



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**LEGAL NOTICE OF INTENT AND AVAILABILITY FOR
ENVIRONMENTAL REVIEW AND COMMENT PERIOD OF
DRAFT MITIGATED NEGATIVE DECLARATION (MND) FOR A PROPOSED
ANNEXATION AND SUBDIVISION FOR THE VALLEY VIEW DEVELOPMENT
LOCATED AT 3410 VALLEY ROAD, BONITA CA.**

Draft MND Public Review and Comment Period: June 23, 2023 to July 13, 2023

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 20-day public review and comment period has been established pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15073 for the Draft MND which has been prepared for the proposed project.

LEAD AGENCY: City of National City

PROJECT NAME: 2023-13 AN, S, IS Valley View Development

APPLICANT: Larry Dutton, Alidade Engineering

LOCATION: 3410 Valley Road, Bonita, CA 91902

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.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: 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.

REVIEW AND COMMENT PERIOD: The City has established a 20-day public review and comment period from **June 23, 2023 to July 13, 2023**. During this period, the Draft MND and IS will be available for review, or for purchase at the cost of reproduction, at the City of National City Planning Division at 1243 National City Blvd. City Hall hours are 7:00 a.m. and 6:00 p.m. Monday through Thursday.

Comments on the IS/MND can be made in writing before the end of the public review and comment period and also in person at the Planning Commission meeting, which will be scheduled subsequent to routing and comment response period for the draft MND. All written comments on the Draft MND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects are avoided or mitigated. Written comments must be submitted so as to arrive no later than 6:00 p.m. on July 13, 2023 to the following: **Martin Reeder, Planning Manager, Planning Division, 1243 National City Boulevard, National City, CA 91950**. Following the close of the public comment period, the City will consider the IS/MND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final MND for consideration and certification by the Planning Commission.

FURTHER INFORMATION: For environmental review information, please contact Planning Manager Martin Reeder at the City of National City at 619.336.4313 or mreeder@nationalcityca.gov.