

# Summary Form for Electronic Document Submittal

**Form F**

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 #: \_\_\_\_\_

Project Title: Encompass Health

Lead Agency: City of Chula Vista

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Project Location: 517 Shinohara Lane, City of Chula Vista, County of San Diego

*City*

*County*

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

The project proposes up to an 80-bed inpatient rehabilitation facility with supporting amenities on the 9.79-acre site. The project would be developed in two phases with phase 1 consisting of up to 50 beds and phase 2 providing an additional 30 beds. The proposed inpatient rehabilitation center uses would be to provide recovery from medical issues. As such, the center would include specialized rehabilitation and evaluation rooms in addition to patient rooms. Patients are assumed to be transported to the facility via a non-emergency ambulance and stay at the center until their release. Considering the type of care to be provided and based on similar facilities operated by the applicant, the 80-bed facility is expected to have approximately 210 daily employees. The project includes on and off-site utility improvements, including electrical, gas, cable, stormwater, water, and sewer. The project also include landscaping around the building and within the center courtyard.

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

The project grading would result in the removal of 0.06 acre of coastal sage scrub habitat that is considered sensitive and a significant biological resource. To mitigate this impact, the project would provide compensatory mitigation at a 1.5:1 ratio if mitigation is outside of the City's Preserve or at a 1:1 ratio if mitigation is within the City's Preserve. This mitigation may be provided via a mitigation bank, on-site restoration, and/or on-site preservation. While no burrowing owls have been observed during site surveys, burrowing owls are known to occur in the area and have potential to relocate to the site prior to the initiation of grading. Thus, a potentially significant impact to burrowing owls could occur, and the project mitigation includes a preconstruction burrowing owl survey and, if necessary, relocation of owls prior to grading. Habitat on the site has potential to provide for nesting opportunities for bird protected by Fish and Game Code. The project includes preconstruction nesting bird surveys and, if needed, nesting avoidance measures during the grading and construction activities. While no specific archaeological resources or human remains have been identified on site, there is potential for grading to impact unknown subsurface significant archaeological resources considering the site conditions and location. As such, mitigation includes an archaeological monitoring program (with Native American monitor) that requires proper treatment of archaeological resources as well as human remains. Similarly, the project site has potential for unknown subsurface paleontological resources and includes a paleontological monitoring program and procedures to properly handle inadvertent finds. The proposed project would include an emergency back up generator for medical equipment, and the occasional generator testing may result in significant noise impacts since noise levels could exceed the Municipal Code at the property line. Mitigation has been provided that includes measures to control noise levels in compliance with the Municipal Code. The addition of project traffic would result in a potential safety hazard, as queued vehicles would exceed turn-lane storage lengths. The project would mitigate this impact by restriping the turn-lane and including a Keep Clear pavement marking.

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

Two adjacent property owners have expressed concerns regarding visual changes to their private views that would result from developing the site.

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

California's Office of Statewide Health Planning and Development  
California Department of Fish and Game