

MAIL TO: City of Chula Vista  
Development Services Department  
276 Fourth Avenue  
Chula Vista, CA 91910  
Attn: Oscar Romero

**NOTICE OF INTENT TO ADOPT  
PROPOSED MITIGATED NEGATIVE DECLARATION IS21-0005**

**NOTICE IS HEREBY GIVEN** that the City of Chula Vista is considering a recommendation that the project herein identified will have no significant unmitigated environmental impacts in compliance with Section 15070 of State CEQA Guidelines.

Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the attention of Project Manager, Oscar Romero at [oromero@chulavistaca.gov](mailto:oromero@chulavistaca.gov), or via mail at City of Chula Vista Development Services Department 276 Fourth Avenue Building B, Chula Vista, CA 91910 or no later than September 10, 2022. This document is available for public review during business hours, Monday through Friday, except for official holidays. If you wish to challenge the City's action on this Mitigated Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence.

The MND is available to review electronically at the following link\* :

<https://www.chulavistaca.gov/departments/development-services/planning/public-notices/environmental-notices>

This notice is required to be filed with the County Clerk's office for a period of not less than thirty (30) days.

**Project Location:** The project site is located at 1400 East Palomar Street, south of East Palomar Street west of Santa Andrea Street.

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

**Project Description:** 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. Enhancements on-site will include a landscape area of 32,296 square feet. In addition, the parking structure will provide 570 spaces and include 79 surface parking spots with 16 Americans with Disabilities Act (ADA) accessibility for ease of access to building entrances, for a total of 649 parking spots.

**PROJECT APPLICANT:** Sharp Rees-Stealy Medical Group

**DECISION-MAKING AUTHORITY:** Chula Vista Planning Commission

**INITIAL STUDY NO.:** IS21-0005

**NOTICE DATE:** August 10, 2022

**REVIEW PERIOD** August 10, 2022 – September 10, 2022

