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Summary Form for Electronic Document Submittal

Form F

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

SCH #: TBD

Project Title: 2022-13 AN, S, IS - Valley View Development (3410 Valley Road, Bonita CA 91902)

Lead Agency: City of National City

Contact Name: Martin Reeder

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Project Location: National City (*City*) San Diego (*County*)

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

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.

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

An Environmental Initial Study (IS) was conducted that determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A draft Mitigated Negative Declaration was prepared with the following proposed mitigation measures:

- BIO-1: Pre-construction Avian Survey.
- BIO-2: Construction Fencing.
- BIO-3: Permanent Open Space Easement.
- CUL-1: Archaeological and/or Native American Monitoring.
- CUL-2: Unanticipated Discovery of Archaeological Resources.

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

N/A

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

N/A