

Notice of Completion & Environmental Document Transmittal

SCH # 2021030087

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: Caroline Young
Mailing Address: 276 Fourth Avenue Phone: (619) 409-5883
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 Bernardino

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: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH #) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>CUP; DRP</u> |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq. ft. <u>97,050</u> Acres _____ Employees <u>150</u> | <input type="checkbox"/> Power: Type _____ Watts _____ |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed In Document:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Floodplain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> 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 April 27, 2021

Ending Date June 10, 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:  Date 4/27/21

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.