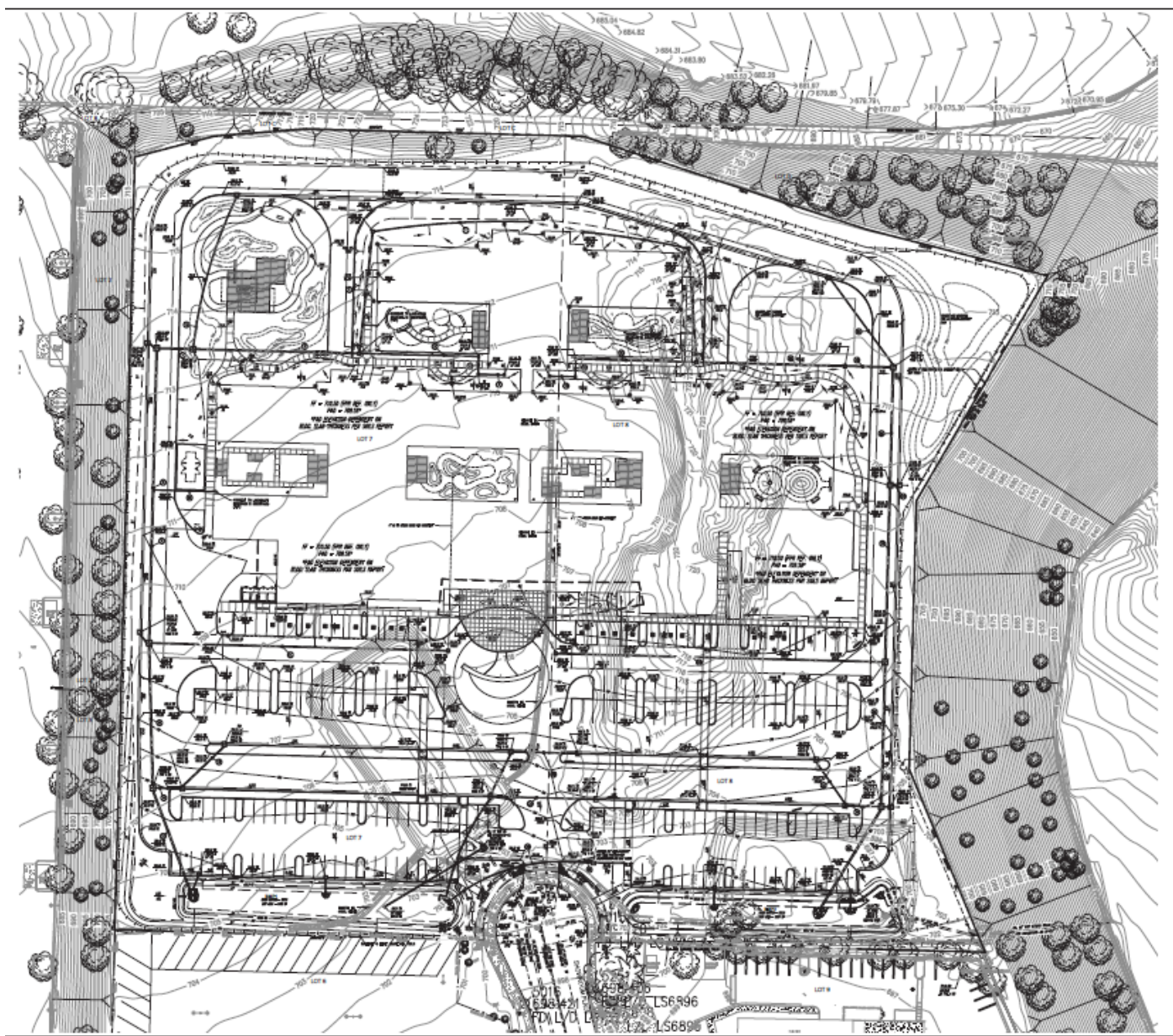
 Project Boundary

**Figure 2**  
**Regional Location on**  
**Aerial Photograph**



**Figure 3**  
**Site Plan**





**Figure 4**  
**Grading Plan**

## Figure 5 NOP Recipients

AIR POLLUTION CONTROL DISTRICT  
10124 OLD GROVE ROAD  
SAN DIEGO CA 92131

CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPT  
ENVIRONMENTAL REVIEW MANAGER  
1222 FIRST AVENUE MS501  
SAN DIEGO CA 92101

MTDB  
1255 IMPERIAL AVENUE #1000  
SAN DIEGO CA 92101

SAN DIEGO AUDUBON SOCIETY  
4010 MORENA BLVD #100  
SAN DIEGO CA 92117-4547

SUHSD  
1130 FIFTH AVENUE  
CHULA VISTA CA 91911

SD COUNTY WATER AUTHORITY  
4677 OVERLAND AVENUE  
SAN DIEGO CA 92123

CALTRANS - DISTRICT 11  
DEVELOPMENT REVIEW BRANCH  
4050 TAYLOR STREET MS240  
SAN DIEGO CA 92110

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PROTECTION AGENCY  
P.O. BOX 2815  
SACRAMENTO CA 95812-2815

SWEETWATER VALLEY CIVIC ASSOC  
5732 SWEETWATER ROAD  
BONITA CA 91902-218

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PUBLIC UTILITIES DEPARTMENT  
600B STREET, STE 1000, MS910  
SAN DIEGO CA 92101-4502

CA DEPT OF FISH AND WILDLIFE  
DAVID MAYER  
3883 RUFFIN ROAD  
SAN DIEGO CA 92123

CALIFORNIA STATE LANDS  
COMMISSION  
100 HOWE AVENUE SOUTH #100  
SACRAMENTO CA 92825

SAN DIEGO COUNTY PLANNING &  
DEVELOPMENT SERVICES  
DIRECTOR  
5510 OVERLAND AVENUE, STE 310  
SAN DIEGO CA 92123

MILLENNIA REAL ESTATE GROUP  
TODD GALARNEAU  
2750 WOMBLE ROAD, STE 200  
SAN DIEGO CA 92106

LAFCO  
9335 HAZARD WAY, STE 200  
SAN DIEGO CA 92123

CVESD  
84 EAST J STREET  
CHULA VISTA CA 91910

ENDANGERED HABITATS LEAGUE  
MICHAEL BECK  
C/O REBECA CORDOVA  
CITY OF SAN DIEGO  
1200 3<sup>RD</sup> AVENUE, STE 1501  
SAN DIEGO CA 92101

ENVIRONMENTAL HEALTH COALITION  
2727 HOOVER AVENUE, STE 202  
NATIONAL CITY CA 91950

DEPT OF WATER RESOURCES  
STATE OF CALIFORNIA  
ENVIRONMENTAL REVIEW  
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SACRAMENTO CA 94236-0001

HELIX  
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SAN DIEGO CA 92175

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DEPT OF PARKS AND REC  
5500 OVERLAND AVE, STE 410  
SAN DIEGO CA 92123

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AND RESEARCH  
SCOTT MORGAN  
1400 TENTH STREET ROOM 222  
SACRAMENTO CA 95814

SBC - PACIFIC BELL  
4220 ARIZONA STREET #200  
SAN DIEGO CA 92104-1715

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SAN DIEGO CA 92101-4230

CA DEPT OF WATER RESOURCES  
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GLENDALE CA 91203-1035

BUREAU OF LAND MANAGEMENT  
PALM SPRINGS - SOUTH COAST OFFICE  
1201 BIRD CENTER DRIVE  
PALM SPRINGS CA 92262

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PLANNING DIRECTOR  
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IMPERIAL BEACH CA 91932

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1392 E PALOMAR STREET, STE 202  
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SACRAMENTO CA 95814-2828

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DEPT OF ENVIRONMENTAL HEALTH  
5500 OVERLAND AVE, STE 170  
SAN DIEGO CA 92123

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2554 SWEETWATER SPRINGS BLVD  
SPRING VALLEY CA 91978

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SERVICES DEPARTMENT  
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SAN DIEGO CA 92123

GOLDEN STATE ENVIRONMENTAL  
JUSTICE ALLIANCE  
P.O. BOX 79222  
CORONA CA 92877

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P.O. BOX 2328  
CHULA VISTA CA 91912-2328

VALLEY DE ORO COMMUNITY  
PLANNING  
P.O. BOX 3958  
LA MESA CA 91944-3958

CHULA VISTA COORDINATING COUNCIL  
540 G STREET  
CHULA VISTA CA 91910

US FISH AND WILDLIFE SERVICE  
ERIC PORTER  
2177 SALK AVENUE, STE 250  
CARLSBAD CA 92008

CALIFORNIA DEPT OF CONSERVATION  
LAND RESOURCE PROTECTION  
DIVISION  
801 K STREET, MS 18-01  
SACRAMENTO CA 95814

CALIFORNIA ENERGY COMMISSION  
SYSTEMS ASSESSMENT & FACILITIES  
1816 NINTH STREET  
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CALIFORNIA WASTE MANAGEMENT  
PERMITTING AND INSPECTION  
1001 "I" STREET, MS#15  
SACRAMENTO CA 95812-4025

CARLSBAD US FISH AND WILDLIFE  
SERVICE  
2177 SALK AVENUE, STE 250  
CARLSBAD CA 92008

SOUTHWESTERN COLLEGE  
900 OTAY LAKES ROAD  
CHULA VISTA CA 91910

US ARMY CORPS OF ENGINEERS  
CHIEF OF BRANCH  
5900 LA PLACE COURT, STE 100  
CARLSBAD CA 92008

CITY OF SAN DIEGO - WATER DEPT  
600 B STREET #100  
SAN DIEGO CA 92101

REGIONAL WATER QUALITY CONTROL  
BOARD  
2370 NORTHSIDE DRIVE  
SAN DIEGO CA 92108

SOUTHBAY EXPRESSWAY  
1129 LA MEDIA ROAD  
SAN DIEGO CA 92154

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9163 SIEMPRE VIVA ROAD I-2  
SAN DIEGO CA 92154

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SAN DIEGO CA 92123

SEMPRA ENERGY  
101 ASH STREET  
SAN DIEGO CA 92101

PSB  
3142 ORCHARD HILL ROAD  
BONITA CA 91902

COUNTY DEPT OF PUBLIC WORKS  
ENVIRONMENTAL REVIEW  
5469 KEARNY VILLA ROAD #305  
SAN DIEGO CA 92123

CROSSROADS II  
PETER WATRY, PRESIDENT  
81 SECOND AVENUE  
CHULA VISTA CA 91910

CITY OF SAN DIEGO METROPOLITAN  
WASTEWATER DEPT  
9192 TOPAZ WAY, MS 905  
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STEPHEN HASSE  
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SERVICE  
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SAN DIEGO CA 92154

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& C/O THE WALTERS MGMT CO.  
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ROLLING HILLS RANCH COMM ASSN  
& C/O THE WALTERS MGMT CO.  
2251 San Diego Ave #A250  
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SCHWARTZ SEMERDJIAN  
ATTORNEY AT LAW  
JOHN S. MOOT  
101 West Broadway, Suite 810  
SAN DIEGO, CA 92101



TOBE PROPST

BRAD DAVIS

KIMBERLY CADDELL

JULIE PECK

BRIANA WYATT

MIRIAM PALAVICINI

PAUL VIRGIN

LAURA BALLARD

JENNIFER VILLA

MARK NESBIT II

ALMAZ BAKIT

HUMBERTO &amp; ISABEL PERAZA

ANA NOSAL

CRAIG HENDREN

IAN BURGAR

GABE BAKIT

CATHERINE ZORDELL

KERRI LINDGREN

AMY RODRIGUEZ

FLORENCE &amp; LEON MEAUX

KRISTIN FLINT

MARK FLINT

AMBER HENDREN

MANUELITO JARINA

RUBEN GUILLOT

MONIQUE TOUBER

ALMAZ BAKIT

SYLVIA ROSENBERG

ELIZABETH HOWETH

MISA DOWLING

WILLIAM G MANDERS

LAILA ABDO

SAM HAYATT

TIFFANY CALDERON

ALEJANDRO SEPTIEN

FERNANDO PONDS

NORA LASALLE

MR AND MRS JAMES MYERS

RICK TIRADO

MICHAEL PARKER

HEATHER BULTHUIS

THERESA BYRNE

KIM LEPRE

EBELE ENUNWA

FRANK AND BERTHA MUÑOZ

AMY RODRIGUEZ

TERESA WALKUP

J.E. ESTRELLA

PAUL VIRGIN

MEAGAN BOLOR

SANDRA HERNANDEZ

ALEXANDER HURTADO

TERI BRISTOW

THERESA PETROS

MICHAEL PARKER

STEVEN LINDGREN

CARLA VILLA

RICK RICHARDSON

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ZACK RATTRAY