

NOTICE OF PREPARATION – JANUARY 27, 2016

**To:** Distribution List  
**Subject:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**Lead Agency:**

Agency Name: City of Chula Vista  
Street Address: 276 Fourth Avenue  
City/State/Zip: Chula Vista, CA 91910  
Fax: (619) 409-5861  
Contact: Jeff Steichen, Project Planner (619) 585-5778

The City of Chula Vista publicly announces its intent to initiate preparation of an Environmental Impact Report (EIR) for the following “project” as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065.

The City of Chula Vista is the Lead Agency that will prepare the EIR. A description of the proposed project and an explanation of its potential environmental impacts are provided in this Notice of Preparation (NOP).

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice.

Please send your response and the name of the contact person to: Jeff Steichen, Project Planner, at the address shown above. A public scoping meeting will be held on February 11, 2016 at 2 p.m., Building A, Executive Conference Room 103 (located adjacent to the City Council chambers).

**Project Title:** Environmental Impact Report (EIR-15-0002) for the Sharp Ocean View Tower (DR-15-0030, CUP-15-0025, MPA-15-0021)

**Project Location:** City of Chula Vista, within the County of San Diego.

**Project Description:** The “project” consists of a Design Review Permit and Conditional Use Permit to allow for a new 7-story hospital tower to be constructed on the existing 16.49-acre hospital campus located within the East Planning Area (Public/Quasi Public Land Use Designation) of the City’s General Plan. The request also includes a Major Planning Application to allow for an increase in the allowable building height of the Administrative and Professional Office (CO) zone from 45 to 110 feet.

Date: January 27, 2016

  
Jeff Steichen  
Project Planner  
(619) 585-5778

**NOTICE OF PREPARATION OF A DRAFT  
ENVIRONMENTAL IMPACT REPORT FOR A DESIGN  
REVIEW (DR), CONDITIONAL USE PERMIT (CUP),  
AND MAJOR PLANNING APPLICATION (MPA)**

**PROJECT LOCATION**

The proposed project is located within the City of Chula Vista, in southwestern San Diego County approximately one mile east of Interstate 805 (I-805) and one-quarter of a mile south of Telegraph Canyon Road. 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.

**PROJECT SETTING**

The project area is located on the U.S. Geological Survey 7.5-minute series Imperial Beach quadrangle. The topography consists of a relatively flat (ranging from 435 to 455 feet mean sea level) area bounded to the north/northeast by Loop Road. North-facing and east-facing manufactured cut and fill slopes are located north/northeast of Loop Road. There are multiple existing buildings (Sharp Chula Vista Medical Center and Birch Patrick Skilled Nursing Facility), as well as two medical office buildings and one new parking structure on the property that will remain.

**PROJECT BACKGROUND**

The 343-bed Sharp Chula Vista Hospital has grown over the years to accommodate increased demand and need for services. The East Tower was the first major facility, opening in 1975, and was supplemented by the construction of Birch Patrick in 1989, which included 100 skilled nursing and long-term care beds. An additional 104 beds were added in 1991 when the West Tower was constructed; then the Douglas and Nancy Barnhart Cancer Center and medical offices opened in 2012. However, the hospital experiences shortages of 25 to 30 beds every day, resulting in diversions of patients to other facilities and the shortage is anticipated to increase as the population in the South Bay continues to expand. In 2012 Sharp began planning for this growth by developing a new Master Plan which provides a comprehensive solution to both the current overcrowding situation and the need to meet the requirements of the Senate Bill (SB) 1953 seismic requirements.

The City of Chula Vista approved "Make Ready" work which was completed in late 2015. The Make Ready phase included relocations and reorganization of existing utilities, cooling towers, and surface parking; as well as construction of a new parking structure and loop road. The current proposal is for a new 7-floor hospital tower (see Project Description below).

**PROJECT DESCRIPTION**

The proposed project would include construction of a new hospital tower (Ocean View Tower) within the existing Sharp Chula Vista hospital campus. The new tower would be constructed immediately adjacent to the existing Sharp Chula Vista Hospital and would be seven stories in height to include 138 beds, 6 operating rooms with pre- and post-operational support, sterile processing, dietary services, material management, dock, morgue, and pharmacy; as well as a rooftop ocean view café. The proposed tower would be adjacent to the existing hospital; with the first two floors interfacing directly with the East

Tower. The proposed 192,883 square-foot Ocean View Tower would be seven floors, six above grade and on mostly sub-grade (subterranean on three sides; above ground on one side). Total height would be 95 feet for the 7-story tower itself; reaching a maximum height of 110 feet when including the elevator enclosure.

## **EIR CONTENTS**

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

The City of Chula Vista 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 of Chula Vista'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 improvements would take place within an existing hospital campus. The EIR will analyze the potential effects of the proposed new 7-story, 138-bed tower with a decorative spire that reaches a maximum height of 110 feet.

Pursuant to the General Plan, there are no designated scenic vistas within the project vicinity that would be affected by the proposed project; nor are any of the City's scenic resources (e.g., the Chula Vista greenbelt) located near the project area. While there are no scenic viewsheds, corridors, or resources identified within the area, it would appear that the hospital, due to topography and trees, is generally not readily visible from the public vantage points. For example, the existing 5-story towers are not visible from surrounding roadways such as Telegraph Canyon Road, East Palomar Street, Medical Center Drive, nor is it visible from Veterans Park or Greg Rogers Park. From Paseo Ladera, the towers are only visible while directly within the intersection at Givens Street. Nevertheless, the EIR will analyze 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 the text and illustrations in the Master Plan for the Ocean View Towers as well as architectural elevations, cross sections, photosimulations, and other graphics as applicable.

## **Air Quality and Greenhouse Gas**

The proposed project would result in an additional 138 beds; thus, additional traffic compared to the existing condition. However, the new building would be constructed to current standards of efficiency, and the replacement cooling towers and replacement gas-fired boilers would reach a greater level of efficiency than those currently in operation.

The EIR will analyze potential impacts from construction emissions, operation of the new tower and cooling towers/boilers, and 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 greenhouse gas (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.

## **Geology and Soils**

Any structure operating acute care services must be at SPC-3 or higher to continue providing service past 2030. The assessment of potential impacts related to geologic hazards and soil conditions would be addressed. 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.

## **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 section will discuss the project's consistency with the General Plan and Master Plan, as well as the CUP and Precise Plan.

## **Noise**

As the project involves generally replacing existing uses (e.g., new coolers and boilers) and providing additional space at an existing hospital, new impacts related to operations would be relatively limited. However, there are single-family residential uses to the south and northeast and multi-family residential uses to the southeast. Accordingly, and because there would ultimately be 138 additional beds (increasing the overall capacity), the EIR will identify and analyze the potential noise sources, including potential construction activities that could result in ground borne vibration, for the construction of the new tower, and provide an analysis of any potential effects and mitigating solutions as appropriate.

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

Construction of the proposed Ocean View Tower would intensify the land use slightly due to the additional 138 beds within the new tower. A detailed traffic impact study has been prepared by LLG in conjunction with the EIR. The traffic report includes an analysis of the new tower's pedestrian and vehicular circulation patterns and parking requirements within the context of the loop road and parking improvements that are not part of the proposed project but were recently completed.

The EIR section will identify potential impacts to the traffic and circulation system. The discussion will focus on segment and intersection conditions for existing, near-term, and future conditions, with or without the project. The cumulative analysis will incorporate any past, present and reasonably foreseeable future developments in the community that may impact or contribute to local and regional street and circulation systems. 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.

## **Alternatives**

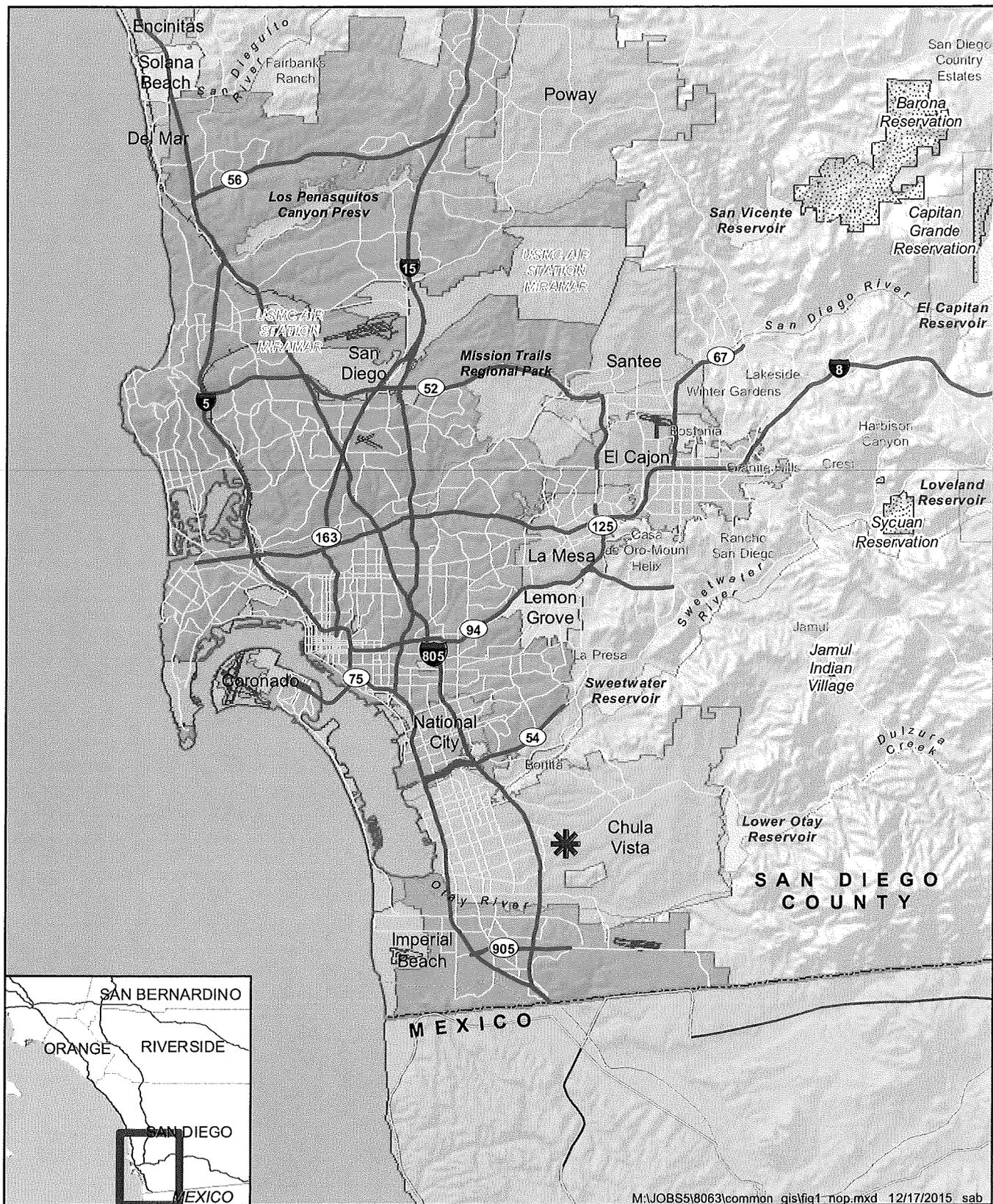
The EIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental impacts to a level of less than significant. CEQA requires the No Project Alternative to be analyzed in an EIR. A discussion of other alternatives that were considered and supporting rationale 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.

## **LIST OF FIGURES**

- Figure 1: Regional Location Map
- Figure 2: Project Location on Aerial Photograph
- Figure 3: Site Plan



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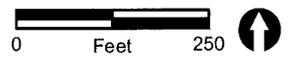


\* Project Location

FIGURE 1  
Regional Location



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-  Project Parcel
-  New Tower Footprint

**FIGURE 2**  
Project Location on Aerial Photograph

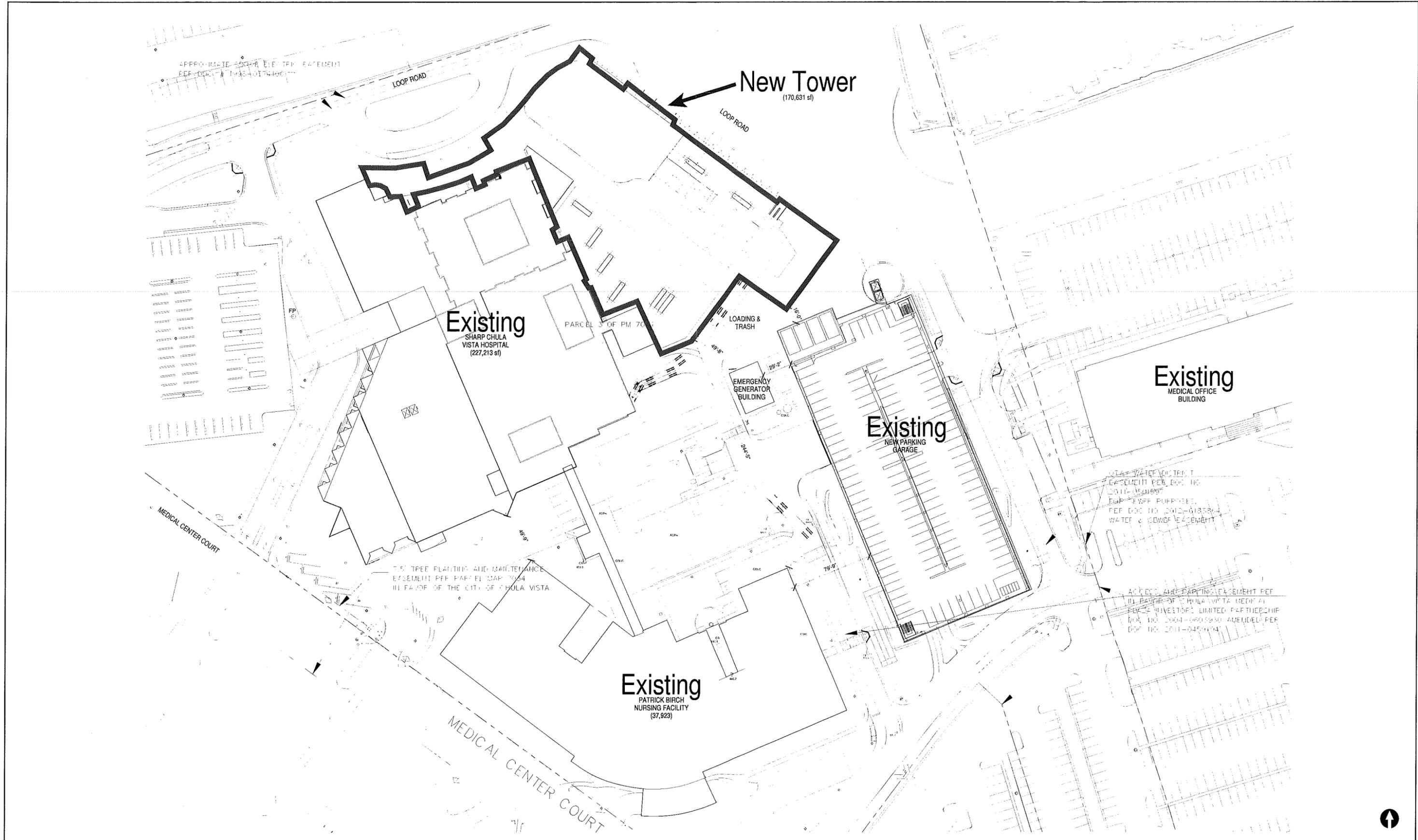


FIGURE 3  
Site Plan