

**NOTICE OF INITIAL STUDY  
FOR THE  
PROPOSED EASTLAKE SELF-STORAGE PROJECT  
EASTLAKE DRIVE AND SR125**

NOTICE IS HEREBY GIVEN that the City of Chula Vista is conducting an Initial Study (IS16-0004) to determine if the project identified and described below will have a significant impact on the environment. If the project may have a significant effect on the environment, an Environmental Impact Report will be prepared to evaluate the environmental consequences of the project. If the project will not have a significant environmental impact or if mitigation measures have been included in the project, which will avoid any significant impacts, a Negative Declaration, or Mitigated Negative Declaration will be prepared.

This determination does not constitute approval or denial of the project.

The project description and other project related material are on file and available for public review at the Chula Vista Development Services Department, Public Services Building B, 276 Fourth Avenue, Chula Vista, CA 91910. If you have any questions or comments on this Notice of Initial Study, please contact Jeff Steichen, Associate Planner at (619) 585-5778 or via e-mail at [jsteichen@chulavistaca.gov](mailto:jsteichen@chulavistaca.gov). Any comments on this Initial Study must be presented in writing prior to **5:00 p.m. on January 28, 2019** and addressed to Jeff Steichen, Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910,

**Project Description:** The proposal is for the construction of two, 3-story self-storage buildings, which total approximately 164,624 square-feet. In addition, there would be an area of approximately 25,000 square feet treated with decomposed granite to serve as an RV/Boat storage lot. The western portion of the approximate 9.4-acre site contains an SDG&E easement traversing the site in a northerly and southerly direction. The eastern portion of the vacant site would be developed with the proposed storage buildings. Project access is proposed solely from Eastlake Drive through an existing driveway. As part of the project, it is proposed that the existing center raised median on Eastlake Drive from Ridgewater Drive to the eastern edge of the project driveway be reconstructed with a median break, to allow full access for most vehicles and left in and right out for large trucks. In addition, the existing median east of the project driveway would be rebuilt to include a painted median to allow left turns into the project driveway. On-site roadways would be paved. The General Plan designation for the site is Open Space (OS). The proposed project would require a General Plan Amendment to change the land use designation from Open Space to Limited Industrial. The existing open space (OS-8) zone would be changed to Business Center (BC-5) zone, which would include restrictions to limit the land uses of the parcel to that of self-storage facilities. The project would be subject to review by the Planning Commission and approval by the City Council of the City of Chula Vista.

**Project Location:** Eastlake Drive and SR-125

**Project Applicant:** Mid City, LLC

**For Further Information Contact:** Jeff Steichen at the address shown above, or call (619) 585-5778, or via e-mail at [jsteichen@chulavistaca.gov](mailto:jsteichen@chulavistaca.gov)

**Date:** January 17, 2019

**Case Number:** IS16-0004; DR16-0036

