

**NOTICE OF INITIAL STUDY
FOR THE
PROPOSED ENCOMPASS HEALTH REHABILITATION HOSPITAL
FOR POST TRAUMA/INJURY PATIENTS
517 SHINOHARA LANE**

NOTICE IS HEREBY GIVEN that the City of Chula Vista is conducting an Initial Study (IS19-0003) 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.

Project Description: The proposal is for the construction of an in-patient rehabilitation hospital for patients suffering from post trauma/injury including stroke, neurological condition, brain injury or other debilitating illnesses. The project will be built in two phases with parking and landscaping on an approximately 9.6 acre vacant site. Phase 1 would consist of developing approximately 55,579 square-feet of hospital including 50 patient beds along with 143 parking spaces, and a landscaped therapy garden. Phase II would consist of the addition of approximately 17,189 square-feet for a total of 72,768 square-feet of hospital building, and a reconfigured parking field consisting of a total of 144 parking spaces. Project access is proposed solely from Shinohara Lane (located off of Brandywine Avenue). The General Plan designation for the site is IL (Limited Industrial) and the Zoning is ILP (Limited Industrial/Precise Plan). The proposed use falls under the unclassified use category of “hospitals” and will required both Design Review and Conditional Use Permit approvals, in addition to the yet to be determined appropriate environmental document. The project would be subject to review and approval by the Planning Commission of the City of Chula Vista.

Project Location: 517 Shinohara Lane

Project Applicant: Encompass Health, LLC

For Further Information Contact: Jeff Steichen, Project Planner at (619) 585-5778, or via e-mail at jsteichen@chulavistaca.gov

Date: August 18, 2020

Case Number: IS19-0003; DR 19-0028

