

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Sharp Rees-Stealy Otay Ranch Expansion

Lead Agency: City of Chula Vista

Contact Person: Oscar Romero

Mailing Address: 276 Fourth Avenue

Phone: 619-691-5098

City: Chula Vista

Zip: 91910

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Chula Vista

Cross Streets: Santa Andrea Street and East Palomar Street

Zip Code: 91913

Longitude/Latitude (degrees, minutes and seconds): 32 ° 37 ' 25.94 " N / 116 ° 59 ' 55.91 " W Total Acres: 4.67

Assessor's Parcel No.: 642-560-01-00

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 125

Waterways: _____

Airports: _____

Railways: _____

Schools: Otay Ranch High School

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 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: Design Review**Development Type:** Residential: Units _____

Acres _____

 Office: Sq.ft. 58,788

Acres 4.67

Employees 125

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____

MW _____

 Educational: _____ Waste Treatment: Type _____

MGD _____

 Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/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:**

GP: Mixed-Use Residential Zoning: Planned Community - Commercial

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

The applicant proposes to develop a 58,788-square-foot Medical Office Building (MOB), and 43,793 square-foot parking structure to accommodate 649 parking spaces within the existing parking area. The project will have two entitlements to include a Design Review and Conditional Use Permit. In addition to the Mitigated Negative Declaration subject to review and approval by the Planning Commission of the City of Chula Vista. The project will have two Phases, Phase I will develop the 43,793 square-foot parking structure in the southern section of the project site and Phase II will attach the new 58,788 square-foot building to the south side of the existing MOB (Figure 3). The new MOB will include a daylight-filled lobby centrally located between the existing MOB and the new expansion, linking the two buildings together. The first floor of the new MOB will include an urgent care, advanced radiology services, a new lab, and a small conference center for training and clinics. An atrium would connect the first- and second-floor lobbies. The project site will have ingress and egress via Santa Andrea Street where a new entry plaza with decorative paving will lead to the main campus entry.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Health Care Access & Information (HCAI)</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date August 8, 2022 Ending Date September 8, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Sharp Rees-Stealy Medical Group</u>
Address: <u>525 B Street, Suite 1700</u>	Address: <u>8520 Tech Way</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>San Diego, CA 92123-1499</u>
Contact: <u>Lance Unverzagt</u>	Phone: <u>(619) 502-6206</u>
Phone: <u>(858) 444.3922</u>	

Signature of Lead Agency Representative: _____

Date: 8/2/22

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