

NOTICE OF PROJECT SCOPING MEETING
BY THE CITY OF CHULA VISTA

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA has called and will convene a public project scoping meeting as summarized below:

PROJECT: Environmental Impact Report (EIR20-0001) for the Eastlake Behavioral Health Hospital

PURPOSE: Solicit public comment on the type and extent of the environmental analyses to be performed under the California Environmental Quality Act (CEQA), such as: Land Use, Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards, Hydrology and Water Quality, Noise, Public Services, Transportation/Circulation, and Wildlife.

DATES: August 31 to September 29, 2020 online (see review and commenting instructions below)

The purpose of a public scoping meeting is to inform the public that the lead agency, the City of Chula Vista Development Services Department (DSD), is evaluating a project under CEQA and set forth in Public Resources Code Section 21065 to solicit public comment regarding the type and extent of environmental analyses to be undertaken. At the scoping stage, DSD describes the preliminary concept of the project, and asks for public feedback regarding the scope of the EIR.

Under normal circumstances, public scoping meetings are held in a public location in the community near the location of the proposed project. Pursuant to the Governor of the State of California's executive order N-29-20, and in the interest of the public health and safety, the public may participate virtually in this project scoping meeting.

HOW TO REVIEW THE PRESENTATION: Members of the public will be able to access a link to watch a pre-recorded presentation via livestream at <https://www.chulavistaca.gov/departments/development-services/planning/public-notices/virtual-meetings>. The link will remain live from August 31 through September 29, 2020.

HOW TO SUBMIT COMMENTS: Visit the City's online eComment portal at: <https://chulavista.granicusideas.com/meetings>.

The interactive scoping meeting will be available for viewing between (August 31) at 8:00 AM through (September 29) 2020 at 5:00 PM. All comments regarding the scope of the EIR must be submitted by September 29, 2020. All comments submitted online will be available to the public and City staff and the applicant using the eComment portal.

eComments received after September 29, 2020 will not be considered by the City in determining the scope of the environmental review. If you have difficulty or are unable to submit a comment, please contact Gabriel Innocenzi at ginnocenzi@chulavistaca.gov for assistance.

Upon completion of the scoping process, all public comments will be organized and will be considered in the preparation of the draft environmental document.

ACCESSIBILITY: Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in the scoping process by contacting the City Clerk's Office at cityclerk@chulavistaca.gov or (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the opening date of the forum.

**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 yards, and a 8-foot perimeter fence on the east, north, and south borders of the property.

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: AUGUST 31, 2020

NOP REVIEW PERIOD: AUGUST 31, 2020 to SEPTEMBER 29, 2020

LIST OF FIGURES

- Figure 1: Regional Location Map
- Figure 2: Project Location on Aerial Photograph
- Figure 3: Site Plan
- Figure 4: Grading Plan
- Figure 5: NOP Recipients



***** 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

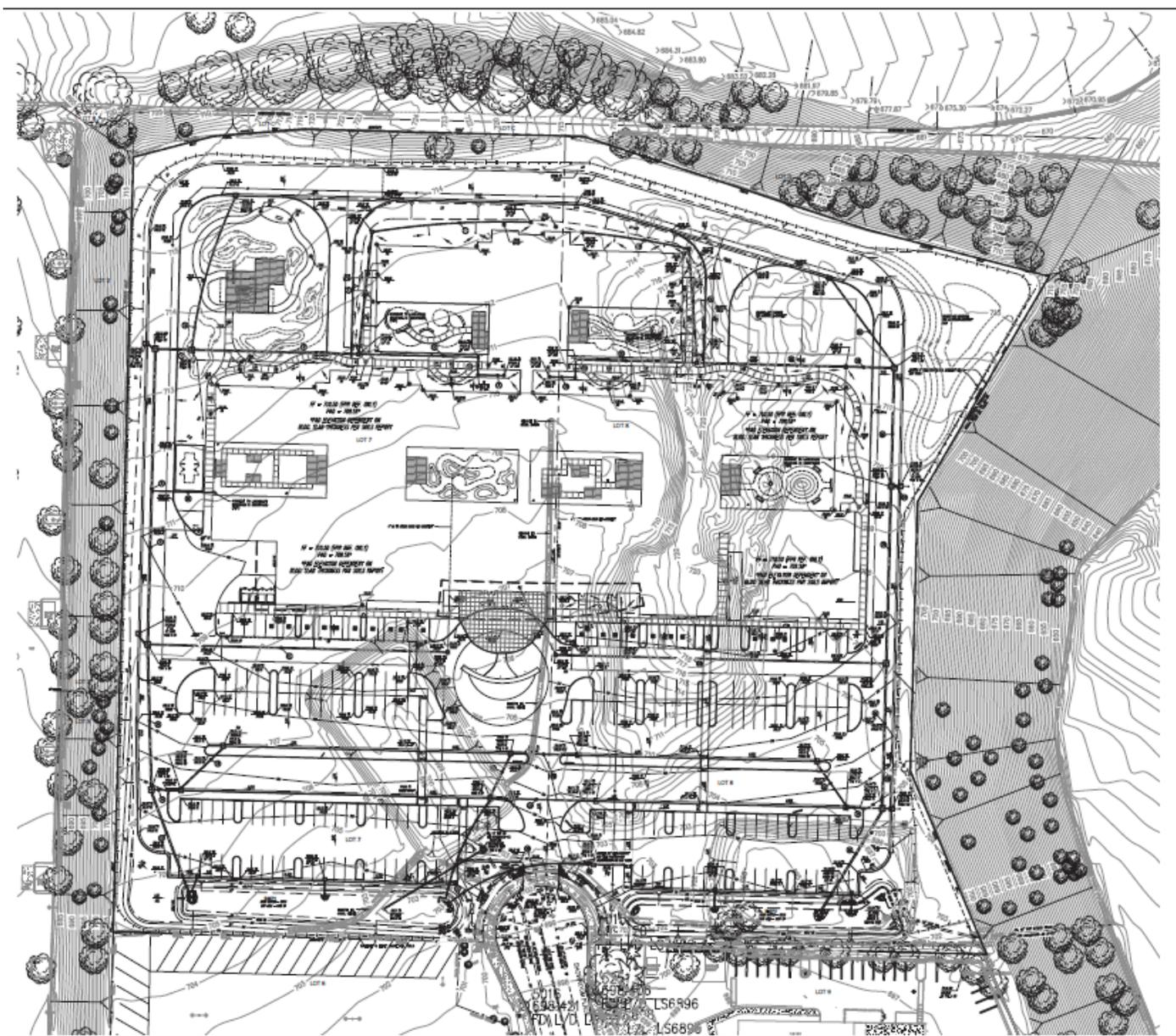


Figure 4
Grading Plan

Figure 5 NOP Recipients

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PAUL VIRGIN
LAURA BALLARD
JENNIFER VILLA
MARK NESBIT II
ALMAZ BAKIT
HUMBERTO & ISABEL PERAZA
ANA NOSAL
CRAIG HENDREN
IAN BURGAR
GABE BAKIT
CATHERINE ZORDELL
KERRI LINDGREN
AMY RODRIGUEZ
FLORENCE & LEON MEAUX
KRISTIN FLINT
MARK FLINT
AMBER HENDREN
MANUELITO JARINA
RUBEN GUILLOTY
MONIQUE TOUBER
ALMAZ BAKIT
SYLVIA ROSENBERG
ELIZABETH HOWETH
MISA DOWLING
WILLIAM G MANDERS
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MEAGAN BOLOR
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