

**Notice of Completion & Environmental Document Transmittal**

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**Project Title:** Eastlake Behavioral Health Hospital

Lead Agency: City of Chula Vista Contact Person: Steve Power  
Mailing Address: 276 Fourth Avenue Phone: (619) 409-5864  
City: Chula Vista Zip: 91910 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Chula Vista  
Cross Streets: Showroom Place and Fenton Street Zip Code: 91914  
Longitude/Latitude (degrees, minutes and seconds): 32° 39' 19.384" N/ 116° 57' 19.132" W Total Acres: 10.42  
Assessor's Parcel No. 595-710-11 & 595-710-12 Section: Unsectioned Twp. Otay Land Grant Range: \_\_\_\_\_ Base: San Bernadino  
Within 2 Miles: State Hwy #: SR-125 Waterways: Otay Lake  
Airports: N/A Railways: N/A Schools: Salt Creek Elementary; Montessori Academy; Eastlake Middle School

**Document Type:**

- CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH #) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

- General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: CUP; DRP

**Development Type:**

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq. ft. 97,050 Acres \_\_\_\_\_ Employees 150  Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed In Document:**

- Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Floodplain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation**

Zoning and Land Use designation = Business Center 4 (BC-4)

**Project Description:** (please use a separate page if necessary)

See Attached.

**Reviewing Agencies Checklist**

**continued**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<u> X </u>	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
<u> X </u>	California Highway Patrol	_____	Parks & Recreation, Department of
<u> X </u>	California Emergency Management Agency	_____	Pesticide Regulation, Department of
<u> X </u>	Caltrans District # <u> 11 </u>	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	<u> X </u>	Regional WQCB # _____
_____	Caltrans Planning	<u> X </u>	Resources Agency
_____	Central Valley Food Protection Board	_____	Resources Recycling & Recovery, Department of
_____	Coachella Valley Mountains Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mountains Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
<u> X </u>	Energy Commission	_____	SWRCB: Water Rights
<u> X </u>	Fish & Game Region # _____	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry & Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of	_____	
<u> X </u>	Health Services, Department of	_____	Other _____
_____	Housing & Community Development	_____	Other _____
<u> X </u>	Native American Heritage Commission	_____	

**Local Public Review Period** (to be filled in by lead agency)

Starting Date  March 3, 2021

Ending Date  April 2, 2021

**Lead Agency** (complete if applicable):

Consulting Firm:  RECON Environmental, Inc.   
 Address:  3111 Camino del Rio, North, Suite 600   
 City/State/Zip:  San Diego, CA 92108   
 Contact:  Lori Spar   
 Phone:  619-308-9333

**Applicant:**  Acadia Healthcare

Address:  6100 Tower Circle, Ste 1000   
 City/State/Zip:  Franklin, TN 37067   
 Phone: \_\_\_\_\_

**Signature of Lead Agency Representative:**  *Lori Spar*  Date  3/2/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**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.