San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

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AGENDA REPORT
Public Hearing

March 4, 2024

TO: Commissioners

FROM: Keene Simonds, Executive Officer
Carolanne Ieromnimon, Analyst II

SUBJECT: **Proposed "Tucker – Valley Road Reorganization" | Annexation to National City with Concurrent Detachments from South Bay Irrigation District, Bonita-Sunnyside Fire Protection District, and County Service Area No. 135 and Related Sphere of Influence Amendment (RO23-01)**

SUMMARY

The San Diego Local Agency Formation Commission (LAFCO) will consider a reorganization proposal filed by landowner petition with the principal action to annex approximately 2.16 unincorporated acres in the Bonita community to National City. A secondary action to detach the affected territory from South Bay Irrigation District (ID), Bonita-Sunnyside Fire Protection District (FPD), and County Service Area No.135 (CSA) are also proposed. The affected territory comprises two legal parcels the lie entirely within the sphere for National City. The proposal purpose is to facilitate the planned development of a minor subdivision consisting of 10 single-family residences known as the "Valley View Development Project". Staff recommends conditional approval of the proposal as submitted, along with a conforming sphere of influence action for Bonita-Sunnyside FPD's sphere, and a municipal service review waiver under L-106. It is also recommended the Commission waive protest proceedings along with making parallel findings to the mitigated negative declaration adopted by National City.

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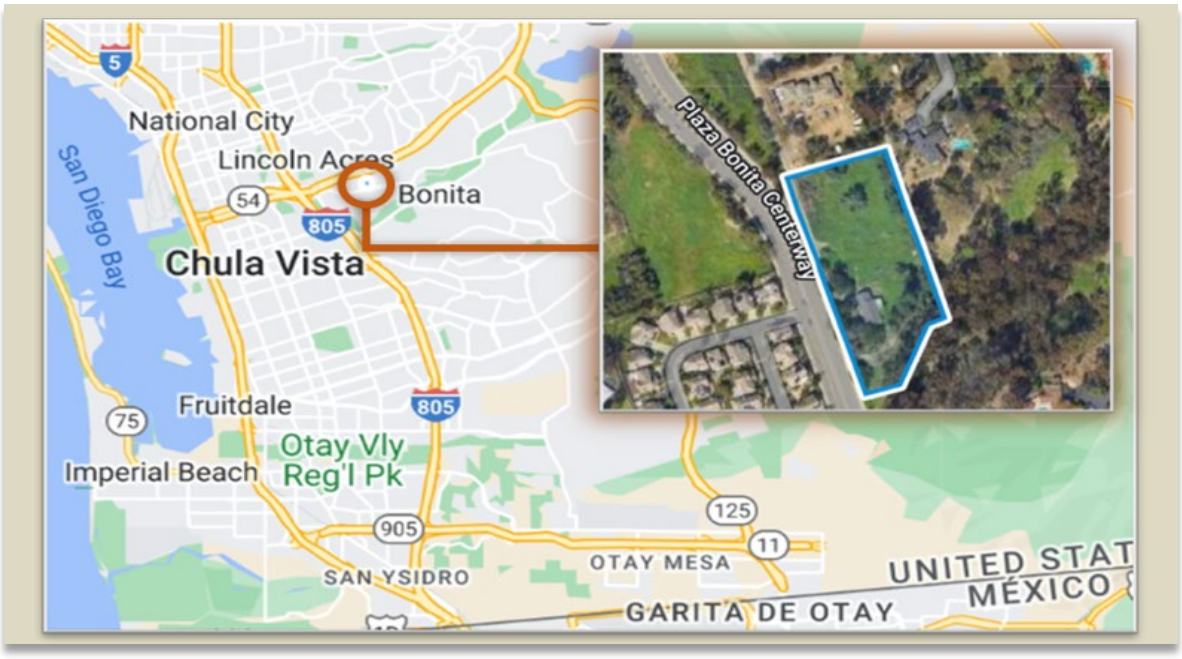
BACKGROUND

Applicant Request

San Diego LAFCO has received a reorganization proposal initiated by an interested landowner – Valley View Development LLC (Laurence Tucker) – for the primary purpose of annexing approximately 2.16 acres of unincorporated territory in Bonita to National City. The affected territory as submitted comprises two legal parcels with one developed with a 1,612 square foot single-family residence built in 1964 at 3410 Valley Road and the other presently undeveloped at 0 Valley Road. The County Assessor's Office identifies the subject parcels as 591-100-31 (3410 Valley Road) and 591-100-27 (0 Valley Road). The proposal also includes concurrent detachments from South Bay ID, County Service Area No. 135, and Bonita-Sunnyside FPD along with a conforming sphere amendment to Bonita-Sunnyside FPD sphere to remove the entire affected territory.

Regional Setting

The affected territory is located in southeast San Diego County within the unincorporated community of Bonita, which generally lies east of Interstate 805, south of the State Route 54, and west of Interstate 125. Principal access to the affected territory is provided by Plaza Bonita Centerway via Valley Road. The affected territory lies within County Supervisorial District No. 1 (Nora Vargas), Assembly District No. 80 (David A. Alvarez), and Senate District No. 18 (Steve Padilla). An aerial map of the affected territory and its regional setting follows with a more detailed map – including the existing parcel and jurisdictional boundaries – provided as Attachment One.



Subject Agencies

The proposed reorganization filed with San Diego LAFCO involves four subject agencies: Bonita-Sunnyside FPD, National City, County Service Area No. 135, and South Bay Irrigation District.[1] Summary of the subject agencies in terms of governance, resident population, municipal functions, and financial standing follows.

- **National City** was incorporated in 1887 as a general-law municipality with an existing estimated resident population of 56,525. It spans approximately 5,888 acres or 9.2 square miles and bordered by the City of Chula Vista to the south, and the City of San Diego to the north. National City is a full-service municipality and headlined by directly providing community planning, fire protection, parks and recreation, police protection, and wastewater. (Water services are geographically limited and supplemented by other special districts within City limits.) Current budgeted staffing totals 331. LAFCO last reviewed and affirmed National City's sphere in 2014 with a "larger-than-city" designation that included 234 non-jurisdictional acres mostly within the Lincoln Acres area. National City's most recent audit shows its net position at $220.9 million as of June 30, 2022, with an unrestricted balance of ($41.4 million). The unrestricted amount is adjusted to ($33.7 million) less pension and related retiree liabilities. The ending non-restricted balance within the General Fund separately finished at $43.6 million. Overall, National City's total net position has changed by 6.0% over the prior three audited years as of June 30, 2022, with an undesignated balance of $19.5 million with an ending cash balance of $24.5 million.

- **Bonita-Sunnyside FPD** is an independent special district governed by a three-member board of directors. An appointed general manager (fire chief) oversees day-to-day activities, and this includes a current full-time budgeted staff of 14.0. Bonita-Sunnyside FPD was formed in 1950 with an existing jurisdictional boundary spanning 4,480 acres or 7.0 square miles with National City and Chula Vista bordering its boundary. Bonita-Sunnyside FPD provides three municipal service functions: fire protection; emergency medical; and ambulance transport. LAFCO last reviewed and affirmed the sphere for Bonita-Sunnyside FPD in 2013 with a "larger-than-district" designation which included an additional 273 non-jurisdictional acres located along Proctor Valley Road. The most recent audit shows Bonita-Sunnyside FPD's net position at $3.5 million as of June 30, 2021. This accrued amount reflects an overall three-year change of 10.5% and includes an unrestricted portion of $2.8 million. The audited balance sheet shows a total of $7.7 million with $7.2 million unassigned and readily spendable.

- **CSA No. 135** is a dependent special district of the County of San Diego encompassing 3,739.8 square miles and includes all unincorporated lands as well as 10 of the 18 cities in San Diego County. CSA No. 135 was formed in 1994 to provide public safety radio communications through a funding agreement with a third-party (Regional

1 State law defines "subject agency" to mean any district or city for which a change of organization or reorganization is proposed.

Communication Systems, LLC) and involves operating an 800-megahertz system. Administration of this municipal function is provided by County Sheriff. The current estimated resident population within CSA No. 135 is 1,074,319. LAFCO established a sphere of influence in 1994 coterminous to San Diego County. The sphere was last reviewed and affirmed in 2007. The most recent audit shows the County's net position at $3.790 billion as of June 30, 2022 with an unrestricted portion of ($1.858 billion) that adjusts to $1.297 billion less retiree obligations. Overall, the County's total net position has changed by 5.4% over the prior three audited years.

- **South Bay ID** is an independent special district formed in 1951 and spans 32.3 square miles or 20,666 acres in southwest San Diego County and overlaps the western portion of the City of Chula Vista and the unincorporated communities of Bonita and Lincoln Acres. An elected five-member Board oversees South Bay ID's lone municipal service function – water – and operated through the Sweetwater Authority; a joint-powers entity of the District and Cities of Chula Vista and National City. LAFCO estimates the current resident population is 132,389. LAFCO established a sphere of influence for South Bay ID in 1985, which was last updated in 2007 with a larger-than-agency designation to include approximately 995 non-jurisdictional acres. South Bay ID's last published audited net position tallied $0.100 million as of June 30, 2022 with all $0.100 million designated as unrestricted.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of eight local agencies directly subject to San Diego LAFCO's planning and regulatory responsibilities. These agencies qualify as "affected agencies" relative to the proposed reorganization for noticing purposes and listed below.[2]

- Bonita Sunny-Side Fire Protection District
- City of National City
- CSA No. 135 (Regional Communications)
- Metropolitan Water District of Southern California
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority
- South Bay Irrigation District

The affected territory also lies within the following school and college districts, and accordingly has received notice: Chula Vista Elementary School District; Sweetwater Union High School District; and Southwestern Community College.

2 State law defines "affected agency" as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

DISCUSSION

This item is for San Diego LAFCO to consider approving – with or without discretionary modifications to the physical footprint – the reorganization proposal and its principal action to annex the affected territory to National City with concurrent detachments from Bonita-Sunnyside FPD, South Bay ID, and CSA No. 135. The Commission may also consider applying conditions as allowed under statute so long as it does not directly regulate land use, property development, or subdivision requirements. Additional discussion with respect to proposal purpose, development opportunities, and Commission focus follows.

Proposal Purpose

The purpose of the proposed reorganization before San Diego LAFCO is to annex the affected territory to National City and in doing so accommodate the planned development of a minor subdivision consisting of 10 single-family residences and ancillary improvements as part of the "Valley View Development Project". The timing of the proposal follows National City's approval of the tentative map and adoption of the mitigated negative declaration associated with the proposed subdivision in September 2023.

Current and Planned Development Opportunities

The affected territory is entirely unincorporated and under the land use authority of the County of San Diego and its adopted policies. Specific development policies for the affected territory are delegated in the County General Plan to the Sweetwater Community Plan (2011). The present land use designation applied to the affected territory is Semi-Rural Residential (SR-1), which provides up to one dwelling unit per one acre. The affected territory is zoned Rural Residential (RR) with a minimum lot size of 1.0 acres. National City separately designates the affected territory as Small-Lot Residential, with a pre-zoning assignment of RS-2, which prescribes a 0.14-acre – or 5,000 square foot - minimum lot size. This pre-zoning assignment provides a maximum density potential of the City's land use authority of 6-9 dwelling units per acre. This sets the maximum intensity potential for the affected territory of up to 18 units. On September 5, 2023, National City approved the tentative subdivision map for the proposed 10-lot residential development and ancillary improvements associated with the affected territory and commonly known as the "Valley View Development Project". This approval allows the construction of 10 single-family residences and ancillary improvements which include a private street, biofiltration basin and open space (drainage).

Commission Focus

Three central and sequential policy items underlie San Diego LAFCO's consideration for the proposed reorganization. These policy items ultimately take the form of determinations and orient the Commission to consider the interrelated merits of (a) accommodating sphere of influence action for Bonita-Sunnyside FPD, (b) timing of the reorganization, and (c) whether discretionary boundary modifications or approval terms are appropriate. The Commission must also consider other relevant statutes in and outside LAFCO law as detailed.

ANALYSIS

San Diego LAFCO's analysis of the proposed reorganization is divided into two subsections. The first subsection pertains to evaluating the central policy issues referenced in the preceding section starting with the merits of the conforming sphere of influence action and the timing of the reorganization relative to the factor mandated for review by the Legislature and local policies. The second subsection considers other germane issues required for the LAFCO proposal consideration and this includes complying with the California Environmental Quality Act (CEQA).

Central Policy Items

Item No. 1 |
Conforming Sphere of Influence Amendment

The proposed reorganization necessitates San Diego LAFCO to consider a concurrent action to the Bonita-Sunnyside FPD sphere of influence to achieve consistency with the requested boundary changes required under statute. (The spheres of the other subject agencies readily conform to the proposed reorganization.) Consideration of the concurrent sphere action is premised on the Commission's statutory responsibility to designate spheres to demark the affected agencies' appropriate current and future service areas relative to community needs and – among other features – to conform with proposed changes of organization or reorganization when warranted. Staff believes the amendment to remove the affected from Bonita-Sunnyside FPD's sphere is merited.

Analysis of the related amendment follows.

- Sphere Factor No. 1:
  Consideration of a Municipal Service Review

  Statute requires LAFCO to prepare municipal service reviews to inform its related task to regularly review and update all local agencies' spheres of influence. The statute further directs LAFCO perform sphere updates every five years as needed. Commission policy L-106 affirms this statutory direction while also providing waiver allowances based on Executive Officer recommendations. The most recent series of municipal service reviews prepared by LAFCO germane to the affected territory and subject agency was completed in 2014. Requiring one or more new municipal service reviews – however and specific to informing the proposed reorganization – does not appear warranted. This conclusion ties to the relatively limited scope of the amendment and otherwise certainty in analyzing service impacts and related capacities as detailed further in this agenda report.

- Sphere Factor No. 2:
  Consideration of the Agency-Affected Territory Relationship

  The Legislature prescribes consideration of five factors anytime LAFCOs act on spheres of influence. These factors parallel the macro topics in municipal service reviews with a generalized focus on the relationship with the affected territory – including service needs and adequacy of available services. The factors also orient the Commission to broadly consider the relationship between current and planned land uses in the affected territory plus – and as needed – effects on qualifying disadvantaged unincorporated communities. The factors and staff analysis follows.

  - With respect to **present and planned land uses**, the affected territory as submitted comprises two parcels within the Bonita community that lie entirely within the sphere of influence for National City. National City has pre-zoned the affected territory as Small-Lot Residential (RS-2) with a minimum lot size of 0.14 acres. The planned residential uses – which parallels existing surrounding uses – is readily compatible with the proposal and conforming sphere amendment to Bonita-Sunnyside FPD's sphere. The sphere action serves to represent the Commission's belief National City – and not Bonita-Sunnyside FPD – is the appropriate long-term service provider of fire protection for the planned development going forward.

  - With respect to **present and probable need for one or more public services**, the affected territory's existing residential uses coupled with it being substantially surrounded by National City and within its sphere of influence merits a full range of municipal services to provide coordinated and uniformed service (fire protection, wastewater, and community planning, etc.) within the region. Amending the sphere to exclude the affected territory from Bonita-Sunnyside FPD to accommodate the annexation to National City and the planned development contemplated under the City's land use policies is consistent with these present and probable service needs. The amendment formalizes the Commission's belief National City – and not Bonita-Sunnyside FPD – is the appropriate long-term service provider of fire protection following reorganization.

  - With respect to **overall adequacy of the agencies' public services**, no material deficiencies have been identified by LAFCO staff as part of the proposal review. Specifically, and as detailed in the proceeding section, National City has existing infrastructure and related capacities to readily extend municipal services to the affected territory without adverse impacts to current ratepayers. This includes integrated fire protection and emergency medical services. Amending the sphere to exclude the affected territory from Bonita-Sunnyside FPD is consistent with these present and adequate capacities.

  - With respect to **social or economic communities of interest if relevant to the agencies**, LAFCO established relevant social and economic ties between the affected territory and National City in concert with adding the subject lands to

National City's sphere of influence in step with designating the City as the preferred ultimate service provider. The proposed amendment to Bonita-Sunnyside FPD's sphere to exclude the affected territory readily syncs and formalizes these existing social and economic ties and formalizes the Commission's standing inclusion of the affected territory within National City's sphere of influence.

- With respect to **present and probable need for services involving any disadvantaged unincorporated communities**, none of the affected territory qualifies under LAFCO statute.

- Sphere Factor No. 3:
  Consideration of Policy L-102

San Diego LAFCO's policies guiding sphere of influence actions are primarily codified under L-102. This policy was adopted in August 1990 and last substantively updated in June 2000. It directs the Commission to utilize spheres to guide deliberations on future changes of organizations and in doing so – and among other growth management objectives – help reflect and preserve community identities. The policy further directs LAFCO to use spheres to discourage duplication of municipal services and similarly encourages local agency consolidations, whether functional or political. The sphere of influence amendment necessary to accommodate the proposed reorganization conforms with L-102. Most directly, the amendment would formalize Commission expectation that National City is the appropriate long-term fire protection service provider as presently reflected in the Commission's standing inclusion of the affected territory within National City's sphere.

CONCLUSION |
MERITS OF CONFORMING SPHERE OF INFLUENCE AMENDMENT

The conforming sphere of influence amendment necessary to accommodate the proposed reorganization involving Bonita FPD is sufficiently justified under both statute and local policy. Justification is marked by the preceding analysis and largely premised on the following assumptions. First, it is assumed the Commission determines a new municipal service review is not necessary to inform the conforming sphere amendment to Bonita FPD given the otherwise limited scope of service impacts and a waiver is appropriate. Second, it is assumed the Commission determines there is sufficient and overriding connectivity between National City's services – and specifically in this regard to fire protection and emergency medical – warranting removal from Bonita FPD's sphere and in doing so designate the City as the appropriate service provider going forward.

Item No. 2 |
Reorganization Timing

San Diego LAFCO's consideration of the proposed reorganization's timing draws on analyzing baseline factors required in statute as well as applicable policies set by the Commission. Most of the baseline factors in statute focuses on disclosing and otherwise addressing compatibility issues with external goals and policies of other State, regional, and local agencies as well as assessing the ability of subject agencies providing services going forward.[3] Applicable local policies prompted for consideration are headlined by L-107 and its attention to disclosing and/or addressing any known or perceived jurisdictional disputes.

Analysis of these two related timing factors follows.

- Timing Factor No. 1:
  Baseline Considerations: Regional Policies + Service Relationships

  State law prescribes the mandatory consideration of certain and multifaceted factors anytime LAFCOs consider jurisdictional changes. These factors range in substance from disclosures – such as the affected territory's current land uses, assessed values, register voter counts, and so on – to discretionary analyses. This latter category is highlighted by evaluating the proposed annexation's relationship to community needs as well as the service capacities and related financial resources of the subject agencies. A summary of key conclusions generated in reviewing these discretionary matters for the proposed reorganization with an emphasis on the receiving entity (National City) regarding (a) service needs, (b) service availability and capacities, and (c) related financial considerations follow.

  - With respect to **service needs**, the present and planned residential land uses of the affected territory merits organized public services and would be aided by the reorganization and annexation to National City and its ability to provide a range of urban-supporting services. The Commission has previously designated National City as the appropriate future land use authority and primary service provider for the affected territory and its two subject parcels through standing inclusion in the City's sphere of influence. Annexation to National City memorializes this standing.

  - With respect to **service availability and capacities**, the City of National City would directly assume most municipal service responsibilities for the affected territory upon reorganization and highlighted by providing the following core functions: community development; wastewater; integrated fire protection and emergency medical; and police protection. One other key municipal service function that would continue to be provided to the affected territory post reorganization involves water provided by the Sweetwater Authority.) Additional details on these core National City functions and relationship – availability and capacity – with the affected territory follows.

3 Reference to Government Code Section 56668.

National City would assume wastewater service responsibilities for the affected territory upon reorganization. An existing National City collection main is located immediately west of the affected territory within the public right-of-way Plaza Bonita Center Way as well as an additional connection traversing through the south of the parcel. LAFCO projects the average wastewater demands generated within the affected territory at its planned development would equal 1,900 gallons.[4] This average demand projection is based on the development of 10 single-family residences with a per unit daily generation of 190 gallons. This projected demand equals 0.0528% of the available average day wastewater system capacity currently available to National City from the City of San Diego's Point Loma Wastewater Treatment Plant with additional details footnoted.[5]

National City would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. The transition is contemplated in the National City's General Plan (2011) and prescribed by it prezoning the subject lots as Small-Lot Residential (RS-2).

National City would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory. This change would have minimal impact on service levels given National City. First-response would be provided from National City's Station No. 31, located nearby at 2333 Euclid Avenue. Response times to the affected territory are estimated to be less than 6 minutes (90% of the time) for priority calls and non-priority calls. Total response time would fall within the City's response time standard of 6 minutes or less (90% of the time) for urban areas and suburban areas.

National City would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given National City's automatic aid agreement with the County Sherriff already commits the City to serve as first responder for all high proximity calls for the region given its proximity to City resources.

- With respect to **related financial considerations,** staff analysis shows National City has financial resources and administrative controls to readily assume municipal service responsibilities to the affected territory in support of its existing and planned uses without significant adverse impacts. This macro comment considers the relatively limited scale of the proposed annexation to National City paired with acknowledging recent City stresses due to escalating resources requiring redirection to cover pension costs as well as recent Capital Improvement Projects that were completed in Fiscal Year ending June 2022.[6] National City, nonetheless,

4 Estimate provided by LAFCO.
5 National City's existing average day wastewater flow is 3.89 million gallons, which equals 52.0% of the overall 7.487 million gallons per day capacity at the City of San Diego's Point Loma Wastewater Treatment Plant.
6 National City completed 4 major capital improvement projects In fiscal year 2021-2022 that include the Euclid Bike and Pedestrian

finished with positive General Fund total margins in each of the last three completed fiscal years with a period average of 8.3% ending in June 2022.

- Timing Factor No. 2:
  Consideration of Policy L-107

  San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings. If applicable, and unless waived by the Executive Officer, the policy requires applicants and/or their representatives to consult with opponents to resolve any known issues – concerns, disputes, etc. – before the item is formally considered by the Commission.[7] If an agreement is reached through the consultation process, the policy states the Commission shall consider the provisions as part of the application. If an agreement is not reached despite exhausting good-faith efforts, the policy states the Commission shall proceed to consider the application as submitted.

  No jurisdictional disputes have been disclosed by National City, South Bay Irrigation District, Bonita-Sunnyside Fire Protection District, and County Service Area No. 135. LAFCO staff, similarly, has not identified any disputes or related concerns involving other local agencies through the administrative review.

CONCLUSION |
MERITS OF REORGANIZATION TIMING

The timing of the reorganization to annex the affected territory to National City is warranted. Justification is marked by the preceding analysis and facilitates a known and otherwise orderly development project consistent with the City's General Plan. Further, the reorganization readily syncs with the City's existing infrastructure with sufficient capacities to accommodate the maximum potential demands projected within the affected territory post reorganization. Additional analysis supporting the conclusion is provided in Appendix A.

Item No. 3 |
Modifications and Terms

No modifications to the submitted reorganization have been identified by San Diego LAFCO staff meriting Commission consideration at this time. This includes confirmation that the annexation of the affected territory would not generate any corridors and/or otherwise illogical jurisdictional features. Further, standard approval terms appear appropriate.

Enhancements, Sweetwater Rd Safety Enhancements, Sweetwater River Bikeway and Pedestrian ADA Improvement Project.

7 The Executive Officer retains discretion to determine the extent of consultation needed.

Notwithstanding the preceding analysis, consideration of an otherwise warranted modification has been raised in the review of the reorganization involving the Port of San Diego – formally the San Diego Unified Port District. This otherwise warranted modification would involve expanding the proposal to include the concurrent annexation of the affected territory to the Port and in doing so keep the Port's boundary consistent with National City as intended in the Port's principal act. This type of ministerial action parallels LAFCOs consideration of city annexations with respect to conforming detachments from CSAs. Adding this modification to the proposal – however – is not recommended at this time in deference to allowing the Commission to first addressing its oversight role of the Port as part of Agenda Item No. 8a. Should the Commission determine the Port is subject to LAFCO oversight, it is advised the Commission work with Port on a comprehensive boundary clean up that includes the affected territory should it be annexed into National City.

CONCLUSION | MODIFICATIONS AND TERMS

No modifications appear warranted at this time. This includes – materially – deferring consideration of a conforming modification to annex the affected territory to the Port of San Diego for reasons detailed. Standard approval terms are recommended and include receipt of all remaining payments associated with the processing of the proposal by the Commission through recordation.

Other Statutory Considerations

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement between the County of San Diego and the subject agencies for the proposed reorganization before San Diego LAFCO. The associated statutes also empower the County of San Diego to make all related property tax exchange determinations on behalf of cities and special districts without consultation unless the affected agencies request otherwise. LAFCO staff has confirmed the County has adopted a master property tax transfer resolution applicable to the proposed reorganization. The application of the County's adopted master exchange resolution will result in National City receiving 46% of the County's existing apportionment of the 1% property tax. This amount includes $31.36 in property taxes being exchanged as a result of the detachment from South Bay ID. There are no property taxes to be exchanged involving detachment from Bonita-Sunnyside FPD and CSA 135.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission's authority, either as a lead or responsible agency. The Commission is tasked with making two distinct findings under CEQA in consideration of the proposed reorganization. Staff's analysis follows.

- San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendment to Bonita-Sunnyside FPD. It is recommended the Commission find these actions a project under CEQA but exempt from further review under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty spheres are planning policies and any amendments do not make any changes to the environment or authorize any new uses.

- National City serves as the lead agency under CEQA for the reorganization and principal action to annex the affected territory to the City as part of its discretion to approve the underlying development project. National City determined the project did not qualify for an exemption and proceeded to prepare an initial study, which identified potential significant environmental impacts in the categories of biological resources, cultural resources, tribal cultural resources, hydrology/water quality, and utilities/service systems. A Mitigated Negative Declaration (MND) was subsequently prepared and approved by National City on September 5, 2023.[8] Staff has independently reviewed the MND and believes it would be appropriate for the Commission to adopt the findings of the MND as responsible agency.[9]

Protest Proceedings

Protest proceedings for the proposed reorganization may be waived by San Diego LAFCO should the Commission proceed with an approval under Government Code Section 56662.This waiver appropriately applies given the affected territory is uninhabited as defined under LAFCO law (i.e., less than 11 voters), the subject agencies have not filed objections to the waiver, and the landowners have consented to the underlying action.[10]

RECOMMENDATION

Staff recommends conditional approval of the reorganization proposal as submitted along with a conforming sphere of influence amendment as detailed. This recommendation and ancillary actions are consistent with Alternative One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):
Adopt the attached draft resolution conditionally approving the reorganization proposal as submitted (no modifications) and conforming sphere of influence amendment as detailed along with making required findings under CEQA. Protest would also be waived.

Alternative Two:
Continue consideration to the next regular meeting.

8 National City also adopted a Mitigation Monitoring and Reporting Program (MMRP) to reduce identified impacts to less-than-significant levels.
9 A copy of the initial study and MND are available online at sdlafo.org.
10 LAFCO law defines uninhabited as territory in which less than 11 registered voters reside.

Alternative Three:
Disapprove the reorganization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO's agenda for action as part of a noticed public hearing. The following procedures are suggested.

1. Commissioner disclosures, if any.
2. Receive verbal presentation from staff unless waived.
3. Open the public hearing and invite testimony beginning with the applicant.
4. Discuss item and consider the staff recommendation.

On behalf of the Executive Officer,

Carolanne Ieromnimon
Analyst II

Appendices:

A) Analysis of Boundary Change Factors

Attachments:

1) Map of the Affected Territory
2) Draft LAFCO Resolution of Approval
3) Application Materials

APPENDIX A

Government Code Section 56668
Mandatory Proposal Review Factors

a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to populated areas; the likelihood of significant growth in the areain the next 10 years.

The affected territory as submitted comprises two unincorporated parcels in the community of Bonita that collectively span 2.16 acres total. One of the subject parcels (APN 591-100-31) is presently developed with an existing 1,612 square-foot single-family residence built in 1964 while the other parcel (APN 591-100-27) is presently undeveloped. The current assessed land value (land and structures) of the subject parcels' totals $693,600 with the last transaction date recorded in December 2021.

b) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

National City would assume responsibility as primary purveyor of general governmental services to the affected territory following reorganization. This includes assuming responsibility from the County specific to land use and community planning, roads, and police protection. The City would also assume wastewater from South Bay Irrigation District and fire protection and emergency medical services from Bonita-Sunnyside FPD. Water service to the affected territory would remain the responsibility of the Sweetwater Authority. The most notable change in municipal services as proposed affects the provision of wastewater services to the affected territory and is the focus of the succeeding analysis.

- National City would directly assume wastewater service responsibilities for the affected territory upon the reorganization. An existing National City collection main is located immediately west of the affected territory within the public right-of-way Plaza Bonita Center Way as well as an additional connection traversing through the south of the parcel. LAFCO projects the average wastewater demands generated within the affected territory at its planned development would equal 1,900 gallons. This average demand projection is based on the development of 10 single-family residences with a per unit daily generation of 190 gallons. This projected demand equals 0.0592% of the available average day capacity currently available to National City at the City of San Diego's Point Loma Wastewater Treatment Plant.

- National City would assume community planning responsibilities for the affected territory from the County of San Diego as part of the reorganization. The transition is contemplated in the National City's General Plan (2011) and further prescribed by the City prezoning the subject lots as Small-Lot Residential (RS-2).

- National City would formally assume integrated fire protection and emergency medical service responsibilities for the affected territory. This change would have minimal impact on service levels given National City. First-response would be provided from National City's Station No. 31, located nearby at 2333 Euclid Avenue. Response times to the affected territory are estimated to be less than 6 minutes (90% of the time) for priority calls and non-priority calls. Total response time would fall within the City's response time standard of 6 minutes or less (90% of the time) for urban areas and suburban areas.

- National City would formally assume police protection responsibilities from the County of San Diego as part of the reorganization. This change would have no material impact on service levels given National City's automatic aid agreement with the County Sherriff already commits the City to serve as first responder for all high proximity calls for the region given its proximity to City resources.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approving the reorganization and annexation therein to National City would establish clear economic and social ties between the City and the affected territory. These existing social and economic ties are relatedly reflected in the Commission's standing inclusion of the affected territory within National City's sphere of influence.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed reorganization and annexation to National City would facilitate the orderly and otherwise modest expansion of the City's jurisdictional boundary consistent with the sphere of influence. The affected territory does not contain "open space" as defined under LAFCO law and no conflicts exists under Government Code Section 56377. Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals, and if applicable, requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant, subject agencies, or interested parties in the review of the proposal.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not presently contain "agricultural land" as defined under LAFCO law. Specifically, the affected territory does not contain lands currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appears consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the map and geographic description by the County Assessor's Office and address any modifications enacted by the Commission.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposal and its anticipated outcomes do not generate any known conflicts with *San Diego Forward*, the regional transportation plan established by the San Diego Association of Governments (SANDAG).

h) Consistency with the city or county general and specific plans.

The affected territory is entirely unincorporated and under the land use authority of the County of San Diego and its adopted policies. Specific development policies for the affected territory are delegated in the County General Plan to the Sweetwater Community Plan (2011). The present land use designation applied to the affected territory is Semi-Rural Residential (SR-1), which provides up to one dwelling unit per one acre. The affected territory is zoned Rural Residential (RR) with a minimum lot size of 1.0 acres. National City separately designates the affected territory as Small-Lot Residential, with a pre-zoning assignment of RS-2, which prescribes a 0.14-acre – or 5,000 square foot - minimum lot size. This pre-zoning assignment provides a maximum density potential of the City's land use authority of 6-9 dwelling units per acre. This sets the maximum intensity potential for the affected territory of up to 18 units. On September 5, 2023, National City approved the tentative subdivision map for the proposed 10-lot residential development and ancillary improvements associated with the affected territory and commonly known as the "Valley View Development Project". This approval allows the construction of the minor subdivision consisting of 10 single-family residences and ancillary improvements. These planned uses are consistent with the proposal's core purpose to annex the affected territory into National City.

i) The sphere of influence of any local agency affected by the proposal.

See agenda report analysis.

j) The comments of any affected local agency or other public agency.

Notice of the submitted reorganization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on February 26, 2024.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates National City has overall sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- National City's last outside audit covers 2021-2022 and shows the City finished with sufficient liquidity levels with an agency-wide current ratio of 5.5 (i.e., $5.5 in current assets for every $1.00 in current liabilities).

- National City finished 2021-2022 with sufficient capital levels and marked by a debt ratio of 57.4% (i.e., only $57.4 out of every $100.00 in net assets are financed.)

- National City finished 2021-2022 with an overall total margin of (67.1%).

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory's planned residential uses are presently within and connected to Sweetwater Authority's water system with wholesale supplies provided by the San Diego County Water Authority. Approval of the proposed reorganization would not affect these existing relationships and/or commitments. Further, Sweetwater Authority did not request any approval terms in the course of receiving a notice of review on the reorganization.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs.

The proposed reorganization would not impact any local agencies in accommodating their regional housing needs. All potential units tied to the lands are already assigned to National City by the region's council of governments. The proposed reorganization and annexation to National City would not affect this assignment.

n) Any information or comments from the landowners, voters, or residents.

The landowner has initiated the proposed reorganization. There are no residents or voters currently within the affected territory.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

The reorganization is expected to aid and/or otherwise promote environmental justice by enhancing the availability of wastewater service within the affected territory. This latter category – notably – includes low-income communities, communities of color, tribal nations, and other disadvantaged groups. Consideration of existing environmental justice factors within the affected territory draw on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0). Two composite percentile rankings for the affected territory are generated within this analysis and involves (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California. These rankings follow.

- The affected territory's **composite pollution burden ranking** falls in the thirty-seventh percentile with an internal range between 0 to 75 percentiles. Six pollution burden measurements exceed the 50 percentile and considered relatively high. These six measurements are relative to air quality (PM and diesel), toxic releases, traffic, hazardous waste and impaired water.

- The affected territory's **composite susceptible population** ranking falls in the thirty-seventh percentile with an internal range between 10 to 87 percentiles. One of these at-risk groups exceeds the 50 percentile and involves unemployed individuals.

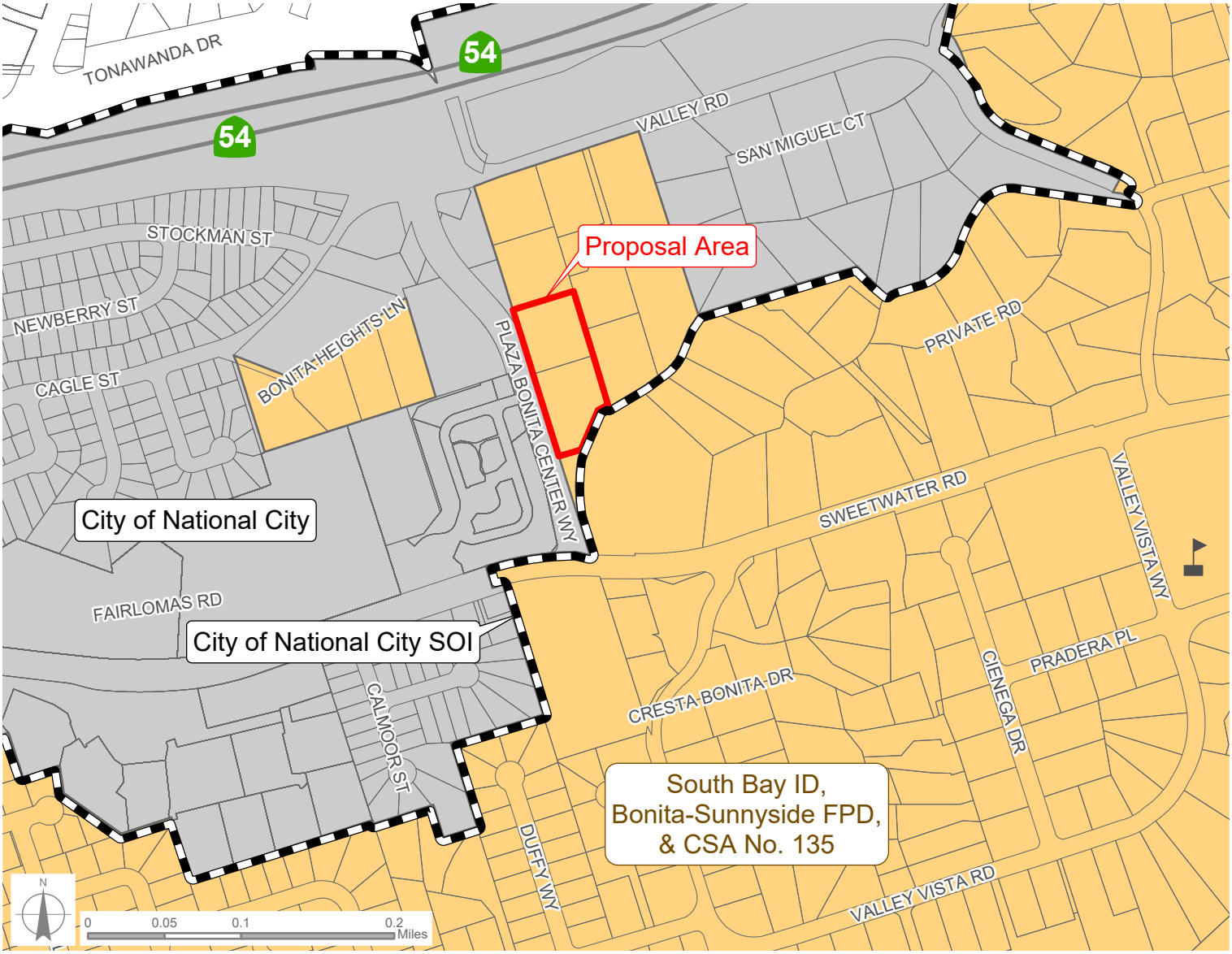
A summary of all tracked pollution burdens and susceptible population follows.

Census Tract 6073003204
Pollution Burdens and Susceptible Population
Table 2.6a (Source: California Environmental Protection Agency and SD LAFCO)

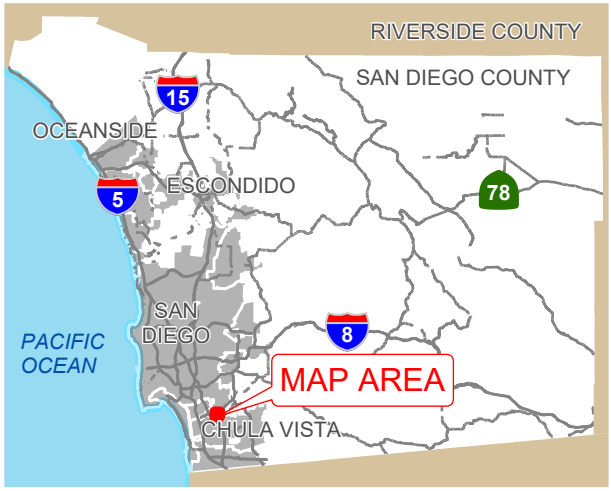
Factor	Census Tract 6073003204
No. of Census Tracts	1
Estimated Population within Tract(s)	3,285
Pollution Burden	**Weighted Percentile**
... Percentile	**36.81**
Indicator | Air Quality: Ozone	29.89
Indicator | Air Quality: PM 2.5:	50.34
Indicator | Air Quality: Diesel PM:	68.10
Indicator |Pesticides:	0.00
Indicator | Toxic Releases:	56.45
Indicator |Traffic:	75.10
Indicator | Drinking Water Contaminants:	33.43
Indicator | Lead in Housing:	36.86
Effects | Cleanup Sites:	0.00
Effects | Groundwater Threats:	0.00
Effects | Hazardous Waste:	57.46
Effects | Impaired Water:	72.15
Effects | Solid Waste:	0.00
Sensitive Population	**Weighted Percentile**
... Percentile	**36.62**
Population | Asthma:	28.00
Population | Low Birth Weight:	47.96
Population | Cardiovascular Disease:	10.01
Population | Education:	43.07
Population | Linguistic Isolation:	N/A
Population | Poverty:	38.91
Population | Unemployment:	87.06
Population | Housing Burden:	43.89

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

The County of San Diego General Plan contains a hazard mitigation plan for potential fire, flooding, and earthquakes. The affected territory lies in an undesignated fire hazard zone and a lower-level earthquake hazard zone.







RO23-01

"TUCKER - VALLEY ROAD REORGANIZATION" | ANNEXATION TO NATIONAL CITY WITH CONCURRENT DETACHMENTS FROM SOUTH BAY ID, BONITA-SUNNYSIDE FPD, & CSA NO. 135 WITH A RELATED SPHERE OF INFLUENCE AMENDMENT

- City of National City SOI
- Proposal Area
- South Bay ID, B-S FPD, & CSA 135
- City of National City

SOI = Sphere of Influence

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

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RESOLUTION NO._____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS and APPROVING A REORGANIZATION

"TUCKER - VALLEY ROAD REORGANIZATION"
ANNEXATION TO NATIONAL CITY WITH CONCURRENT DETACHMENTS FROM SOUTH BAY IRRIGATION DISTRICT, BONITA-SUNNYSIDE FIRE PROTECTION DISTRICT, AND COUNTY SERVICE AREA NO. 135 AND RELATED SPHERE OF INFLUENCE AMENDMENT
LAFCO FILE NO. RO23-01

WHEREAS, on January 10, 2023, an interested landowner – Valley View Development LLC (Laurence Tucker) – filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as "Commission," pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a reorganization to annex approximately 2.16 acres of unincorporated territory to National City with concurrent detachments from South Bay Irrigation District, Bonita-Sunnyside Fire Protection District and County Service Area No. 135; and

WHEREAS, the affected territory as proposed includes two unincorporated legal parcels with one parcel developed with an existing single-family residence identified by the County Auditor and Assessor's Office as 591-100-31; and one undeveloped parcel identified by the County Auditor and Assessor's Office as 591-100-27; and

WHEREAS, an applicable master property tax transfer agreement applies to the proposed reorganization dated December 11, 1984; and

WHEREAS, the proposed reorganization necessitates the Commission consider certain conforming sphere of influence amendment to accommodate the jurisdictional change; and

WHEREAS, the Commission's Executive Officer has reviewed the proposed reorganization and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the proposal on March 4, 2024; and

WHEREAS, the Commission considered all the factors required by law under Government Code Sections 56425 and 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public hearing was held on the date set therefore, and due notice of said meeting was given in the manner required by law.

2. At the public hearing, the Commission called for, heard, and considered all public comments by interested parties and read and considered the Executive Officer's report.

3. The Commission is tasked under the California Environmental Quality Act (CEQA) in considering the potential impacts of the proposal as it separately relates to the (a) accommodating sphere of influence amendment and (b) reorganization itself. The Commission's findings follow.

    a) San Diego LAFCO serves as lead agency under CEQA for the conforming sphere of influence amendment to Bonita-Sunnyside FPD. It is recommended the Commission find this action a project under CEQA but exempt from further review under State CEQA Guidelines Section 15061(b)(3). This exemption appropriately applies given it can be seen with certainty spheres are planning policies and any amendments do not make any changes to the environment or authorize any new uses.

    b) National City serves as the lead agency under CEQA for the reorganization and principal action to annex the affected territory to the City as part of its discretion to approve the underlying development project. National City determined the project did not qualify for an exemption and proceeded to prepare an initial study, which identified potential significant environmental impacts in the categories of biological resources, cultural resources, tribal cultural resources, hydrology/water quality, and utilities/service systems. A Mitigated Negative Declaration (MND) was subsequently prepared and approved by National City on September 5, 2023. Staff has independently reviewed the MND and believes it would be appropriate for the Commission to adopt the findings of the MND as responsible agency.

4. The Commission <u>CONDITIONALLY APPROVES</u> the sphere of influence amendment for Bonita-Sunnyside Fire Protection District to accommodate and otherwise match the reorganization as shown in the vicinity map provided as "Exhibit A".

    a) Approval is contingent upon the approval and related issuance of a Certificate of Completion for the reorganization.

    b) Approval of the above-stated sphere of influence amendment include an enabling waiver by the Commission as recommended by the Executive Officer of the provision in L-106 that would otherwise match the reorganization as shown

in Exhibit A and does so by making the determinative statements covering the factors under Government Code Section 56425 provided in the Executive Officer's written report.

5. The Commission APPROVES the reorganization without modifications as described below and subject to conditions as provided. Approval involves all of the following:

    a) Annexation of the affected territory to National City as shown in "Exhibit B-1" and described in "Exhibit B-2."

    b) Detachment of the affected territory from Southbay Irrigation District, Bonita-Sunnyside Fire Protection District and County Service Area No. 135 as shown in "Exhibit B-1" and described in "Exhibit B-2."

6. The Commission CONDITIONS all approvals on the following terms being satisfied by March 4, 2025 unless an extension is requested in writing and approved by the Executive Officer:

    a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.

    b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.

    c) Submittal to the Commission of the following payments:

        - A check made payable to LAFCO in the amount of $100.00 for the County of San Diego-Clerk Recorder to reimburse for filing a CEQA Notice of Exemptions consistent with the findings in the resolution.

        - A check made payable to the State Board of Equalization for processing fees in the amount of $350.00.

        - A check made payable to LAFCO to reimburse for the costs of noticing the proposal for the public hearing in the San Diego Union Tribune in the amount of $1,594.04.

7. The Commission waives L-106 and the otherwise provision to prepare a municipal service review to inform the associated sphere of influence amendment authorized as part of this proposal.

8. The Commission assigns the proposal the following short-term designation:

    "Tucker – Valley Road Reorganization"

9. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56079.5.

10. The Commission delegates conducting authority proceedings under Government Code Section 56662 to the Executive Officer.

11. The Southbay Irrigation District, Bonita-Sunnyside Fire Protection District and County Service Area No.135 are registered-voter districts.

12. The Southbay Irrigation District, Bonita-Sunnyside Fire Protection District and County Service Area No.135 all utilize the County of San Diego assessment roll.

13. The affected territory will be liable for any existing bonds, contracts, and/or obligations of National City as provided under Government Section 57328.

14. The effective date of the approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and conducting authority proceedings and only after all terms have been completed as attested by the Executive Officer.

15. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defects, errors, irregularities, or omissions.

16. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

17. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on 4th of March, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**

Attest:

_____
Keene Simonds
Executive Officer

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EXHIBIT A
VICINITY MAP OF THE AFFECTED TERRITORY
SPHERE OF INFLUENCE AMENDMENT TO BONITA-SUNNYSIDE FPD

-Placeholder-

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EXHIBIT B-1
MAP OF THE AFFECTED TERRITORY

-Placeholder-

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EXHIBIT B-2
DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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RESOLUTION NO. 2023 - 128

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ANNEXATION OF TWO PROPERTIES LOCATED AT 3410 VALLEY ROAD (BONITA) AND THE TENTATIVE SUBDIVISION MAP FOR A 10-LOT RESIDENTIAL DEVELOPMENT AND AUTHORIZING THE FILING OF A NOTICE OF DETERMINATION.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 7, 2023, and considered the staff report, written public commnets, and oral public testimony and recommended that the City Council adopt the Mitigated Negative Declaration and Mitiation Monitoring and Reporiting Program; and

WHEREAS, the City Council of the City of National City, California, considered said recommendation at a duly advertised public hearing held on September 5, 2023, at which time the City Council considered evidence; and

WHEREAS, at said public hearing the City Council considered the staff report provided for Case File No. 2022-13 IS, which is maintained by the City and incorporated herein by reference; along with any other evidence presented at said hearing; and

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the evidence presented to the City Council at the public hearing held on September 5, 2023, support the following findings:

1. That the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory, because mitigation measures identify remedies for potential biological and cultural impacts that may be identified during and after construction that will mitigate potential impacts to a less-than-significant level.

2. That the project does not have impacts that are individually limited but cumulatively considerable, because the project is an infill development on a partially-disturbed property and is mostly surrounded by urban development. Existing improvements in the

area and the existing development pattern can accommodate the project without causing any impacts to the environment or to existing services. In addition, mitigation measures identify remedies for potential biological and cultural impacts that may be identified during and after construction that will mitigate potential impacts to a less-than-significant level.

3. That the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, because the project is a low-intensity residential development. As determined by the Initial Study for the project, both short and long term activities will have a less than significant impact on air quality.

4. The proposed project has been reviewed in compliance with CEQA for which a Mitigated Negative Declaration (MND) has been prepared and, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring and Reporting Program have been added to the project as conditions of approval.

Section 2: That the City Council has considered the proposed Negative Declaration No. 2022-13 IS, together with any comments received during the public review process, and finds on the basis of the whole record (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

Section 3: The City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reproting Program, as attached as Exhibit 7 of the staff report, and authorizes the filing of a Notice of Determination.

Section 4: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 5th day of September, 2023.

Ron Morrison, Mayor

ATTEST:

for Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

for Barry J. Schultz, City Attorney

Passed and adopted by the City Council of the City of National City, California, on September 5, 2023 by the following vote, to-wit:

Ayes:	Bush, Rodriguez, Yamane, Molina, Morrison
Nays:	None.
Absent:	None.
Abstain:	None.

AUTHENTICATED BY: RON MORRISON
Mayor of the City of National City, California

Shelley Chapel
City Clerk of the City of National City, California

BY: _____
for Shelley Chapel, MMC, City Clerk

Draft Initial Study/ Mitigated Negative Declaration

Annexation and Subdivision of 3410 Valley Road, Bonita, CA

Valley View Development Project

National City, California

ATTACHMENT 7

Draft Initial Study/ Mitigated Negative Declaration Annexation and Subdivision of 3410 Valley Road, Bonita, CA

Valley View Development Project

Prepared for:

National City Community Development Department – Planning Division
1243 National City Blvd
National City, CA 91950

May 2023

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List of Acronyms and Abbreviations

AAQS	Ambient Air Quality Standards
ACM	Asbestos Containing Materials
ADT	Average Daily Trips
af	Acre-feet
AIA	Airport influence area
APN	Assessor's Parcel Number
ATV	All-Terrain vehicle
BAAQMD	Bay Area Air Quality Management District
BAU	Business-as-Usual
BMP	Best Management Practices
BPS	Best Performance Standards
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CGS	California Geological Survey
CalEEMod	California Emissions Estimator Model®
CalFire	California Department of Forestry and Fire Protection
CAP	Clean Air Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCAP	Climate Change Action Plan
CCR	California Code of Regulations
CDFA	California Department Food and Agriculture
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH_4	Methane
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CRHR	California Register of Historical Resources
CUP	Conditional Use Permit
DOC	Department of Conservation
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control

EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
FHSZ	Flood Hazard Severity Zone
GHG	Greenhouse Gas
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HMBP	Hazardous Materials Business Plan
HSC	Health and Safety Code
HVAC	Heating, Ventilation, and Air Conditioning
IS	Initial Study
IpaC	Information for Planning and Consultation
LBP	Lead Based Paint
LED	Light-emitting diode
LOS	Level of Service
LST	Localized Significance Threshold
MLC	Mineral Land Classification
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MRP	Monitoring and Reporting Program
MSCP	San Diego Multiple Species Conservation Program
MT	Metric ton
NAAQS	National Ambient Air Quality Standards
NAHC	California Native American Heritage Commission
NHD	National Hydrography Dataset
NOA	Notice of Availability
NSD	National School District
NWI	National Wetland Inventory
N_2O	Nitrous Oxide
NO_x	Oxides of Nitrogen
O_3	Ozone
OHWM	Ordinary High-Water Mark
OPR	California Office of Planning and Research
$PM_{2.5}$	Particulate Matter Less Than 2.5 Microns in Size
PM_{10}	Particulate Matter Less Than 10 Microns in Size
PRC	Public Resource Code
RMP	Risk Management Planning
ROG	Reactive Organic Gas
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center

SCS	Sustainable Communities Strategy
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDNHM	San Diego Natural History Museum
SDG&E	San Diego Gas and Electric
sf	Square Foot
SGMA	Sustainable Groundwater Management Act of 2014
SIP	State Implementation Plan
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMAQMD	Sacramento Metropolitan Air Quality Management District
SOP	Standard Operating Procedure
SO_x	Oxides of Sulfur
SR	State Route
SRA	State Responsibility Area
SUHSD	Sweetwater Union High School District
SWQMP	Storm Water Quality Management Plan
SWPPP	Stormwater Prevention Pollution Plan
TAC	Toxic Air Contaminant
USACE	US Army Corps of Engineers
U.S. EPA or USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
VMT	Vehicle Miles Travelled
WDR	Waste Discharge Requirement

1.0 MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), National City reviewed the Valley View Development Project (Proposed Project) described below to determine whether it could have a significant effect on the environment. In accordance with CEQA Guidelines Section 15382, "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

1.1 Project Name

Valley View Development

1.2 APN(s)

591-100-27 and 591-100-31

1.3 Lead Agency Name and Address

City of National City

Community Development Department – Planning Division

1243 National City Blvd., National City, CA 91950

1.4 Lead Agency Staff Contact

Martin Reeder, AICP

Planning Manager

(619) 336-4313

mreeder@nationalcityca.gov

1.5 Project Location

The Proposed Project is located at 3410 Valley Road approximately one mile east of the intersection of California State Route 54 (SR-54) and Interstate 805 (I-805) within the unincorporated community of Bonita. Although the site is currently in the County of San Diego, it will be annexed into National City.

1.6 Project Applicant Name and Address

Laurence Tucker, Loan Partner

Valley View Development, LLC

2577 University Ave

San Diego, CA 92104

1.7 General Plan

Adopted: Semi-Rural Residential (SR-1)

Proposed: Low Medium Density Residential

1.8 Zoning

Adopted: Rural Residential

Proposed: Small Lot Residential (RS-2)

1.9 Project Description

The City of National City is reviewing an application (Valley View Development Project) for the proposed annexation of two properties (591-100-27 and 591-100-31) located in the County of San Diego's jurisdiction, into the City of National City. The properties are located at 3410 Valley Road in the unincorporated community of Bonita) and are pre-zoned as Small Lot Residential (RS-2). The Applicant (Valley View Development, LLC) is proposing to develop the property as 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The property will also include a biofiltration basin on-site for stormwater management purposes.

1.10 Discretionary Actions

The Proposed Project will require:

- Tentative Subdivision Map Approval by National City
- Adoption of this Initial Study/Mitigated Negative Declaration (IS/MND)
- Annexation approval from LAFCO and National City

1.11 Findings

The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see Section 3.0 Construction Activities and Schedule

Prior to ground disturbance, the existing 2,300 square-foot single-family residence on site would be demolished. Debris will be hauled offsite to a local landfill. Grading and clearing of existing vegetation on site would be completed, totaling approximately 1.888 acres. Approximately 1,565 cubic yards would be cut and backfilled with 4,230 cubic yards of fill. Site preparation would result in approximately 43,485 square feet of total new/replaced impervious area, a delta of approximately (+) 40,465 Construction would result in approximately 81,643 square feet of total disturbed area.

Environmental Checklist) identified no potentially significant effects on the environment with incorporation of mitigation measures. The Lead Agency, National City, finds that there is no substantial evidence that this Proposed Project would have a significant effect on the environment with implementation of mitigation measures, and therefore, a Mitigated Negative Declaration (MND) is the appropriate level of environmental documentation for this Proposed Project.

1.12 Mitigation Measures included in the Project to Avoid Potentially Significant Effects

A Mitigation Monitoring and Reporting Program is included in Appendix A.

BIO-1: Pre-construction Avian Survey. If construction occurs within the avian breeding season of February 1 through August 31, a qualitied Biologist shall conduct a pre-construction avian nesting survey no more than 3 days prior to the start of construction or grubbing. The pre-

construction avian survey shall be conducted with a 300-foot buffer of all areas of disturbance. If the survey finds that there is no nesting activity within the area of potential disturbance, clearing and grading activities shall be allowed to proceed. If the survey finds an active nest, then clearing and grading shall not occur within 300 feet of the active nest until nesting activity has been determined complete by the qualified biologist.

BIO-2: Construction Fencing. The drainage shall be protected from direct and indirect impacts by providing a physical barrier between clearing, grading, and construction.

- A temporary silt fence shall be installed along the southern edge of Proposed Project impacts prior to clearing and grading.

BIO-3: Permanent Open Space Easement

A permanent open easement shall be recorded over the on-site drainage channel (Open Space Lot C on the Tentative Map) and shall include the following provisions.

- The open easement area shall be permanently fenced with a three-foot split-rail fence to discourage entry into the drainage.
- Maintenance of the area, including brush management for wildfires and removal of trash and debris, would be the responsibility of the homeowners' association (HOA) and shall be reflected in the Covenants, Conditions and Restrictions (CC&Rs) for the property.
- No vegetative removal within the drainage shall occur during the breeding season without prior consultation of a biologist.
- The area shall be kept free of trash and debris at all times.

CUL-1: Archaeological and/or Native American Monitoring. A qualified archaeological and/or Native American monitor shall be present during construction activities that involve subsurface grading and/or excavation involving the disturbance of native soils more than 3 feet in depth. The monitor(s) would ensure that unanticipated finds are not damaged or destroyed.

CUL-2: Unanticipated Discovery of Archaeological Resources. In the event of an unanticipated discovery of archaeological resources during construction, construction should stop on the site until a qualified archaeologist can survey the resource and determine potential impacts and necessary preservation measures. Any archaeological resources that are found would be identified, adequately documented in the field, and/or preserved, as recommended by a qualified archaeologist.

1.13 CEQA Compliance

CEQA [Public Resources Code §21000 et seq. and Title 14 California Code of Regulations (CCR) §15000 et seq.] requires that the environmental impacts of proposed projects be evaluated and that feasible methods to reduce, avoid, or eliminate significant adverse impacts of these projects be identified and implemented. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment (Public Resources Code §21067).

In accordance with CEQA Guidelines §15002(a), the basic purposes of CEQA are to inform public agency decision-makers and the general public of the significant environmental effects of a project,

identify possible ways to minimize the significant effects through the use of mitigation measures or alternatives to the project, and disclose to the public the reasons why a government agency approved the project if significant environmental effects are involved.

To fulfill the purpose and intent of CEQA, this Draft IS/MND has been prepared to address the potential adverse environmental impacts associated with the Proposed Project. An IS/MND for a project subject to CEQA is prepared when an environmental analysis of the project shows that there is no substantial evidence that the project may have a significant effect on the environment [CEQA Guidelines §15070(a)]. As discussed in Chapter 3.0 Construction Activities and Schedule

Prior to ground disturbance, the existing 2,300 square-foot single-family residence on site would be demolished. Debris will be hauled offsite to a local landfill. Grading and clearing of existing vegetation on site would be completed, totaling approximately 1.888 acres. Approximately 1,565 cubic yards would be cut and backfilled with 4,230 cubic yards of fill. Site preparation would result in approximately 43,485 square feet of total new/replaced impervious area, a delta of approximately (+) 40,465 Construction would result in approximately 81,643 square feet of total disturbed area.

Environmental Checklist, the Proposed Project is not expected to result in any significant adverse environmental impacts with mitigation and therefore, an IS/MND is the appropriate CEQA document.

Chapter 2.2.3 Construction Activities and Schedule

Prior to ground disturbance, the existing 2,300 square-foot single-family residence on site would be demolished. Debris will be hauled offsite to a local landfill. Grading and clearing of existing vegetation on site would be completed, totaling approximately 1.888 acres. Approximately 1,565 cubic yards would be cut and backfilled with 4,230 cubic yards of fill. Site preparation would result in approximately 43,485 square feet of total new/replaced impervious area, a delta of approximately (+) 40,465 Construction would result in approximately 81,643 square feet of total disturbed area.

Environmental Checklist presents the analysis and discussions for the following areas per the 2022 CEQA guidelines: aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfires. The Proposed Project was determined not to have the potential for significant impacts with incorporation of mitigation measures.

1.14 Impact Terminology

The following terminology is used to describe the level of significance of impacts.

- A finding of “no impact” is appropriate if the analysis concludes that the project would not affect a topic area in any way.

- An impact is considered "less than significant" if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered "less than significant with mitigation incorporated" if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered "potentially significant" if the analysis concludes that it could have a substantial adverse effect on the environment.

1.15 Document Organization and Contents

This document has been prepared pursuant to CEQA Guidelines Section 15071, which outlines the required components of a Mitigated Negative Declaration. The report contains the following Chapters:

- Chapter 1 – Introduction: This chapter provides a brief introduction to the project, findings, and mitigation measures of the IS/MND. It also provides an overview of CEQA requirements, and document organization.
- Chapter 2 – Project Description: This chapter describes the Proposed Project and provides details on the existing site conditions.
- Chapter 3 – Environmental Checklist: This chapter contains the evaluation of the environmental resource topics as outlined by 2022 CEQA Guidelines Appendix G. Each resource topic is analyzed to determine whether the Proposed Project would have an impact. If any of the evaluations results in a finding of an unavoidable and significant impact, then an Environmental Impact Report (EIR) would be required.
- Chapter 4 – List of Preparers: This chapter identifies the individuals who prepared the IS/MND.
- Chapter 5 – Appendices: This chapter contains supporting documentation for the preparation of this IS/MND.

2.0 PROJECT DESCRIPTION

2.1 Existing Site Conditions

The existing site is composed of two adjacent parcels (591-100-27 and 591-100-31) located adjacent to Plaza Bonita Center Way in the unincorporated community of Bonita. The site is currently unpaved with landscaping and a 2,300-square foot single family residence on site.

2.1.1 Surrounding Land Use

The site is bordered by residential development to the north and northeast; undeveloped land to the east; undeveloped land and then residential development to the southeast; undeveloped land and then Sweetwater Road to the south; and Plaza Bonita Center Way to the west. The site is abutted to the west by Plaza Bonita Center Way but is separated by a brick wall and sidewalk. Aerial photos of the project site and the vicinity are included in Figures 2 and 3.

2.1.2 Access/Circulation and Parking

There is currently no direct access from the site to Plaza Bonita Center Way via driveway. A brick wall and sidewalk separate the site from this roadway. A private, paved road maintains access to this site via Valley Road to the north. Vehicles currently park on unpaved portions of the site.

2.1.3 Storm Water Protection

There is approximately 3,020square feet of existing impervious area on site. A drainage canal runs diagonal across the site south of the existing residence. The length of the channel on-site is approximately 239 linear feet. The drainage that is subject to jurisdiction of California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (USACE), and the Regional Water Quality Control Board (RWQCB).

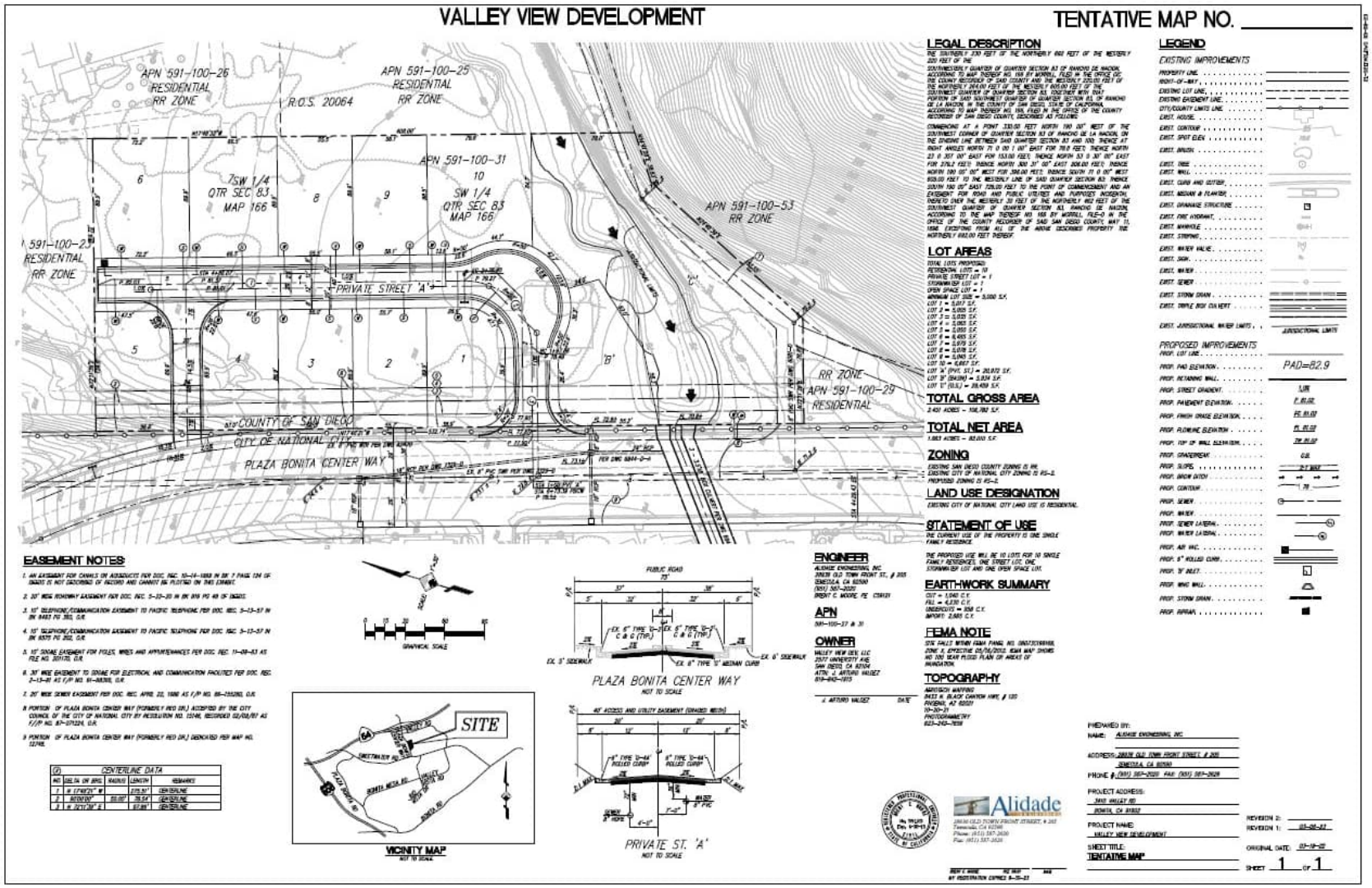
Figure 1 – Aerial Vicinity



Figure 2 – Aerial Photo of Project Site



Figure 3 – Development Plans



2.2 Proposed Project

The Valley View Development, LLC (Applicant) proposes the Valley View Development project (Proposed Project), which would allow for the development of 10 single family residences. The Applicant proposes to annex this site from the unincorporated community of Bonita into the City of National City. The two parcels making up the site would then be split into 13 lots and graded for development. Ten single family residences would be developed on 10 of the lots while the remaining three lots would be developed with a biofiltration basin for stormwater management, open space, and a private road connecting the development to Plaza Bonita Center Way as shown in the development plans in Figure 3. An HOA will be formed to maintain biofiltration basin, private road, and open space.

Table 1. Proposed Lots

Lot Number	Size (Square Feet)	Proposed Use
1	5,017	Single Family Residence
2	5,005	Single Family Residence
3	5,035	Single Family Residence
4	5,065	Single Family Residence
5	5,050	Single Family Residence
6	6,485	Single Family Residence
7	5,979	Single Family Residence
8	5,078	Single Family Residence
9	5,045	Single Family Residence
10	6,667	Single Family Residence
A	20,972	Private Street
B	5,934	Biofiltration Basin
C	6,667	Open Space (Drainage)
Total	**106,782**	
	(2.451) acres	

2.2.1 Access/Circulation and Parking

The Proposed Project proposes a private street connecting to Plaza Bonita Center Way to the west. The private street would also connect to Plaza Bonita Center Way; however, it would be gated and intended only for fire department egress. A fire department Knox Box will be placed at the gate for emergency access.

2.2.2 Storm Water Protection

The existing drainage would not be impacted by development and would be located in Lot C. A biofiltration basin would be installed on Lot B, adjacent to the existing drainage.

2.2.3 Construction Activities and Schedule

Prior to ground disturbance, the existing 2,300 square-foot single-family residence on site would be demolished. Debris will be hauled offsite to a local landfill. Grading and clearing of existing vegetation on site would be completed, totaling approximately 1.888 acres. Approximately 1,565

cubic yards would be cut and backfilled with 4,230 cubic yards of fill. Site preparation would result in approximately 43,485 square feet of total new/replaced impervious area, a delta of approximately (+) 40,465 Construction would result in approximately 81,643 square feet of total disturbed area.

3.0 ENVIRONMENTAL CHECKLIST

The environmental checklist provides a standard evaluation tool to identify a project's adverse environmental impacts. This checklist identifies and evaluates potential adverse environmental impacts that may be created by the Proposed Project.

3.1 General Information

Project Title:	Valley View Development
Lead Agency:	National City Community Development Department – Planning Division 1243 National City Blvd National City, CA 91950
Contact Person and Phone Number:	Martin Reeder, AICP Planning Manager 619.336.4313 ǀ mreeder@nationalcityca.gov
Project Location:	3410 Valley Road, Bonita, CA APN 591-100-27 and 591-100-31
Applicant:	Valley View Development, LLC 2577 University Ave San Diego, CA 92104
Contact Person and Phone Number:	Laurence Tucker Work: 619-988-5850 E-mail: Larry@MortgageGoat.com
General Plan Designation:	Low Medium Density Residential
Zoning Designation:	Small Lot Residential (RS-2)
Description of Project:	See Chapter 2
Surrounding Land Uses and Setting:	Single family residential communities and open space. Plaza Bonita Center Way is located to the west of the Project site.
Parking and Access	Driveway from Plaza Bonita Center Way to cul-de-sac.
Electric Utility Service	San Diego Gas and Electric (SDG&E)

3.2 Environmental Factors Potentially Affected

The following environmental impact areas have been assessed to determine their potential to be adversely affected by the Proposed Project. As indicated by the checklist on the following pages, environmental topics marked with a "✓" may be adversely affected by the Proposed Project. An explanation relative to the determination of impacts can be found following the checklist for each area.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

3.3 Determination

On the basis of this initial evaluation:

☐ I find the proposed project COULD NOT have a significant effect on the environment, and that a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect(s) on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ I find that the proposed project MAY have a "potentially significant impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards; and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature: _____ **Date:** _____

Martin Reeder, AICP
Planning Manager
National City Community Development Department – Planning Division

3.4 Evaluation of Environmental Impacts

No topical areas on the CEQA environmental checklist were found to have unmitigated impacts exceeding applicable thresholds of significance with mitigation incorporated. All topics on the checklist were determined to have Less Than Significant Impacts with Mitigation Incorporated or No Impacts, as discussed below.

I. Aesthetics

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

Impact: No Impact

The Project site is located in unincorporated San Diego County within the National City Sphere of Influence (SOI). The National City General Plan (2011) identifies Gateways as public spaces with recognizable community identity, high quality appearance and/or harmony spaces between existing and new uses. No Gateways were identified within the vicinity of the project. The project site is located in an existing residential area and does not include a scenic vista.

Therefore, the Proposed Project would have *no impacts* to scenic vistas.

Mitigation Measures: None

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Impact: No Impact

There are no designated scenic highways or corridors in National City.[1] Therefore, the Proposed Project is not located within a State-designated scenic highway per the Caltrans California Scenic Highway Program.[2]

The Proposed Project would have *no impact* on scenic resources within a state scenic highway.

Mitigation Measures: None

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Impact: Less than Significant Impact

The Applicant proposes the annexation of the two subject parcels from the unincorporated community of Bonita into the City of National City. The current General Plan Land Use designation of these parcels is Semi-Rural Residential (SR-1), and zoning designation is Rural Residential (RR)[3] . Despite this rural zoning designation by the County, the parcels under National City jurisdiction that are adjacent to and that surround the Project site are zoned for Small Lot Residential (RS-2)[4], as seen in the aerial for the vicinity (see **Error! Reference source not found.**). The Proposed Project proposes also to rezone the site to Small Lot Residential (RS-2). Under this zoning designation, the Proposed Project would be subject to the development regulations governing scenic quality in this area, consistent with neighboring parcels. With rezoning designation of RS-2, the Proposed Project would be in compliance with local development standards and zoning.[5]

Therefore, the Proposed Project would have *less than significant* impacts on conflicts with applicable zoning and local regulations governing scenic quality.

[1] City of National City. 2011. Comprehensive Land Use Update Draft EIR, Aesthetics. https://www.nationalcityca.gov/community/residents/i-want-to/new-advanced-components/custom-documents-images-calendar/-sortn-EName/-toggle-allpast/-sortd-asc/-folder-467. Accessed January 6, 2023.

[2] Caltrans. 2023. California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed January 6, 2023.

[3] San Diego County Countywide General Plan Map. 2023. https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2017gpclean-up/Countywide_GPMap.pdf. Accessed January 6, 2023.

[4] City of National City. Zoning Map. 2023. https://www.nationalcityca.gov/home/showpublisheddocument?id=23330. Accessed January 6, 2023.
[5] City of National City Municipal Code. Title 18. National City Municipal Code – Title 18 Land Use Code (nationalcityca.gov). Accessed January 10, 2023.

Mitigation Measures: None

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Impact: Less than Significant Impact

Existing sources of light and glare in the vicinity of the Proposed Project are similar to those that would be found in any residential area, including the interior and exterior lights of buildings, streetlights, vehicle lights, and lighting visible through windows.[6] The Proposed Project's sources of light and glare would be consistent with existing sources of light and glare as a residential project and be in compliance with General Plan policies and development regulations, including lighting standards for residential developments.[7]

The Proposed Project would have a *less than significant* impact on creating a new source of substantial light or glare, which could adversely affect day or nighttime views in the area.

Mitigation Measures: None.

[6] City of National City. 2011. Comprehensive Land Use Update Draft EIR, Aesthetics. https://www.nationalcityca.gov/community/residents/i-want-to/new-advanced-components/custom-documents-images-calendar/-sortn-EName/-toggle-allpast/-sortd-asc/-folder-467. Accessed January 6, 2023.

[7] City of National City Municipal Code. Title 18. National City Municipal Code – Title 18 Land Use Code (nationalcityca.gov). Accessed January 10, 2023.

II. Agriculture and Forestry Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Impact: No Impact

The Project site is not designated as prime, unique, or important farmland per the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP).[8] The Proposed Project would have *no impact* on conversion of agricultural resources as a residential development within an area zoned for residential uses.

Mitigation Measures: None

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Impact: No Impact

The Site is not zoned for agricultural uses[9] and does not have any existing Williamson Act contracts.[10] Therefore, the Proposed Project would have *no impact* on conflict with existing zoning for agricultural use or a Williamson Act contract.

Mitigation Measures: None

c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Impact: No Impact

There are no forests or timberlands on the site.[11] Therefore, the Proposed Project would result in *no impacts* to forestland or timberlands.

Mitigation Measures: None

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Impact: No Impact

There are no forests or timberlands on the site.[12] Therefore, the Proposed Project would result in *no impact* on the loss or conversion of forestland.

Mitigation Measures: None

[8] California Department of Conservation. 2023. Farmland Mapping and Monitoring Program. https://www.conservation.ca.gov/dlrp/fmmp. Accessed January 6, 2023.

[9] California Department of Conservation. 2023.California Important Farmland Finder GIS Map. https://maps.conservation.ca.gov/dlrp/ciff/. https://maps.conservation.ca.gov/dlrp/ciff/app/ Accessed January 6, 2023.

[10] California Department of Conservation. 2023. San Diego County Farmland Data, Williamson Act Enrollment Map. https://gis.conservation.ca.gov/portal/home/group.html?id=b1494c705cb34d01acf78f4927a75b8f#overview. Accessed January 6, 2023.

[11] California Department of Conservation Maps. 2023. DOC Maps: Agriculture. https://maps.conservation.ca.gov/agriculture/. Accessed January 10, 2023.

[12] California Department of Conservation Maps. 2023. DOC Maps: Agriculture. https://maps.conservation.ca.gov/agriculture/. Accessed January 10, 2023.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Impact: No Impact

There are no agricultural lands or forestlands present on the site.[13] Therefore, the Proposed Project would result in *no impact* to the conversion of farmland or forestland.

Mitigation Measures: None

[13] California Department of Conservation Maps. 2023. DOC Maps: Agriculture. https://maps.conservation.ca.gov/agriculture/. Accessed January 10, 2023.

III. Air Quality

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

The Project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control District (SDAPCD). The SDAPCD develops and administers local regulations for stationary air pollutant sources within the SDAB, and also develops plans and programs to meet attainment requirements for both federal and state ambient air quality standards (National Ambient Air Quality Standards [NAAQS] and California Ambient Air Quality Standards [CAAQS], respectively). The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the Ambient Air Quality Standards (AAQS) in the SDAB. The current regional air quality plan for San Diego County is SDAPCD's 2020 Plan for Attaining the National Ambient Air Quality Standards for Ozone in San Diego County.[14] The Attainment Plan, which would be a revision to the state implementation plan (SIP), outlines SDAPCD's plan and control measures designed to attain the NAAQS for ozone. These plans accommodate emissions from all sources,

[14] County of San Diego Air Pollution Control District (ACPD). 2020. Plan for Attaining the National Ambient Air Quality Standards for Ozone in San Diego County. https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/Att%20A%20(Attainment%20Plan)_ws.pdf. Accessed January 30, 2023.

including natural sources, through implementation of control measures, where feasible, on stationary sources to attain the standards. Mobile sources are regulated by the U.S. Environmental Protection Agency (USEPA) and California Air Resources Board (CARB), and the emissions and reduction strategies related to mobile sources are considered in the Attainment Plan and SIP.

Project Emissions Estimation

The Proposed Project operational emissions analysis was performed using the California Emissions Estimator Model® (CalEEMod) version 2020.4.0. CalEEMod is the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with land use projects under CEQA. The model quantifies direct emissions from mobile equipment and vehicle use, as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model – published by the California Air Resources Board (CARB) – include the Pavley standards and Low Carbon Fuel Standard. The model also identifies project design features, regulatory measures, and available mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures. As the official assessment methodology for land use projects in California, CalEEMod was relied upon for construction and operational emissions quantification, which forms the basis for the impact analysis.

To capture the most conservative total possible emissions from the Proposed Project, assumptions were inputted and modelled (i.e., assuming full construction and operations). The Proposed Project area for CalEEMod input included 1.26 acres categorized as single-family residential land use type, 0.48 acres categorized as parking other asphalt surface land use type, and 0.29 acres categorized as user defined recreational land use type. This size metric of 2.03 acres was used to compute both construction and operational truck trip rates and vehicle miles traveled (VMT), along with estimated electric power usage. Construction assumptions are included in Appendix C.1, but generally covers activities within demolition and its associated vehicle trips.

Criteria Pollutants from Project Activities

The use of gasoline or diesel fueled equipment and vehicles causes emissions of the criteria pollutants nitrogen oxides (NO_x), reactive organic gases (ROGs), carbon monoxide (CO), sulfur oxides (SO_x), and 10- and 2.5-micron particulate matter (PM_{10} / $PM_{2.5}$). Diesel engines also emit diesel particulate matter (DPM) in the form of PM_{10}. Use of architectural coatings (paints) and other materials such as sealants may also emit ROGs.

Results of Construction Criteria Emissions Analyses

Estimated construction emissions from on-road vehicles, clearing/grubbing, demolition of the existing residence, grading, etc. were calculated using CalEEMod, and the CalEEMod outputs are provided in Appendix C.1. Table 2 shows criteria pollutant construction emissions and evaluates these emissions against SDAPCD significance thresholds. For construction activities, the following CalEEMod input variable was calculated:

- 5-month construction schedule (August 2023 through December 2023).

As shown in Table 2, unmitigated emissions of criteria pollutants from Project construction are below applicable SDAPCD significance thresholds, i.e., Less Than Significant.

Table 2. Construction Emissions Summary and Significance Evaluation

Pollutant	**Construction Threshold** (tons/year)	**Proposed Facility (tons/year)**	**Exceeds Threshold?**
Nox	40	0.61	No
VOC	15	0.51	No
PM10	15	0.061	No
PM2.5	--	0.039	No
SOx	40	1.28E-0.3	No
CO	100	0.65	No
Sources: CalEEMod version 2020.4.0, Notes: Tons per year are annual emissions for planned land use. $PM_{10}/PM_{2.5}$ comprises fugitive dust plus engine exhaust.			

Results of Operational Criteria Emissions Analyses

Estimated operational emissions from vehicular trips, electricity, and natural gas consumption were calculated using CalEEMod (CalEEMod outputs are provided in Appendix C.1. Table 3 shows unmitigated criteria pollutant operational emissions and evaluates these emissions against SDAPCD significance thresholds. For operations, the following CalEEMod input variables were calculated:

Table 3. Operational Emissions Summary and Significance Evaluation

Pollutant	**Operation Threshold** (tons/year)	**Proposed Facility** (tons/year)	**Exceeds Threshold?**
Nox	40	0.20	No
VOC	15	6.5	No
PM10	15	1.2	No
PM2.5	--	1.1	No
SOx	40	0.15	No
CO	100	8.5	No
Sources: CalEEMod version 2020.4.0. Notes: Tons per year are annual emissions for planned land use. $PM_{10}/PM_{2.5}$ comprises fugitive dust plus engine exhaust.			

Discussion:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Impact: Less Than Significant Impact

The SDAPCD is required, pursuant to the federal Clean Air Act (CAA), to reduce emissions of criteria pollutants for which the SDAB is in nonattainment. Strategies to achieve these emissions reductions are developed in the Attainment Plan and SIP, prepared by the SDAPCD for the region. Criteria pollutants of primary concern include ozone, carbon monoxide (CO), nitrogen dioxide (NO2), particulate matter (including both respirable particulate matter 10 microns or less in diameter [PM10] and fine particulate matter 2.5 microns or less in diameter [PM2.5]), sulfur dioxide (SO2), and lead. Table 4 identifies federal and state designations of attainment for each criteria pollutant.

Table 4 – SDACPD Attainment Designations

Criteria Pollutant	**Attainment Status**	
	Federal	*State*
Ozone (8-Hour)	Nonattainment	Nonattainment
Ozone (1-Hour)	Attainment[1]	Nonattainment
Carbon Monoxide	Attainment	Attainment
PM10	Unclassifiable[2]	Nonattainment
PM2.5	Attainment	Nonattainment[3]
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment	Attainment
Sulfates	No Federal Standard	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Visibility	No Federal Standard	Unclassified

Source: San Diego Air Pollution Control District (SDACPD). Attainment Status. https://www.sdapcd.org/content/sdapcd/planning/attainment-status.html. Accessed January 30, 2023

[1] The federal 1-hour standard of 12 pphm was in effect from 1979 through June 15, 2005. The revoked standard is referenced here because it was employed for such a long period and because this benchmark is addressed in State Implementation Plans.

[2] At the time of designation, if the available data does not support a designation of attainment or nonattainment, the area is designated as unclassifiable.

[3] The California Air Resources Board (CARB) has not reclassified the region to attainment yet due to (1) incomplete data, and (2) the use of non-California Approved Samplers (CAS). While data collected does meet the requirements for designation of attainment with federal PM2.5 standards, the data completeness requirements for state PM2.5 standards substantially exceed federal requirements and mandates and have historically not been feasible for most air districts to adhere to given local resources. APCD has begun replacing most regional filter based PM2.5 monitors as they reach the end of their useful life with continuous PM2.5 air monitors to ensure collected data meets stringent completeness requirements in the future. APCD anticipates these new monitors will be approved as "CAS" monitors once CARB review the list of approved monitors, which has not been updated since 2013.

Locally, the county of San Diego has generated a Regional Air Quality Strategy (RAQS) to maintain air quality standards by identifying methods of reducing stationary emissions with projected growth. According to RAQs, future projects that are consistent with Land Use designations and within growth models are therefore consistent with San Diego Regional Air Quality Plan. The annexation of the Project into National City would require rezoning designated as Small Lot Residential (RS-2). However, upon compliance review, the proposed project will comply with National City General Plan land use for the area and therefore would comply with Land Use designations.

Therefore, the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan, and the overall impact would be *less than significant.*

Mitigation Measures: None

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Impact: Less Than Significant Impact

During construction, actions that could potentially increase criteria pollutants could include ozone, from generation of volatile organic compounds from a variety of sources including solvents, combustion of fuels, and pesticides as well as particulate matter from fugitive dust and exhaust emissions during the construction phase would be localized and temporary over the course of approximately 5 months. Operation of the project consists of residential occupancy of the site. Emissions during occupancy could source from combustion of natural gas for water heating, consumer products for cleaning, cosmetics or aerosols, landscaping with non-electric machinery and maintenance of the structures. As shown in Table 2 and 3, Construction and occupancy emissions would not exceed screening level thresholds for any criteria pollutants. Cumulatively, if projects are consistent with federal, state and local air quality plans, then emissions would be below screening-level criteria. Therefore, the project emissions impacts associated with a cumulative net increase of criteria pollutants are *less than significant.*

Mitigation Measures: None

c) Expose sensitive receptors to substantial pollutant concentrations?

Impact: Less Than Significant Impact

Sensitive receptors included in this discussion include schools, hospitals, day-care centers, residences, resident care facilities or any other facilities with health conditions that could adversely impact with declines to air quality. Sensitive receptors identified within 0.5-mile radius of the project site include residences directly adjacent and in the general vicinity. During construction, the project would generate temporary emissions, in the vicinity of sensitive receptors. Diesel particulate matter is considered a primary toxic air contaminant of concern and is anticipated to be generated from construction activities that will require heavy equipment. However, reducing emissions would be accomplished by complying with City of National City Grading Ordinance and SDAPCD Rule 55.[15] The project would be confined to a 5-month construction schedule and would therefore *have less than significant* impacts.

Mitigation Measures: None

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Impact: Less Than Significant Impact

[15] San Diego County Air Pollution Control District (SDAPCD). 2023. Rule 55 – Fugitive Dust Control. https://www.sdapcd.org/content/dam/sdapcd/documents/rules/current-rules/Rule-55.pdf. Accessed May 9, 2023.

Exhaust from heavy machinery use and solvent use during construction would generate odors. However, construction-related odors would be temporary and would not persist upon project completion. Therefore, impacts are less than significant.

Mitigation Measures: None

IV. Biological Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Methodology

The *Biological Resource Letter Report for the Valley View Project*, prepared by Athena Consulting, was used to identify and address potential impacts to sensitive biological resources. Athena Consulting conducted literature review consisting review of the following:

- Rare and special-status plant and animal species were determined by reviewing California Natural Diversity and Data Base (CNDDB) records USGS 7.5' quadrangle (National City) and surrounding quadrangles (La Jolla, La Mesa, El Cajon, Point Loma, Jamul Mountains, Imperial Beach, Otay Mesa)
- Plant and animal occurrence data from the CNDDB, California Native Plant Society (CNPS), Jepson Flora Project managed by UC Berkely and San Diego Natural History Museum (SDNHM) publications including Amphibian and Reptile Atlas, San Diego County Bird Atlas and San Diego Plant Species in the SDNHM Herbarium Collection
- Recent and historical aerial photographs of the site and surrounding areas
- Soil maps and descriptions from the Web Soil Survey database managed by the United States Department of Agriculture and Soil Survey, San Diego Area California

In addition to the literature review, two surveys were conducted on January 24 and September 16, 2022, to assess general biological resources, such as vegetation, land cover classification, wildlife observations, and jurisdictional waters of the site. Methodology of biological surveys is included in the *Biological Resource Letter Report for the Valley View Project* attached in Appendix C.2.

Existing Conditions

Vegetation and Land Cover

The Proposed Project is located on a partially developed set of parcels that currently has a paved driveway, house, and yard. A drainage channel is located towards the southern end of the Project site. A large California pepper tree and olive trees are present on site.

Figure 4 maps the six vegetation and land cover categories identified on the site. These land cover categories include the following:

- Developed Land – 0.19 acres and includes "Areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Developed land is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation. Areas where no natural land

is evident due to large amounts of debris or other materials being placed upon it may also be considered Urban/Developed (e.g., car recycling plant, quarry)." (Oberbauer et al. 2008). The land cover category has very low value for wildlife and special-status species.

- Disturbed Land – 1.24 acres on site that has "Areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association but continues to retain a soil substrate. Typically, vegetation, if present, is nearly exclusively composed of nonnative plant species such as ornamentals or ruderal exotic species that take advantage of disturbance or shows signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. This land cover category has moderate value for wildlife or special-status species.
- Non-native Vegetation – 0.62 acres on site is characterized of having predominately non-native species that was either introduced or established through human action. Observations from the site survey indicate that this area is not artificially irrigated but receive water from runoff or precipitation.
- Eucalyptus Woodland – 0.23 acres on site has single-species eucalyptus thickets with scattered trees and well-developed shrub understory. Vegetation cover in this land class includes non-native species such as ripgut grass (*Bromus diandrus*), petty spurge (*Euphorbia peplus*), and dwarf nettle. This land cover category has low to moderate value for wildlife or special-status species.
- Southern Willow Scrub – 0.12 acres on site is characterized as sandy, gravelly or rocky fringe with waters or flood channels that have 10% or less vegetation year around. Vegetation found in this land cover include giant reed (Arundo donax), sea-fig or freeway iceplant (Carpobrotus sp.), smilo grass (Stipa miliacea var. miliacea), tamarisk (Tamarix sp.), and Mexican fan palm (Washingtonia robusta). Water lines are variable.
- Non-vegetated Channel – 0.05 acres on site is characterized as dense, broad-leafed, winter deciduous riparian thicket that includes consists of one black willow and two arroyo willows (Salix lasiolepis), with an understory of horseweed (Erigeron canadensis), castor bean (Ricinus communis), dock (Rumex sp.), and smilo grass.

Figure 4. Vegetation and Land Cover



Special Status Species

A list of all potential special-status species that could occur at the Project site is located in Appendix C.2. The only sensitive special status species to have a high potential to occur on site is the Cooper's hawk (*Accipiter cooperi*). The Cooper's hawk is found in open riparian, oak, eucalyptus woodland, open forested areas and has a high tolerance for urbanization. Breeding,

typically from March to mid-June, occurs in trees and lowland foothill canyons and urban areas. No special-status species were observed during the biological surveys.

Raptors are also protected under California Fish and Game Code Section 3503.5. Bird nests and eggs are protected under the California Fish and Game Code Section 3503 and migratory birds, and their nests are protected under the federal Migratory Bird Treaty Act. The site has suitable habitat for foraging and nesting for raptors, non-game birds and migratory birds.

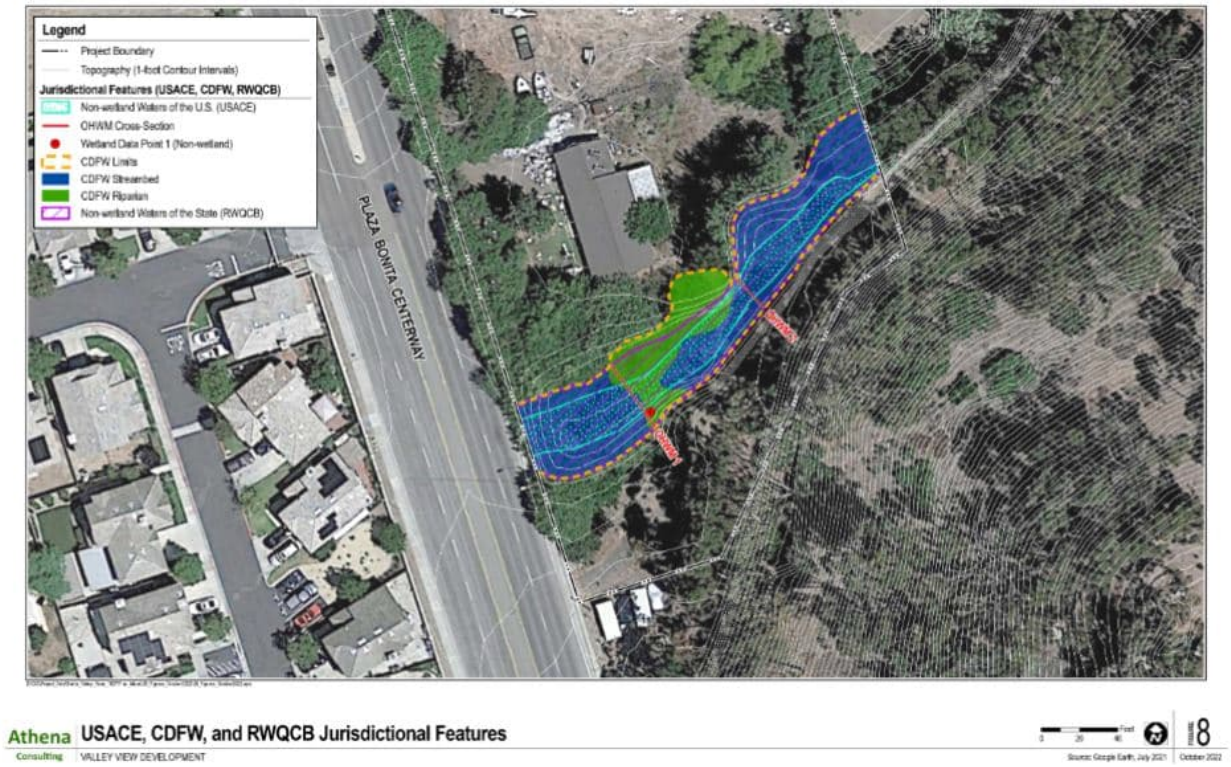
Waters of the US and Wetlands

A *Water Resources Delineation Report* was also prepared by Athena to delineate wetlands jurisdictional to the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW) and the State Resources Control Board as presented by its Regional Water Quality Control Board (RWQCB) (Appendix C.3). Methods include a desktop survey utilizing satellite imagery, US Geological Survey 7.5-minute topographic maps, the National Hydrography Dataset (NHD) and the National Wetland Inventory (NWI as well as a field component to identify the potential three different jurisdictional boundaries based on field indicators. The Project site has a drainage channel located on the southern edge of the parcel. The drainage channel is under CDFW, USACE and State Water Resources Control Board jurisdiction and is mapped in Figure 5. USACE's jurisdiction was measured using the Ordinary High-Water Mark (OHWM) outer limit, which was observed to be 0.08 acres of non-wetland waters.

The top of bank and outer edge of riparian vegetation was used to map CDFW jurisdiction. The jurisdictional delineation reported that CDFW jurisdictional area includes 0.05 riparian vegetation and 0.16 acres of steamed totaling 0.21 acres.

Approximately 0.19 acres of non-wetland water is under the jurisdiction of the RWQCB Waters of the state is a combination of the area within top of bank and portion of CDFW riparian vegetation.

Figure 5 – USACE, CDFW and RWQCB Jurisdictional Features



Discussion

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Impact: Less Than Significant with Mitigation Incorporated

The only sensitive special status species to have a high potential to occur on site is the Cooper's hawk (*Accipiter cooperi*). The Cooper's hawk is found in open riparian, oak, eucalyptus woodland, open forested areas and has a high tolerance for urbanization.

Approximately 0.14 acres of eucalyptus woodland will be impacted during vegetation grubbing during construction. The eucalyptus woodland land cover has low to moderate habitat value for sensitive or special status species. Eucalyptus woodland is characterized as a Tier IV land within the San Diego Multiple Species Conservation Program (MSCP)

Plan, and under Ordinance No. 10039, which does not require mitigation.[16],[17] Impacts to this habitat type are not significant and would not result in impacts on Cooper's hawk.

In addition, although not identified as candidate, sensitive, or special status species, the Proposed Project also has suitable habitat for foraging and nesting for raptors, non-game birds and migratory birds. Removal of vegetation and noise during construction could result in impacts to nesting birds. Mitigation Measure BIO-1 addresses potential impacts to nesting birds on the project site. With implementation of MM-BIO-1, the Proposed Project would result in *Less Than Significant Impacts with Mitigation Incorporated.*

Mitigation Measures:

BIO-1: Pre-construction Avian Survey. If construction occurs within the avian breeding season of February 1 through August 31, a qualitied Biologist shall conduct a pre-construction avian nesting survey no more than 3 days prior to the start of construction or grubbing. The pre-construction avian survey shall be conducted with a 300-foot buffer of all areas of disturbance. If the survey finds that there is no nesting activity within the area of potential disturbance, clearing and grading activities shall be allowed to proceed. If the survey finds an active nest, then clearing and grading shall not occur within 300 feet of the active nest until nesting activity has been determined complete by the qualified biologist.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife [CDFW] or U.S. Fish and Wildlife Service [USFWS]?

Impact: *Less Than Significant with Mitigation Incorporated*

Table 2 Existing Land Cover and Impacted Areas

Vegetation/Land Cover (acres)	Existing on Site (Acres)	Impacts Neutral* (Acres)	Impacted On-Site (Acres)	Impacted Offsite (Acres)	Mitigation Ratio (Acres)	Mitigation Required (Acres)
Developed Land	0.19	0.00	0.19	0.03	-	0
Disturbed Land	1.24	0.15	1.09	0.00	-	0
Eucalyptus Woodland	0.23	0.14	0.09	0.00	-	0
Non-native Vegetation	0.62	0.11	0.51	0.00	-	0

[16] County of San Diego. 1997. Multiple Species Conservation Program – County of San Diego Subarea Plan. https://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/MSCP_County_Subarea_Plan.pdf Accessed January 27, 2023.

[17] County of San Diego. 2023. Ordinance No 10039 (N.S) –An Ordinance Amending Chapter 5 of Division 6 of Title 8 of the San Diego County Code Relating to the Biological Mitigation Ordinance. https://www.sandiegocounty.gov/content/dam/sdc/cob/ordinances/ord10039.doc Accessed January 27, 2023.

Non-vegetated Channel	0.12	0.12	0.00	0.00	≥2:1	0
Southern Willow Scrub	0.05	0.05	0.00	0.00	≥2:1	0
TOTAL	**2.45**	**0.57**	**1.88**	**0.03**		**0**

Source: Athena Consulting, Valley View Development Project Biological Resource Letter Report, October 2022

*Impact Neutral applies to the drainage channel, which must be avoided, and the unusable strip of land along the southern edge of the drainage.

Direct impacts to Developed Land, Disturbed Land, Eucalyptus Woodland, and Non-native Vegetation are not significant and do not require mitigation, as shown in Table 2.

The two sensitive land cover categories, Non-vegetated Channel and Southern Willow Scrub would not be impacted by the Proposed Project.

The drainage channel on site has riparian and non-wetlands under the jurisdiction of CDFW and USFWS, as shown in Figure 5. The drainage channel is characterized as Non-vegetated Channel, with gravelly or rocky fringe with waters or flood channels that have 10% or less vegetation year around. Vegetation found in this land cover include giant reed (*Arundo donax*), sea-fig or freeway iceplant (*Carpobrotus sp.*), smilo grass (*Stipa miliacea var. miliacea*), tamarisk (*Tamarix sp.*), and Mexican fan palm (*Washingtonia robusta*). This land cover is characterized as high value, for it can be a water supply for wildlife and water-dependent plants.

No construction would occur within the drainage channel; however, during construction, it could be indirectly impacted from sediment or contaminant runoff during construction. The implementation of Best Management Practices (BMP), as identified by a Storm Water Quality Management Plan (SWQMP), would reduce indirect impacts. BMPs and the (SWPPP) would specifically include mandatory measures to prevent any movement of water, soils, or any material from the construction area into the drainage channel or off-site areas. These BMPs may include installation of silt fence and protective fencing between the drainage jurisdictional limits and ground disturbance during grading and construction and use of biofiltration basins to catch site runoff. All applicable construction BMPs and non-storm water discharge BMPs shall be implemented in accordance with City of National City minimum BMP requirements as included in the Municipal Code and Jurisdictional Runoff Management Program (JRMP). Drainage channels are also protected under National City General Plan Policy OS-2.2, which states:

> *Preserve the ecological integrity of creek corridors, canals, and drainage ditches that support riparian resources by working with California Department of Fish and Game to establish a plant palette that is satisfactory and providing for up to 100-foot buffers that protect against development impacts but allow for existing uses and limited future recreational uses.*

Mitigation Measure BIO-2 has been identified to comply with National City General Plan Policy OS-2.2 and to reduce indirect impacts to the drainage from construction activities.

After construction, indirect impacts to state jurisdictional non-wetland and wetland features could occur including trespassing, deposition of trash and removal of vegetation

for brush management during the breeding season. MM-BIO-3 would address indirect impacts from encroachment of residents by establishing a permanent open space easement on Open Space Lot C (the drainage area). The open space easement would prescribe the on-going maintenance responsibilities for the area within the drainage.

Therefore, the Proposed Project would result in *Less Than Significant Impacts with Mitigation Incorporated*.

Mitigation Measures:

BIO-2: Construction Fencing The drainage shall be protected from direct and indirect impacts by providing a physical barrier between clearing, grading, and construction.

- A temporary silt fence shall be installed along the southern edge of Proposed Project impacts prior to clearing and grading.

BIO-3: Permanent Open Space Easement

A permanent open easement shall be recorded over the on-site drainage channel (Open Space Lot C on the Tentative Map) and shall include the following provisions.

- The open easement area shall be permanently fenced with a three-foot split-rail fence to discourage entry into the drainage.
- Maintenance of the area, including brush management for wildfires and removal of trash and debris, would be the responsibility of the homeowners' association (HOA) and shall be reflected in the Covenants, Conditions and Restrictions (CC&Rs) for the property.
- No vegetative removal within the drainage shall occur during the breeding season without prior consultation of a biologist.
- The area shall be kept free of trash and debris at all times.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Impact: *Less Than Significant Impacts with Mitigation Incorporated*

There are jurisdictional federal non-wetland and wetland features present on the subject property. No construction, removal of federal or state riparian or wetland habitat, or filling will be required from the Proposed Project. Direct impacts would not result from construction of the project because all development would be located outside the channel. However, indirect impacts during construction and operation, as described above in section b, can occur. Mitigation measures MM-BIO-2 and MM-BIO-3 have been identified to reduce indirect impacts to construction and operation.

Therefore, the Proposed Project would result in *Less Than Significant Impacts with Mitigation Incorporated*.

No Impacts.

Mitigation Measures:

BIO-2 Construction Fencing

BIO-3: Permanent Open Space Easement

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Impact: No Impact

The Project site is located in a residential area that is mostly developed and therefore could not serve as a wildlife corridor. The drainage channel could serve as a potential wildlife corridor; however, it does not provide connections to large and undisturbed blocks of habitat. The existing disturbed and developed conditions of the Project site also make it a poor candidate for a wildlife nursery. Therefore, there would be *no impact* to wildlife corridors and wildlife nurseries.

Mitigation Measures: None

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Impact: Less than Significant Impact

Ordinances regarding tree preservation on private property for National City are outlined in Chapter 18.44 in the National City Urban Forest Management Plan[18]. Per the section 18.44.120 Tree Preservation, "All trees over eight inches caliper shall be identified on the site plan and landscape plan with notations of trees to be preserved and trees to be removed".

A large California pepper tree and olive trees are present on site. It is anticipated that all tress within the development area will be removed. Upon approval of the application, a landscaping plan will be submitted as part of the site plan review and will include all the requirements outlined in Landscaping Plan Ordinance 18.44.040. By conforming with local tree ordinance policies, the Proposed Project will have *less than significant impact.*

For trees within the open space easement, the applicant shall comply with tree preservation requirements in Section 18.44.120 of the National City Code and will include the following items:

1. All native trees within the OSE area shall be protected during construction through the use of construction fencing at or beyond the drip line of the tree or trees to be preserved, and/or silt fence and construction fence at or beyond the limit of the area to be preserved.
2. To protect and encourage the continued health and vitality of the preserved trees, the ground within the drip line shall be kept in a natural state. Storage of soils, construction equipment or other materials during or after construction within the tree dripline is prohibited.

[18] National City. 2019. Draft National City Urban Forest Management Plan. https://www.nationalcityca.gov/home/showpublisheddocument?id=24995. Accessed January 19, 2023.

3. If non-native trees growing within the OSE area are to be removed in the future for purposes of riparian habitat enhancement, such removal must be done under supervision of a qualified biologist and after determining whether permits are required from the water resource regulatory agencies (USACE, CDFW, and RWQCB).

Mitigation Measures: None

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Impact: Less than Significant Impact

The Proposed Project is currently within the boundaries of unincorporated San Diego County, which is under coverage of the South County Plan of the Multiple Species Conservation Program (MSCP). Section 9.19 of the March 1998 MSCP Implementing Agreement (Implementing Agreement)[19] addresses annexation of lands and states the following:

> *To the extent permitted by law, the County [County of San Diego] shall enforce the terms of the Take Authorization, Subarea Plan and this Agreement as to all persons or entities subject to its jurisdiction in the event of the de-annexation of a parcel of land located within another Jurisdiction. In all other cases, the Take Authorization shall not apply to any de-annexed lands unless and until the Take Authorization, the Subarea Plan and, if appropriate, this Agreement are amended to include the de-annexed lands. In the event land within the County's jurisdiction is annexed to another jurisdiction, an agreement shall be reached between the County, the annexing jurisdiction, USFWS, and CDFG, as part of the annexation process, to ensure that any development of the annexed lands proceeds in accordance with the conservation goals of the MSCP (and, if the annexing jurisdiction is a Participating Local Jurisdiction, the goals of the Jurisdiction's Subarea Plan) and sets forth the resulting responsibilities pursuant to the MSCP for ongoing maintenance and enforcement of the terms of this agreement and the MSCP as it relates to the annexed land. Amendment of the Annexing jurisdiction's Take Authorization may be required in certain instances.*

Therefore, as part of the annexation process, National City shall conduct a MSCP consistency review agreement with San Diego County, USFWS, and CDFW to identify resulting responsibilities, ongoing maintenance and enforcement of the Implementing Agreement. Upon MSCP consistency review agreement approval, no conflicts will occur to MSCP and therefore there would be *less than significant* impacts.

Mitigation Measures: None

[19] San Diego County. 2023. Multiple Species Conservation Programs - South County Plan. https://www.sandiegocounty.gov/content/sdc/pds/mscp/sc/docsmaps.html#docs. Accessed January 19, 2023.

V. Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Methodology

The *Cultural Resources Survey for the Valley View Development Project*, prepared by Laguna Mountain Environmental, Inc. was used determine if significant cultural resources were present within the project area to determine impacts (Appendix C.4). The archaeological survey consisted of a records search and field survey.

Records Search

A records and literature search for the Proposed Project was conducted at the South Coastal Information Center (SCIC) at San Diego State University (See Appendix C.4). The records search included a one-mile radius of the Project site to provide background on the types of sites that would be expected in the region. The search indicated that the Project site has not previously been surveyed but only cursorily inspected for a cell tower placement project. At least 49 previous cultural investigations have been documented within one mile of the Proposed Project. As a result of these studies, 28 cultural resources have been identified within a one-mile radius or the Project site, but none within the Project site itself. All but three of these are historic resources. The historic resources include 12 residences, a memorial park and associated buildings and cemetery, a commercial building, a club house, a bridge, an irrigation dam, a water guzzler, and an olive tree. The three prehistoric resources consist of a lithic and shell scatter, a shell scatter, and an isolated stone flake.

Field Survey

A field survey of the Project site was conducted on September 12, 2022, under the direction of a Project Archaeologist, accompanied by a Native American monitor. The entire Project site was surveyed in 5 to 10-meter transect intervals. Special attention was given to soil exposures. No prehistoric cultural resources were observed within the Project site. Surface

visibility was good, averaging approximately 70 percent. The cultural resources study noted that the Project site includes alluvial soil deposits where cultural resources could be buried.

a) Cause substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Impact: No Impact

As stated above, the records and literature search of the project included a one-mile radius resulting in 28 cultural resources, with 25 of these categorized as historic resources. The records and literature search indicated that no historic structures appear within the Project site on early maps and aerial photographs. As summarized from field reconnaissance conducted in the cultural survey, areas appear to have been mechanically leveled in the past with a lack of surface historic or prehistoric material, indicating that no cultural resources are likely present in the project area. The Proposed Project would develop within the boundaries of the two lots. Therefore, the Proposed Project would have *no impact* on the significance of a historical resource.

Mitigation Measures: None

b) Cause substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Impact: Less than Significant Impact with Mitigation Incorporated

Although no known archaeological sites or resources are known to be located at the Project site per the cultural resource survey, alluvial soil deposits underlie the Project site, where unknown pre-historic and historic cultural resources could be buried. Therefore, project construction has the potential to result in impacts to unknown sub-surface resources. Archaeological and Native American construction monitoring is required during all earth disturbing activities (MM-CUL-1).[20] In the event of an unanticipated discovery of archaeological resources during construction, construction should stop on the site until a qualified archaeologist can survey the resource and determine potential impacts and necessary preservation measures (MM-CUL-2).

Therefore, the Proposed Project would have *less than significant impacts with mitigation incorporated* on the significance of an archeological resource.

Mitigation Measures:

CUL-1 Archaeological and/or Native American Monitoring. A qualified archaeological and/or Native American monitor shall be present during construction activities that involve subsurface grading and/or excavation involving the disturbance of native soils more than 3 feet in depth. The monitor(s) would ensure that unanticipated finds are not damaged or destroyed.

CUL-2 Unanticipated Discovery of Archaeological Resources. In the event of an unanticipated discovery of archaeological resources during construction, construction should stop on the site until a qualified archaeologist can survey the resource and determine

[20] Laguna Mountain Environmental, Inc. 2022. Cultural Resource Survey for the Valley View Development Project, Bonita, San Diego County, California.

potential impacts and necessary preservation measures. Any archaeological resources that are found would be identified, adequately documented in the field, and/or preserved, as recommended by a qualified archaeologist.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Impact: Less than Significant Impact

The Proposed Project is not located on or near any known burial sites. Per the cultural resource survey, the Project site includes alluvial soil deposits, where unknown pre-historic and historic cultural resources could be buried, including a potential for unknown human remains.[21] Archaeological and Native American construction monitoring is recommended during ground disturbance activities (MM-CUL-1 and MM-CUL-2).

In the unlikely event that human remains are discovered during ground disturbance, the provisions set forth in Public Resource Code (PRC) section 5097.98 and State Health and Safety Code section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant, as identified by the California Native American Heritage Commission (NAHC). No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City is required to comply with the California Native American Graves Protection and Repatriation Act (2001), the federal Native American Graves Protection and Repatriation Act (1990), and AB 52 early consultation requirements. As regulations are in place to treat any inadvertent uncovering of human remains during grading, impacts to human remains would be *less than significant.*

Mitigation Measures:

CUL-1: **Archaeological and/or Native American Monitoring**

CUL-2: Unanticipated Discovery of Archaeological Resources

[21] San Diego State University South Coastal Information Center. 2022. National City Cultural Resources Records Search.

VI. Energy

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy?

Impact: Less than Significant Impact

The Proposed Project will utilize standard consumption of energy resources for residential development during project construction and operation. Project energy consumption will comply with the City's General Design and Development Regulations (Municipal Code Title 18 Division 4)[22] and mandatory energy requirements such as CALGreen[23] and the California Energy Code (Title 24, Part 6 of the CCR)[24], along with applicable GHG reduction measures in the City's Climate Action Plan[25], which collectively contain energy efficiency requirements for all new developments.

The Proposed Project would therefore result in *less than significant impacts.*

Mitigation Measures: None

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

[22] National City Municipal Code. 2023. Title 18 Division 4. https://library.municode.com/ca/national_city/codes/code_of_ordinances?nodeId=CD_ORD_TIT18ZO_DIV4GEDEDERE. Accessed January 23, 2023.

[23] California Green Building Standards Code – Part 11, Title 24, California Code of Regulations – CalGreen. https://www.dgs.ca.gov/BSC/CALGreen. Accessed January 23, 2023.

[24] California Energy Commission, California Energy Code – Title 24, Building Energy Efficiency Standards. https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards. Accessed January 23, 2023.

[25] City of National City Climate Action Plan. 2011. https://www.nationalcityca.gov/home/showpublisheddocument/23170/637120864517930000. Accessed January 12, 2023.

Impact: Less than Significant Impact

Project energy consumption will comply with the City's General Design and Development Regulations (Municipal Code Title 18 Division 4)[26] and mandatory energy requirements such as CALGreen[27] and the California Energy Code (Title 24, Part 6 of the CCR)[28], along with applicable GHG reduction measures in the City's Climate Action Plan[29], which collectively contain energy efficiency requirements for all new developments.

The Proposed Project would therefore result in *less than significant impacts.*

Mitigation Measures: None

[26] National City Municipal Code. 2023. Title 18 Division 4. https://library.municode.com/ca/national_city/codes/code_of_ordinances?nodeId=CD_ORD_TIT18ZO_DIV4GEDEDERE. Accessed January 23, 2023.

[27] California Green Building Standards Code – Part 11, Title 24, California Code of Regulations – CalGreen. https://www.dgs.ca.gov/BSC/CALGreen. Accessed January 23, 2023.

[28] California Energy Commission, California Energy Code – Title 24, Building Energy Efficiency Standards. https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards. Accessed January 23, 2023.

[29] City of National City Climate Action Plan. 2011. https://www.nationalcityca.gov/home/showpublisheddocument/23170/637120864517930000. Accessed January 12, 2023.

VII. Geology and Soils

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Methodology

The *Geotechnical Investigation Proposed Residential Subdivision Site* ("Geotechnical Investigation") prepared by Allied Earth Technology was used to identify potential impacts of the Proposed Project on existing subsurface geotechnical conditions. An exploratory phase was performed on September 17, 2022, by Allied Earth Technology, which included reconnaissance and excavation of five exploratory trenches with Case 580 backhoe equipped with a 24-inch bucket. Soils were visually and texturally classified by field technician and laboratory samples were collected to evaluate engineering characteristics. The full Geotechnical Investigation is included in AppendixC.5.

Existing Conditions

The region is within the Peninsular Range Geomorphic Province, which is characterized by Mesozoic igneous and metamorphic rocks in the mountainous terrain to the east and late Cretaceous low-laying coastal terraces to the west. The Project site is underlain by late to middle Pleistocene old alluvial flood-plain deposits, likely in the San Diego Formation[30], which were encountered to be dense to very dense dark brown clayey sands in the exploratory trenches. The formation is well known for its rich fossil beds that have yielded extremely diverse assemblages of marine species and rare remains of terrestrial mammals, and therefore has been assigned a high paleontological sensitivity.[31] Exploratory trenches were made to a maximum depth of 8 feet below ground surface. No groundwater was encountered. In general, the City is characterized with a series of active and potentially active Quaternary-age faults zones that are in the northerly to northwesterly direction. However, no evidence of faulting was observed during surface reconnaissance nor referenced in geologic literature for the Project site.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

[30] Mira Costa College. 2017. National City, CA 7.5' Quadrangle. https://gotbooks.miracosta.edu/fieldtrips/san_diego_maps/san_diego_maps/maps_geology/national_city.html. Accessed January 30. 2023.

[31] San Diego Natural History Museum. 2013. Appendix M Paleontological Resources Assessment for the Old Town San Diego and Midway-Pacific Highway Corridor Community Plan Updates. https://www.sandiego.gov/sites/default/files/appendix_m_paleontological_resource_assessment_0.pdf. Accessed January 30, 2023.

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

Impact: Less than Significant Impact

The following conclusions of the Geotechnical Investigation are as follows:

i) The nearest faults to the Project site are the Rose Canyon and Newport-Inglewood Faults, located approximately 6.4 miles away. The Project site is not located in a known Alquist-Priolo Earthquake Fault zone area.[32] The Proposed Project would not directly or indirectly cause substantial adverse effects as it relates to faults as no evidence of faults were observed at the Project site. Therefore, the Proposed Project would result in *less than significant impacts.*

ii) Conformance with project-specific geotechnical recommendations (as noted in the Geotechnical Investigation, Appendix C.5), along with local building code requirements would minimize impacts from future potential ground shaking on residents. Impacts would be *less than significant* impact.

iii) Due to the soil types encountered during the geotechnical investigation and distance of groundwater from active faults, there is a low potential for soil liquefaction. Therefore, impacts would be *less than significant* impact.

iv) The Proposed Project is located on generally flat terrain and would not change slopes in a way that would result in landslides. Geotechnical literature did not indicate evidence of historical landslides in the area. Therefore, impacts would be *less than significant.*

Mitigation Measures: None

b) Result in substantial soil erosion or the loss of topsoil?

Impact: Less Than Significant Impact

The construction of the Proposed Project is not anticipated to result in substantial soil erosion or loss of topsoil as this infill development would take place on an existing developed lot. Earthwork would be accomplished in accordance with the City's Grading Ordinance and the current edition of the California Building Code. BMPs as noted in the Stormwater Quality Management Plan (Appendix C.6) and Geotechnical Investigation (Appendix C.5), would be implemented to reduce erosion potential. Therefore, impacts would be *less than significant.*

Mitigation Measures: None

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Impact: Less Than Significant Impact

[32] State of California Department of Conservation. 2023. Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed January 20, 2023.

The Proposed Project is not located on an unstable geologic unit that could cause lateral spreading, subsidence, liquefaction, or collapse, nor is it located on a geologic unit that could become unstable as a result of the Proposed Project. Therefore, *impacts are less than significant*.

Mitigation Measures: None

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Impact: Less than Significant Impact

According to the Geotechnical Investigation, the soils encountered at the Project site have high expansion potential, with an expansion index of 95. Earthwork and design recommendations to address expansive soils is included in the Geotechnical Investigation (Appendix C.5). Therefore, conformance with the geotechnical project-specific recommendations would reduce *impacts to less than significant*.

Mitigation Measures: None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Impact: No Impact

The Proposed Project would connect to existing municipal wastewater services and therefore would not require the installation of septic tanks or alternative disposal systems. Therefore, *no impacts* would result relative to wastewater disposal.

Mitigation Measures: None

f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Impact: Less than Significant Impact

Any proposed ground-disturbing activities that extend into previously undisturbed native soils have the potential to cause impacts to unknown paleontological resources. As discussed in the Geotechnical Investigation, the project site was underlain with late to middle Pleistocene old alluvial flood-plain deposits consistently two feet and below for all exploratory borings. According to Draft National City Final General Plan Update (FGPU), the Pleistocene-age deposits are determined to be low paleontological sensitivity[33]. Excavation into native soils is unlikely to unearth paleontological resources.

Therefore, there is a *less than significant impact.*

Mitigation Measures: None

[33] City of National City. 2023. Draft Supplemental Program Environmental Impact Report for the National City Focused General Plan Update. https://fc.nationalcityca.gov/ui/core/index.html?mode=public&shareto=#expl-tabl./SHARED/!2yAGd7IE9m3FHVvx86BTN/cJdt8Im0dD0Rrz4E. Accessed May 11, 2023.

VIII. Greenhouse Gas Emissions

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Greenhouse Gas Emissions from Project Construction and Operation

GHGs – primarily carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), collectively reported as carbon dioxide equivalents (CO_2e) – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. Operational GHGs are also emitted from mobile sources such as on-road vehicles and off-road equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills[34].

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for project construction and operation, and indirect off-site GHG emissions were estimated to account for electric power used by the Proposed Project, water conveyance, and solid waste disposal.

Results of Greenhouse Gas Emissions Analysis

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for project construction and operation, and indirect off-site GHG emissions were estimated to account for electric power used by the Proposed Project, water conveyance, and solid waste disposal.

Table 3 shows GHG emissions from construction. Table 4 shows GHG emissions from operations.

[34] California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. Website (https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm). Accessed October 14, 2020.

Table 3. Greenhouse Gas Emissions – Unmitigated Construction

	Project Construction (MT/year)
CO_{2e}	110.6
Sources: SCAQMD, CalEEMod version 2020.4.0. Notes: Comprises annual construction emissions (non-zero).	

Table 4. Greenhouse Gas Emissions – Unmitigated Operational

	Project Operations (MT/year)
CO_{2e}	309.4
Sources: SCAQMD, CalEEMod version 2020.4.0. Notes: Comprises annual operational emissions (non-zero).	

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact: Less than Significant Impact

Currently, San Diego County does not have screening criteria for greenhouse gases. The Sacramento Metropolitan Air Quality Management District (SMAQMD) thresholds published in April 2020 Greenhouse Gas Thresholds report was used to determine significance. The report determined that projects estimated to generate less than 1,100 MT CO_{2e} per year would not result in a significant, cumulative impact[35]. This threshold was developed to demonstrate compliance with the statewide reduction targets in 2030 (SB 32) and the threshold was determined by SMAQMD to capture 98 percent of total GHG emissions. The project GHG emissions from land development was calculated using the CalEEMod. Results from the CalEEMod indicate that construction and operation are estimated to be 420 (MT/year).

Therefore, due to GHG emissions being below thresholds for air quality, there would be a *less than significant impact*.

Mitigation Measures: None

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Impact: Less than Significant Impact

[35] Sacramento Metropolitan Air Quality Management District (SMAQMD). 2020. Greenhouse Gas Thresholds for Sacramento County. https://www.airquality.org/LandUseTransportation/Documents/SMAQMDGHGThresholds2020-03-04v2.pdf. Accessed May 10, 2023.

Several policies and plans have been adopted to address greenhouse gas (GHG) emission impacts from development including (1) Title 24 California Building Code, Part 6 establishes California Energy Efficiency Standards for residential and non-residential buildings to reduce energy consumption, (2) Title 24, Part 11 California Green Building Standards, (3) Senate Bill 375 which requires local agencies to adopt planning strategies for GHG, and (4) City of National City Final Climate Action Plan (CAP)

As stated above in section a, the project will not result in significant cumulative impacts to greenhouse gas emissions. The project has design features to reduce impacts associated with GHGs and will meet the following standards:

- California Code of Regulations 2019 Title 24, Part 6 California energy efficiency standards
- The project is consistent with compound annual growth rates for residential uses established through the City of National City CAP. As such the project will be consistent with City of National City goals and comply with New Construction Community-Wide Measures.

Therefore, the Project would not conflict with applicable plans, policies, or regulations of an agency adopted for the purpose of reducing the emissions of GHGs, and there would be a *less than significant impact*.

Mitigation Measures: None

IX. Hazards and Hazardous Materials

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Create significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Impact: Less than Significant Impact

There is no expectation of the transport, use, and disposal of hazardous materials associated with the Proposed Project above and beyond hazardous materials typical of a residential household. Management of hazardous wastes and materials associated with standard residential construction would be in compliance with local and State regulations.[36] Therefore, the Proposed Project would have a *less than significant* impact.

Mitigation Measures: None

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Impact: Less than Significant Impact

The Proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. According to a desktop search of the California Waterboard's GeoTracker database[37] no active and open cleanup sites are located within 1 mile of the Project site, nor is the Project site a listed site.

It is noted that since the residence on site was built in 1964[38] the presence of Asbestos Containing Materials (ACM) and Lead-Based Paint (LBP) may be disturbed during demolition of the residence. Federal regulations did not prohibit the use of ACMs and LBPs until 1978, and thus, structures built during and prior to that era are likely to contain these materials.

Management of hazardous wastes and materials associated with standard residential demolition and construction would be in compliance with local and State regulations. All debris from demolition would be exported and disposed of off-site.

Therefore, the Proposed Project would have a *less than significant* impact in creating a significant hazard to the public or environment.

Mitigation Measures: None

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Impact: No Impact

There are no schools within one-quarter mile of the Project site. Therefore, there would be *no impact*.

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[36] Department of Toxic Substances Control. 2023. Official California Code of Regulations, Title 22, Division 4.5. Official California Code of Regulations, Title 22, Division 4.5 | Department of Toxic Substances Control. Accessed January 11, 2023.

[37] California State Water Resources Control Board. 2023. GeoTracker. https://geotracker.waterboards.ca.gov/. Accessed January 11, 2023.

[38] Zillow. 2023. 3410 Valley Road, Bonita CA 91902 https://www.zillow.com/homedetails/3410-Valley-Rd-Bonita-CA-91902/17137231_zpid/. Accessed January 1, 2023.

Mitigation Measures: None

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 65962.5 and as a result, would it create a significant hazard to the public or the environment?

Impact: No Impact

According to the Department of Toxic Substances Control (DTSC) Envirostor Hazardous Waste and Substances Site List, the Project site is not listed on the Cortese list.[39] Therefore, there would be *no impact*.

Mitigation Measures: None

e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Impact: No Impact

The Project site is not located within the airport influence area (AIA) for San Diego International Airport, Brown Field Municipal Airport, or Naval Air Station North Island, per the San Diego County Airport Land Use Compatibility Plans.[40] Therefore, the Proposed Project would have *no impact*.

Mitigation Measures: None

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Impact: Less than Significant Impact

The Proposed Project is a residential infill project on an existing residential lot. The Proposed Project would add a new ingress/egress to the site from Plaza Bonita Center Way and therefore improve access to the site. Therefore, there would be a *less than significant impact* on impairing the implementation of or physically interfering with local emergency response plans or emergency evacuation plans.

Mitigation Measures: None

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Impact: Less than Significant Impact

Wildland fire is an overarching term describing any non-structure fire that occurs in vegetation and natural fuels. Risk factors throughout the site include pockets of vegetation between developed areas and in the hills within the eastern areas of the Project site. The

[39] State of California Department of Toxic Substance Control.2023. Site Mitigation and Restoration Program. https://dtsc.ca.gov/dtscs-cortese-list/#:~:text=The%20Hazardous%20Waste%20and%20Substances,of%20hazardous%20materials%20release%20sites, Accessed January 30, 2023

[40] San Diego County Regional Airport Authority (ALCUP). 2023. ALCUP Mapping Tool. https://sdcraa-aluc.maps.arcgis.com/apps/webappviewer/index.html?id=945b3a6b12a34b158d8c9022251542e3. Accessed January 12, 2023.

Project site is located within an existing residential area which is within a high wildfire hazard risk.[41]

The Proposed Project is subject to review by the Fire Department for consistency with Title 15, Chapter 15.28 California Fire Code prior to issuance of development permits. The project has been determined to meet all Fire Code requirements. Furthermore, the project would be required to comply with Title 9, Chapter 12 of City's municipal code regarding weed abatement of any flammable material/brush.

In addition, the National City Safety Element includes goals and policies concerning fire safety and evacuation, including policies that were intended to reduce risks from structural fire, fire-related emergencies, and maintaining sufficient fire response coverage and resources.[42]

As the Proposed Project would be consistent with the Fire Code and comply with City code for brush management plan, the Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there would be a *less than significant* impact.

Mitigation Measures: None

[41] National City, Safety Element Update, Figure SE-8 Wildfire Risk Map, March 2023: https://fc.nationalcityca.gov/url/EIRfinal

[42] National City, Safety Element Update, March 2023: https://fc.nationalcityca.gov/url/EIRfinal

X. Hydrology and Water Quality

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Methodology

The County of San Diego Stormwater Quality Management Plan (SWQMP) with an attached *TM Drainage Study* has been produced by REC Consultants was used to supplement the Hydrology and Water Section contained herein (Appendix C.6). The purpose of the SWQMP was to identify stormwater runoff handling that complies with the County of San Diego. The TM Drainage study, used to supplement the SWQMP, analyzes existing and developed condition 100-year peak discharge. Existing conditions consist of single point of discharge into the drainage channel. An existing culvert is located beneath Plaza Bonita Way, west of the site.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Impact: Less than Significant Impact

The Proposed Project is a residential infill development on an existing a residential lot.

According to the TM Drainage Study, runoff from the site drains to a single point of discharge to the existing drainage channel. Ground disturbance during construction has the potential to expose underlying loose soils that could cause erosion or loss of topsoil during rain or high wind events to drain to this creek. Under MM-BIO-2, the drainage shall be protected from direct and indirect impacts by providing a physical barrier between clearing, grading, and construction.

More than an acre of ground disturbance is anticipated; therefore, the Proposed Project is required to comply with conditions of the State Resources Control Board Construction General Permit. A construction SWPPP shall be prepared and maintained for the duration of the Proposed Project. All applicable construction BMPs and non-storm water discharge BMPs shall be implemented in accordance with City of National City minimum BMP requirements as included in the Municipal Code and Jurisdictional Runoff Management Program (JRMP). [43]

According to the National City Sewer Management Plan, the Proposed Project is already served by National City sewer and municipal water infrastructure.[44] The storm drain system for the entire project is designed to route and convey all resulting runoff from developed conditions to existing point of discharge. All runoff will receive water quality treatment in accordance with the site-specific Stormwater Quality Management Plan (SWQMP).

Therefore, the Proposed Project would have a *less than significant* impact on violating water quality standards of waste discharge requirements or otherwise substantially degrade surface or ground water quality.

Mitigation Measures: None

[43] National City. 2023. Development and Redevelopment Requirements. https://www.nationalcityca.gov/government/engineering-public-works/engineering-division/storm-water-program/development-redevelopment-requirements. Accessed January 13, 2023

[44] National City. 2023. Sewer & Wastewater. https://www.nationalcityca.gov/government/engineering-public-works/public-works/sewer-waste-water. Accessed January 13, 2023

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Impact: *Less than Significant Impact*

As mentioned above, the Proposed Project is already serviced by National City infrastructure. National City receives potable water from the San Diego Water Authority (SWA). A water supply assessment was conducted for the Adopted General Plan which includes multiple areas such as National City, Lincoln Acres, and Paradise Village all of which are under SWA jurisdiction[45]. The water supply assessment concluded that water supplies under the scenarios of normal, single and multi-dry years meet the projected demands of the Adopted General Plan and planned development projects within the SWA service area through 2030. Since the Proposed Project is in conformance with the Adopted General Plan through the pre-zoning assigned, it is accounted for in this WSA and therefore would not impact groundwater supplies.

Therefore, the Proposed Project would have *less than significant impacts* on groundwater supplies.

Mitigation Measures: None

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in a substantial erosion or situation on- or off-site;

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. Impede or redirect flood flows?

Impact: *Less than Significant Impact*

As detailed in threshold (a) above, BMPs would be implemented to reduce substantial erosion and therefore would not result in substantial erosion of situation on- or off- site.

With existing conditions, runoff from the site drains to the drainage channel located on Project site. An existing culvert is located beneath Plaza Bonita Way, west of the site. According to the Drainage Study prepared for the Proposed Project, runoff from the Project site would drain to one receiving biofiltration basin, and then discharge to the adjacent drainage channel. Additionally, the Proposed Project would not alter the course of the drainage and therefore, the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding, exceed the capacity of existing stormwater drainage systems, or impede flood flows.

[45] Sweetwater Authority, Draft Water Supply Assessment, City of National City General Plan Update. December 2010. https://www.nationalcityca.gov/home/showpublisheddocument/4445/636090627169130000. Accessed January 13, 2023.

Therefore, the Proposed Project would result in *less than significant* impacts.

Mitigation Measures: None

d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?

Impact: *Less than Significant Impact*

The Project site is within a high-risk dam inundation area in the event of failure of the Sweetwater Main Dam, however, the National City Safety Element contains policies meant to reduce significance of impacts in the event of flooding. These include:

Policy S-2.2: Ensure that new development adequately provides for on- and off-site mitigation of potential flood hazards and drainage problems.

Policy S-2.8: Promote the use of bioswales, tree wells, green roofs, and other infiltration mechanisms to reduce of the volume of stormwater runoff.

The Proposed Project is consistent with these policies.

In addition, review of the Federal Emergency Management Agency (FEMA) Flood Mapping Service determined that Project site is not within a 100-year flood hazard zone.[46] National City is not within a Tsunami Hazard Area as identified by the California Department of Conservation.[47] According to the County of San Diego Guidelines for Determining Significance for Hydrology, no projects within the unincorporated County, where the Proposed Project is currently a part of, are likely to be inundated by tsunami or seiche.[48] Therefore impacts are *less than significant.*

Mitigation Measures: None

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Impact: *Less than Significant Impact*

As detailed above in threshold (a) and (b), the Proposed Project would implement BMPs per a SWPPP and SWQMP and would not impact groundwater supplies or recharge. Therefore, impacts are less than significant.

Mitigation Measures: None

[46] Federal Emergency Management Agency (FEMA). 2023. FEMA Flood map Service Center. https://msc.fema.gov/portal/home. Accessed January 12, 2023.

[47] California Department of Conservation. 2023. San Diego County Tsunami Hazard Areas. https://www.conservation.ca.gov/cgs/tsunami/maps/san-diego. Accessed January 12, 2023.

[48] County of San Diego. 2007. Guidelines for Determining Significance – Hydrology. https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Hydrology_Guidelines.pdf. Accessed January 13, 2023.

XI. Land Use and Planning

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Physically divide an established community?

Impact: No Impact

The Proposed Project is an infill residential development on an existing residential site and would not introduce infrastructure that would physically divide the community.

Therefore, the Proposed Project would have no impact.

Mitigation Measures: None

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Impact: Less than Significant Impact

After annexation of the Project site into National City, the parcels would be rezoned to Small Lot Residential (RS-2), in compliance with the National City General Plan land use map for the area.

The Proposed Project would be reviewed for compliance with local design standards and ordinances, as well as General Plan policies related to avoiding or mitigating an environmental effect.

Therefore, the Proposed Project would have a *less than significant* impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measures: None

XII. Mineral Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

Impact: No Impact

The Proposed Project is within Mineral Resource Zone 3 (MRZ-3), which is characterized as being an area where significant mineral deposits cannot be determined from available data (California Department of Conservation, 1982). The closest likely significant mineral deposits, mapped as MRZ-2, to the project area is a small pocket from Willow Drive Bridge to approximately 0.5 miles from Sweetwater Reservoir. The Proposed Project is an infill development on an existing residential site and would not have any impacts on mineral resources.

Therefore, there would be *no impact*.

Mitigation Measures: None

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Impact: No Impact

No known locally important mineral resource was identified in the National City Adopted General Plan. Therefore, there would be *no impact.*

Mitigation Measures: None

XIII. Noise

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Impact: Less than Significant Impact

As a relatively small infill development, the Proposed Project is not anticipated to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Construction would be in compliance with the requirements of the City Noise Control Ordinance.[49] In addition, as the Proposed Project is in conformance with adopted land use and zoning, there would not be an increase in ambient noise above and beyond typical noise levels for this type of land use.

Mitigation Measures: None

[49] City of National City Municipal Code of Ordinances. 2023. Title 12 – Noise Control. https://library.municode.com/ca/national_city/codes/code_of_ordinances?nodeId=CD_ORD_TIT12NOCO https://library.municode.com/ca/national_city/codes/code_of_ordinances?nodeId=CD_ORD_TIT12NOCO#:~:text=The%20ordinance%20codified%20in%20this%20title%20shall%20be,2001%29%2012.02.040%20-%20Declaration%20of%20findings%20and%20policy. Accessed January 12, 2023.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Impact: Less than Significant Impact

The Proposed Project would be built on an existing developed residential pad, requiring minor earthwork during construction. The Proposed Project would not generate excessive groundborne vibration or groundborne noise levels as construction would be compliance with the City Noise Control Ordinance.[50]. Therefore, the Proposed Project would have a *less than significant* impact.

Mitigation Measures: None

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise level?

Impact: No Impact

The Project site is not located within the airport influence area (AIA) for San Diego International Airport, Brown Field Municipal Airport, or Naval Air Station North Island, per the San Diego County Airport Land Use Compatibility Plans.[51] Therefore, the Proposed Project would have *no impact* on exposing people residing of working in the project area to excessive noise level.

Mitigation Measures: None

[51] San Diego County Regional Airport Authority (ALCUP). 2023. ALCUP Mapping Tool. https://sdcraa-aluc.maps.arcgis.com/apps/webappviewer/index.html?id=945b3a6b12a34b158d8c9022251542e3. Accessed January 12, 2023.

XIV. Population and Housing

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Impact: Less than Significant Impact

The proposed project is a small-scale infill project on an existing residential lot and would not induce substantial unplanned population growth in the area directly or indirectly. The Proposed Project proposes 10 single-family residences. Since the Proposed Project would be consistent with local land use and zoning regulations, population generated by the Proposed Project would be within projected regional population estimates and local Housing Element estimates.[52]

Therefore, the Proposed Project would result in *less than significant* impacts.

Mitigation Measures: None

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Impact: No Impact

The Proposed Project would increase the density of residential development on an existing residential lot. The existing residence on site is not occupied. Therefore, the Proposed Project would have *no impact* on the displacement of existing people or housing.

Mitigation Measures: None

[52] National City, Housing Element 2021-2019, Chapter 2. Community Profile, August 2021.
SANDAG, Series 14: 2050 Regional Growth Forecast. https://www.sandag.org/data-and-research/socioeconomics/estimates-and-forecasts. https://www.sandag.org/data-and-research/socioeconomics/estimates-and-forecasts Accessed January 12, 2023.

XV. Public Services

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire Protection?

Police Protection?

Schools?

Parks?

Other Public Facilities?

Impact: Less Than Significant Impact

Fire Protection

The Project site is within the unincorporated community of Bonita, where fire protection and emergency medical services are provided primarily by the Bonita-Sunnyside Fire Protection District, with support from the Chula Vista Fire Department, San Diego Fire

and Rescue, and National City Fire Department.[53] The Project site is proposed to be annexed into the City of National City. National City's Fire Department provides fire protection and emergency medical services in the City, and the Lower Sweetwater Fire Protection District covers the unincorporated area of Lincoln Acres.[54]

Service to this Project site would continue to be covered by the Bonita-Sunnyside Fire Protection District until such a time as their fire plans are updated to accommodate the change in service boundaries. As the Proposed Project is consistent with adopted zoning and general plan land use, the population induced by the Proposed Project is within projections that have been used for service planning. Therefore, the Proposed Project would not require the provision of a new or physically altered fire stations to maintain acceptable service and would result in *less than significant* impacts.

Police Protection

The unincorporated community of Bonita is provided police services by the Imperial Beach Substation of the San Diego County Sheriff's Department.[55] The applicant will propose that Project site be annexed into the City of National City.

Service to this Project site would continue to be covered by San Diego County Sheriff's Department until such a time as their service plans are updated to accommodate the change in service boundaries. As the Proposed Project is consistent with adopted zoning and general plan land use, the population induced by the Proposed Project is within projections that have been used for service planning. Therefore, the Proposed Project would not require the provision of a new or physically altered Sheriff departments to maintain acceptable service and would result in *less than significant* impacts.

Schools

The unincorporated community of Bonita are served by three public school districts: National School District (NSD)[56], Chula Vista Elementary School District[57], and Sweetwater Union High School District (SUHSD).[58] The site would be annexed into the City of National City. The City of National City is also served by NSD and SUHSD, as well as the Southwestern Community College District and the South County Regional, San Diego County Office of Education.[59]

As the Proposed Project is consistent with adopted zoning and general plan land use, the population induced by the Proposed Project is within projections that have been used for

[53] Bonita-Sunnyside Fire Protection District. 2023. About Us. . Accessed January 12, 2023.

[54] National City Fire Department. 2023.Welcome to the National City Fire Department. https://www.nationalcityca.gov/government/fire. Accessed January 12, 2023.

[55] San Diego County Sheriff's Department. 2023. Imperial Beach Substation. https://www.sdsheriff.gov/Home/Components/FacilityDirectory/FacilityDirectory/20/34. Accessed January 12, 2023.

[56] National School District. 2023. Schools Directory. https://www.nsd.us/domain/84. Accessed January 12, 2023

[57] Chula Vista Elementary School District. 2023. School Directory. https://www.cvesd.org/schools/school-directory. January 12, 2023.

[58] Sweetwater Union High School District. 2023. About Us. https://www.sweetwaterschools.org/about-suhsd/. https://www.sweetwaterschools.org/about-suhsd/ January 12, 2023.

[59] City of National City.2023. School & Colleges. https://www.nationalcityca.gov/community/schools-colleges. https://www.nationalcityca.gov/community/schools-colleges Accessed January 12, 2023.

service planning. Therefore, the Proposed Project would not require the provision of a new or physically altered schools to maintain acceptable service and would result in *less than significant* impacts.

Parks

The unincorporated community of Bonita is served by the County of San Diego Department of Parks and Recreation.[60] The National City Community Services department provides Facilities & Amenities including Parks & Fields, Programs, Senior Services, and Events.[61]

As the Proposed Project is consistent with adopted zoning and general plan land use, the population induced by the Proposed Project is within projections that have been used for service planning. Therefore, the Proposed Project would not require the provision of a new or physically altered parks to maintain acceptable service and would result in *less than significant* impacts.

Other Public Facilities

As the Proposed Project is consistent with adopted zoning and general plan land use, the population induced by the Proposed Project is within projections that have been used for service planning. Therefore, the Proposed Project would not warrant the expansion or alteration of other public facilities, such as libraries or community centers. Therefore, the Proposed Project would result in *less than significant* impacts.

Mitigation Measures: None

[60] County of San Diego Parks and Recreation. 2023. Home. https://www.sdparks.org/content/sdparks/en/home.html. https://www.sdparks.org/content/sdparks/en/home.htmlAccessed January 12, 2023.

[61] City of National City. 2023. Community Services Department. https://www.nationalcityca.gov/government/community-services https://www.nationalcityca.gov/government/community-services. Accessed January 12, 2023.

XVI. Recreation

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact: Less than Significant Impact

As the Proposed Project is consistent with adopted zoning and general plan land use, the population induced by the Proposed Project is within projections that have been used for service planning. In addition, the increase in population induced by the Proposed Project is not significant enough to warrant substantial physical deterioration of recreational facilities.

Therefore, the Proposed Project would result in *less than significant* impacts.

Mitigation Measures: None

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Impact: Less than Significant Impact

The Proposed Project is a residential infill project and does not include recreational facilities. As noted in Section XV Public Services under Parks, the Proposed Project would not require the construction of new or expanded recreational facilities. Therefore, the Proposed Project would have *less than significant* impacts.

Mitigation Measures: None

XVII. Transportation

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The Proposed Project would introduce a private road and ingress/egress to Plaza Bonita Center Way in compliance with local roadway standards, replacing an existing unpaved private driveway. No existing or planned bike trails were identified within the project area or along Plaza Bonita Center way[62]. Therefore, there would be *less than significant* impacts from conflicts with a local program, plan, ordinance, or policy addressing the circulation system.

Impact: Less than Significant Impact

Mitigation Measures: None

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

According to the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, "Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects

[62] National City. 2023. Draft Supplemental Program Environmental Impact Report for the National City Focused General Plan Update. https://fc.nationalcityca.gov/ui/core/index.html?mode=public&shareto=#expl-tabl./SHARED/!2yAGd7IE9m3FHVvx86BTN/cJdt8Im0dD0Rrz4E. Accessed May 9, 2023.

that generate or attract fewer than 110 trips per day (i.e. average daily trips [ADT]) generally may be assumed to cause a less-than significant transportation impact."

Based on ITE trip generation rates, this project is estimated to generate approximately 100 ADT (the total number of trips estimated for each single family detached units equals to 10 trips per dwelling unit multiplied by 10 units).[63] This would be less than the < 110 ADT threshold, and therefore, the Proposed Project would have *less than significant* impacts.

Impact: Less than Significant Impact

Mitigation Measures: None

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Proposed Project is an infill residential project on a lot with an existing residential use, and therefore would not introduce incompatible uses. The Proposed Project would replace access from an existing private drive with a paved road with ingress/egress to Plaza Bonita Center Way, where there is currently none. To comply with National City emergency access / egress requirements, the private road would second egress point that is gated with a fire department Knox box. The emergency access gated egress will allow fire department to exit out into Plaza Bonita Center Way without conducting a U-turn. This would not significantly increase hazards due to this new intersection, as across from this Project site is an existing roadway into a separate residential development. The Proposed Project would effectively create an unsignalized, 4-way intersection at this location. Therefore, there would be *less than significant* impacts in substantially increasing hazards due to a geometric design feature.

Impact: Less than Significant Impact

Mitigation Measures: None

d) Result in inadequate emergency access?

As noted above in (a) and (c) the new driveway to the Project site would increase accessibility to the site from existing conditions. Therefore, there would be *less than significant impacts* to emergency access.

Impact: Less than Significant Impact

Mitigation Measures: None

[63] State of California Governor's Office of Planning and Research. 2018.Technical Advisory on Evaluating Transportation Impacts in CEQA. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed January 20, 2023.

XVIII. Tribal Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact: Less than Significant Impact with Mitigation Incorporated

No reservations exist within the City of National City. Local tribes identified by the NAHC to have traditional and cultural affiliation with the geographic area of National City were contacted for consultation by the City via letter in early January 2023 (see Appendix D). Two responses, one from the Viejas Band of Kumeyaay Indians ("Viejas Band"), was received via email on January 19, 2023, and one from Sycuan Band of the Kumeyaay Nation Cultural Resource Center on April 4, 2023.

The Viejas Band noted that cultural resources of import to the tribe are within or located in proximity to the Project site. The Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities and to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.

The Sycuan Band of the Kumeyaay Nation Cultural Resource Center identified that the project is not within the boundaries of the recognized Sycuan Indian Reservation however it is within the Kumeyaay Nation's traditional territory. As detailed in the April 4 letter, additional materials and requests to contact the Kumeyaay Tribes have been conducted by the City of National City and is included in Appendix D.

The Proposed Project would comply with all relevant sections of the Public Resources Code (PRC) as it relates to Tribal Cultural Resources.

Section 5097.5 of the PRC states that "No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor."

Section 5097.9 of the PRC specifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal land. The disposition of Native American burial falls within the jurisdiction of NAHC.

Section 5097.98 further defines the standards for handling Native American human remains. Section 5097.993 sets requirements for the unlawful and malicious excavation, removal, destruction, injury, or defacing of a Native American historic, cultural, or sacred site, which is listed or may be eligible for listing in the California Register of Historical Resources (CRHR).

In addition, Section 7050.5 requires that construction or excavation halt in the vicinity of discovered human remains until the coroner can determine whether the remains are

those of a Native American. If determined to be Native American, the coroner must contact the NAHC.

With a monitor present during ground disturbance and with compliance with the regulatory context identified above, impacts to tribal cultural resources would be *less than significant with mitigation incorporated*.

Mitigation Measures:

CUL-1 Archaeological and/or Native American Monitoring

XIX. Utilities and Service Systems

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The existing residence on the Project site is served by several utility services including potable water, sewer, communication, electric and natural gas. The site is connected to a 1-inch service lateral connected to a 12-inch water main on Plaza Bonita Center Way. A sewer mainline located under Plaza Bonita Center Way also services the existing residence.

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Impact:

The Proposed Project would connect to existing infrastructure for electrical, natural gas, water, wastewater, storm drain and telecommunication facilities. Since the Proposed Project would increase density on site from one residence to ten, it would require the following easements from service providers to expand utilities to adequately serve the additional residences:

- 10-foot telephone/communication easement to Pacific Telephone
- 10-foot SDG&E easement for poles, wires and appurtenances
- 30-foot SDG&E easement for electrical and communication facilities
- 20-foot wide sewer easement

Each of these easements would be located in existing disturbed areas (i.e., roadway and on site) and would not require additional disturbance beyond what is accounted for in the development of the project. Therefore, no additional construction impacts would result from the installation of utilities.

Therefore, the Proposed Project would have *less then significant* impacts.

Mitigation Measures: None

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact:

The Sweetwater Authority responded to the Applicant via letter on July 5, 2022, to the request for annexation of the two parcels including the subject property. Parcel 591-100-31 is already serviced by Sweetwater Authority and parcel 591-100-27 will only require lateral connections for service. As noted above in Section IX. Hydrology and Water Quality, a WSA was completed for the Adopted General Plan area, which includes the area Project site is located within[64]. The WSA concluded that water supplies under the scenarios of normal, single and multi-dry years were adequate to meet the projected demands planned development projects within the SWA service area through 2030. Therefore, the Sweetwater Authority has sufficient water supplies available to serve the Proposed Project and the Proposed Project would have *less than significant* impacts on insufficient water supplies.

Mitigation Measures: None

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

[64] Sweetwater Authority. 2010. Draft Water Supply Assessment City of National City General Plan Update. https://www.nationalcityca.gov/home/showpublisheddocument/4445/636090627169130000. Accessed January 13, 2023.

Impact: Less Than Significant Impact

The Proposed Project would connect the proposed residential development to the National City operated sewer main located under Plaza Bonita Center Way. The Wastewater Master Plan, which used SANDAG population projections through 2027 to assess future wastewater volume demand, noted that the general area has not been identified as a major contributor to wastewater volumes.[65] Since the Proposed Project is consistent with the Adopted General Plan, and therefore assessed in the Wastewater Master Plan per SANDAG projections, the Proposed Project is not anticipated to exceed National City's wastewater capacities. Therefore, the Proposed Project would have *less than significant* impacts.

Mitigation Measures: None

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Impact: Less Than Significant Impact

Construction debris from demolition of the existing residence and excavation would not generate solid waste in excess state and local standards. Under Municipal Code Section 15.80.050 through 15.80.100, All construction would be required to divert waste from construction and demolition or have their deposit forfeited.

Operational residential solid waste generation would not exceed the capacity of local infrastructure as it is a relatively low-density development. General Plan Land Use Element Policy LU-8.1 describes the requirement that new development, including infill projects, provide fair share contributions toward the costs of the public facilities, services, and infrastructure necessary to serve the development, including solid waste. As noted in the 2011 EIR for the Adopted General Plan, local landfills have adequate capacity to serve the community through 2030.

Therefore, the Proposed Project would have *less than significant* impacts on solid waste capacities and the impairment of solid waste reduction goals.

Mitigation Measures: None

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Impact: Less Than Significant Impact

National City has adopted a Source Reduction and Recycling Element, a Household Hazardous Waste Element, and a Non-Disposal Facility Element in compliance with Assembly Bill 939, the California Integrated Waste Management Act of 1989. As noted above in threshold (d), construction of the Proposed Project would be in compliance with disposal regulations. The Proposed Project would not conflict with state or local regulations on waste reduction and therefore would have *less than significant* impacts.

[65] National City. 2023. Sewer and Wastewater. https://www.nationalcityca.gov/government/engineering-public-works/public-works/sewer-waste-water. Accessed January 12, 2023.

Mitigation Measures: None

XX. Wildfire

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Impact: Less than Significant Impact

The Proposed Project proposes infill residential development on an existing residential site and would increase accessibility to the site with the construction of a road with access to Plaza Bonita Center Way. It would not interfere or impair existing emergency response or evacuation plans.

Mitigation Measures: None

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Impact: Less than Significant Impact

As stated in Hazards and Hazardous Materials, the Proposed Project is subject to review by the Fire Department for consistency with Title 15, Chapter 15.28 California Fire Code prior to issuance of development permits. The project has been determined to meet all Fire Code requirements. The Proposed Project proposes infill residential developments on an existing residential site and would not exacerbate wildfire risks. Therefore, there would be a *less than significant* impact.

Mitigation Measures: None

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Impact: Less than Significant Impact

The Proposed Project proposes the construction of a private street connecting the residential development to Plaza Bonita Center Way. However, the installation and maintenance of this roadway and ingress/egress would not exacerbate fire risks or result in temporary or ongoing impacts to the environment as this is located within an existing urbanized community.

Mitigation Measures: None

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Impact: Less than Significant Impact

The Proposed Project proposes infill residential developments on an existing residential site and would not substantially change runoff or drainage on site in a way that would increase these risks. Surface runoff would discharge to the existing discharge points and would therefore not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes.

Therefore, there would be a *less than significant* impact.

Mitigation Measures: None

XXI. Mandatory Findings of Significance

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Impact: Less than Significant Impact with Mitigation Incorporated

The Proposed Project would not have the potential to substantially degrade the quality of the environment or substantially impact biological or cultural resources with implementation of the mitigation measures identified below. The Proposed Project would implement mitigation measures to protect species through pre-construction surveys and through protection of the drainage, which supports riparian and non-wetland habitat. In addition, the presence of a monitor during ground disturbance will reduce potential impacts to unanticipated discovery of archaeological resources.

Mitigation Measures:

MM BIO-1: Pre-construction Avian Survey

MM BIO-2: Construction Fencing

MM BIO-3: Permanent Open Space Easement

CUL-1 Archaeological and/or Native American Monitoring

CUL-2 Unanticipated Discovery of Archaeological Resources

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Impact: Less than Significant Impact

CEQA Guidelines Section 15065(a) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

As described in the impact analyses in the sections above, a majority of potential impacts to resources are less than significant and would not require mitigation measures to reduce impacts. To biological and cultural resources, impacts would be less than significant with mitigation incorporated. Due to the nature of the Proposed Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The Proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increased need for housing, increase in traffic, air pollutants, etc.).

All other pending, approved, and completed projects in the vicinity of the Proposed Project would be subject to review in separate environmental documents and required to conform to the National City Municipal Code, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets all applicable federal, State, and local regulations and codes. As currently designed, and by complying with applicable codes and regulations, the Proposed Project would not contribute to a cumulative impact. Thus, the cumulative impacts of pending, approved, and completed projects would be less than cumulatively considerable and therefore *less than significant*.

Mitigation Measures: None

c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Impact: Less than Significant Impact

The analyses of environmental issues contained in this IS/MND indicate that the Proposed Project is not expected to have probable or substantial impacts on human beings, either directly or indirectly, and would therefore have a *less than significant* impact.

Mitigation Measures: None

4.0 LIST OF PREPARERS

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5.0 APPENDICES

APPENDIX A - MITIGATION MONITORING AND REPORTING PROGRAM

Measure No.	Description	Responsibility	Timing	Date	Initial
BIO-1	**Pre-construction Avian Survey.** If construction occurs within the avian breeding season of February 1 through August 31, a qualitied Biologist shall conduct a pre-construction avian nesting survey no more than 3 days prior to the start of construction or grubbing. The pre-construction avian survey shall be conducted with a 300-foot buffer of all areas of disturbance. If the survey finds that there is no nesting activity within the area of potential disturbance, clearing and grading activities shall be allowed to proceed. If the survey finds an active nest, then clearing and grading shall not occur within 300 feet of the active nest until nesting activity has been determined complete by the qualified biologist.	Planning Department	Prior to construction		
BIO-2	**Construction Fencing.** The drainage shall be protected from direct and indirect impacts by providing a	Planning Department	Prior to construction		

Measure No.	Description	Responsibility	Timing	Date	Initial
	physical barrier between clearing, grading, and construction. A temporary silt fence shall be installed along the southern edge of Proposed Project impacts prior to clearing and grading.				
BIO-3	**Permanent Open Space Easement** A permanent open easement shall be recorded over the on-site drainage channel (Open Space Lot C on the Tentative Map) and shall include the following provisions. The open easement area shall be permanently fenced with a three-foot split-rail fence to discourage entry into the drainage. Maintenance of the area, including brush management for wildfires and removal of trash and debris, would be the responsibility of the homeowners' association (HOA) and shall be reflected in the Covenants, Conditions and Restrictions (CC&Rs) for the property.	Planning Department	Prior to construction		

Measure No.	Description	Responsibility	Timing	Date	Initial
	No vegetative removal within the drainage shall occur during the breeding season without prior consultation of a biologist. The area shall be kept free of trash and debris at all times.				
CUL-1	**Archaeological and/or Native American Monitoring**. A qualified archaeological and/or Native American monitor shall be present during construction activities that involve subsurface grading and/or excavation involving the disturbance of native soils more than 3 feet in depth. The monitor(s) would ensure that unanticipated finds are not damaged or destroyed.	Planning Department	Prior to construction		
CUL-2	**Unanticipated Discovery of Archaeological Resources.** In the event of an unanticipated discovery of archaeological resources during construction, construction should stop on the site until a qualified archaeologist can survey the resource and determine potential impacts and	Planning Department	During Construction		

Measure No.	Description	Responsibility	Timing	Date	Initial
	necessary preservation measures. Any archaeological resources that are found would be identified, adequately documented in the field, and/or preserved, as recommended by a qualified archaeologist.				

APPENDIX B –– APPLICATION MATERIALS

APPENDIX C – TECHNICAL STUDIES

APPENDIX C.1 –AIR MODELING: CALEEMOD RESULTS

APPENDIX C.2 –BIOLOGICAL RESOURCE LETTER REPORT FOR THE VALLEY VIEW PROJECT

APPENDIX C.3 – WATER RESOURCES DELINEATION REPORT

APPENDIX C.4 – CULTURAL RESOURCES SURVEY FOR THE VALLEY VIEW DEVELOPMENT PROJECT

APPENDIX C.5 – GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL SUBDIVISION SITE

APPENDIX C.6 – STORMWATER QUALITY MANAGEMENT PLAN WITH DRAINAGE STUDY

APPENDIX D – AB52 CONSULTATION LETTER AND RESPONSES

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