

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021030087

Project Title: Eastlake Behavioral Health Hospital

Lead Agency: City of Chula Vista

Contact Name: Caroline Young

Email: cyoung@chulavistaca.gov Phone Number: (619) 409-5883

Project Location: Chula Vista
City

San Diego
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project is located at the end of Showroom Place in Chula Vista, California. The project would include construction of a new single-story behavioral health acute psychiatric. 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 requires approval of a Conditional Use Permit and Design Review Permit.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the analysis to date, no significant impacts are anticipated to result from implementation of the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy include:

- Land Use Consistency
- Public Services

Provide a list of the responsible or trustee agencies for the project.

City of Chula Vista