

# Public Hearing

ANNEXATION AND TENTATIVE  
SUBDIVISION MAP FOR A 10-LOT  
RESIDENTIAL DEVELOPMENT AT 3410  
VALLEY ROAD

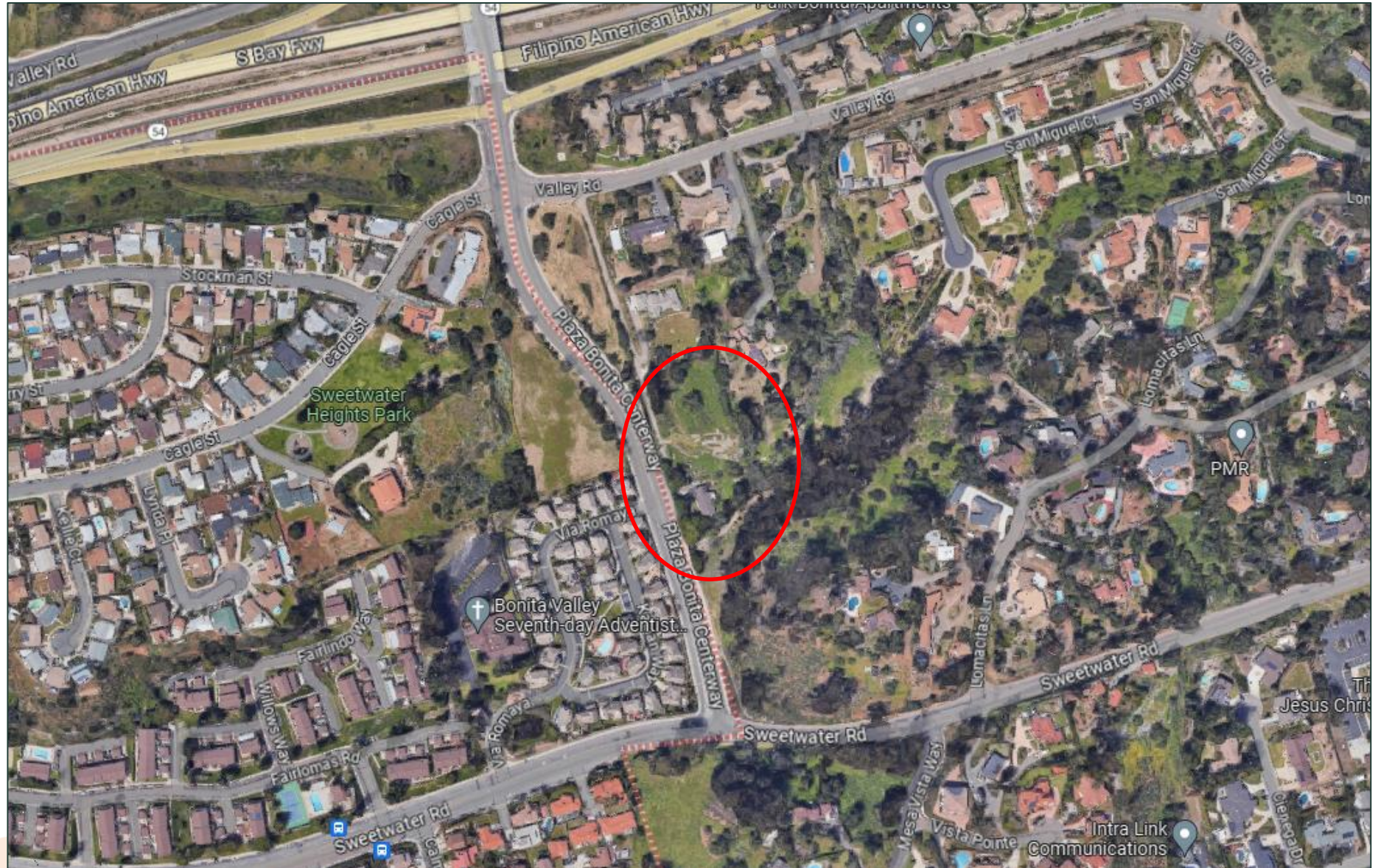


# Site Characteristics

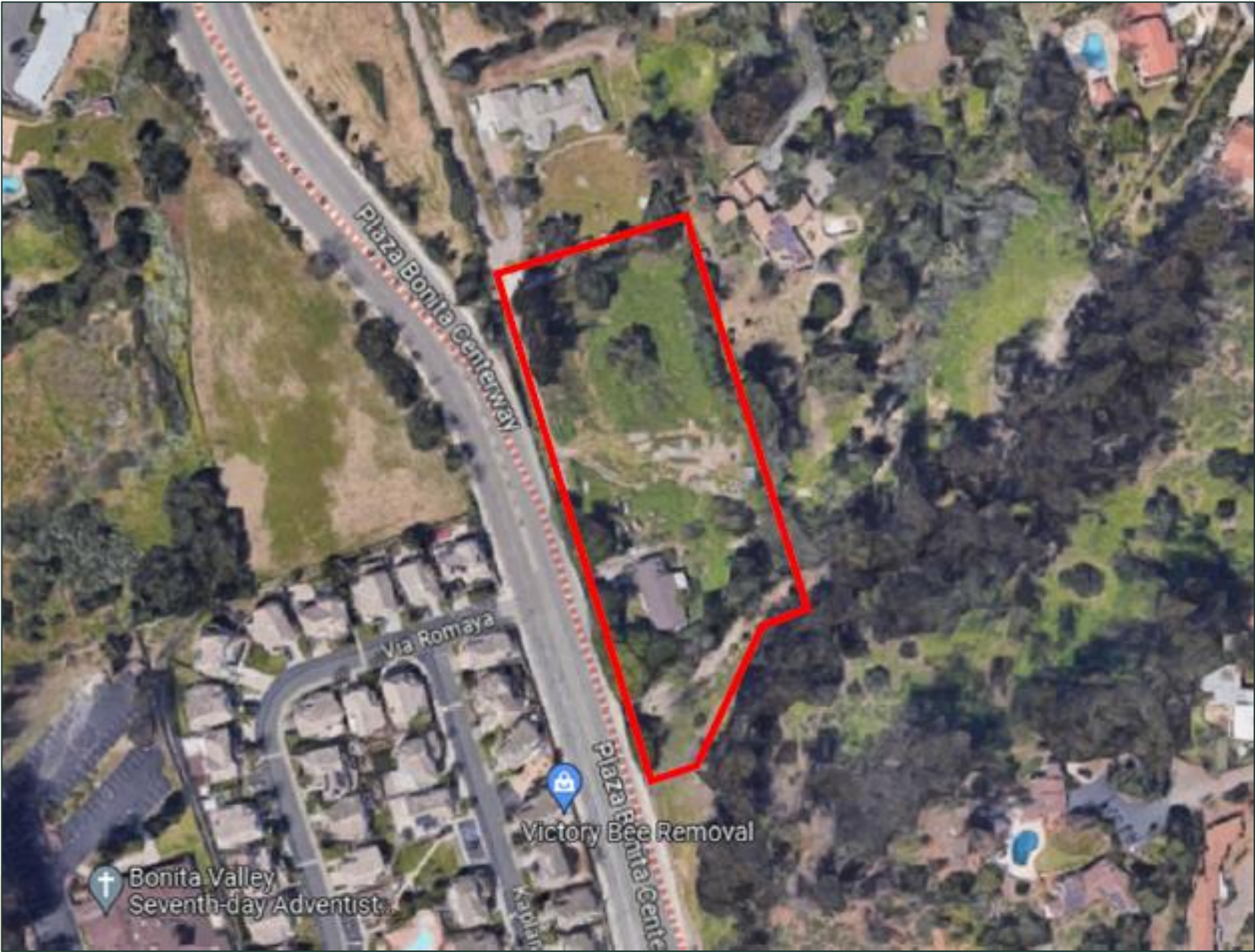
- 3410 VALLEY ROAD
  - Currently in San Diego County
  - South of SR-54 adjacent to Plaza Bonita Center Way
  - Pre-zoned as RS-2 (Small Lot Residential)
    - Within City Sphere of Influence
    - If annexed, pre-zone becomes the actual zone
  - Low-Medium Density Land Use
  - 2.5 acres comprised of two parcels
    - Developed with a single-family residence
    - Surrounding area is low-density residential in the County with medium density to the east



# Overhead



# Overhead



# Site Photo

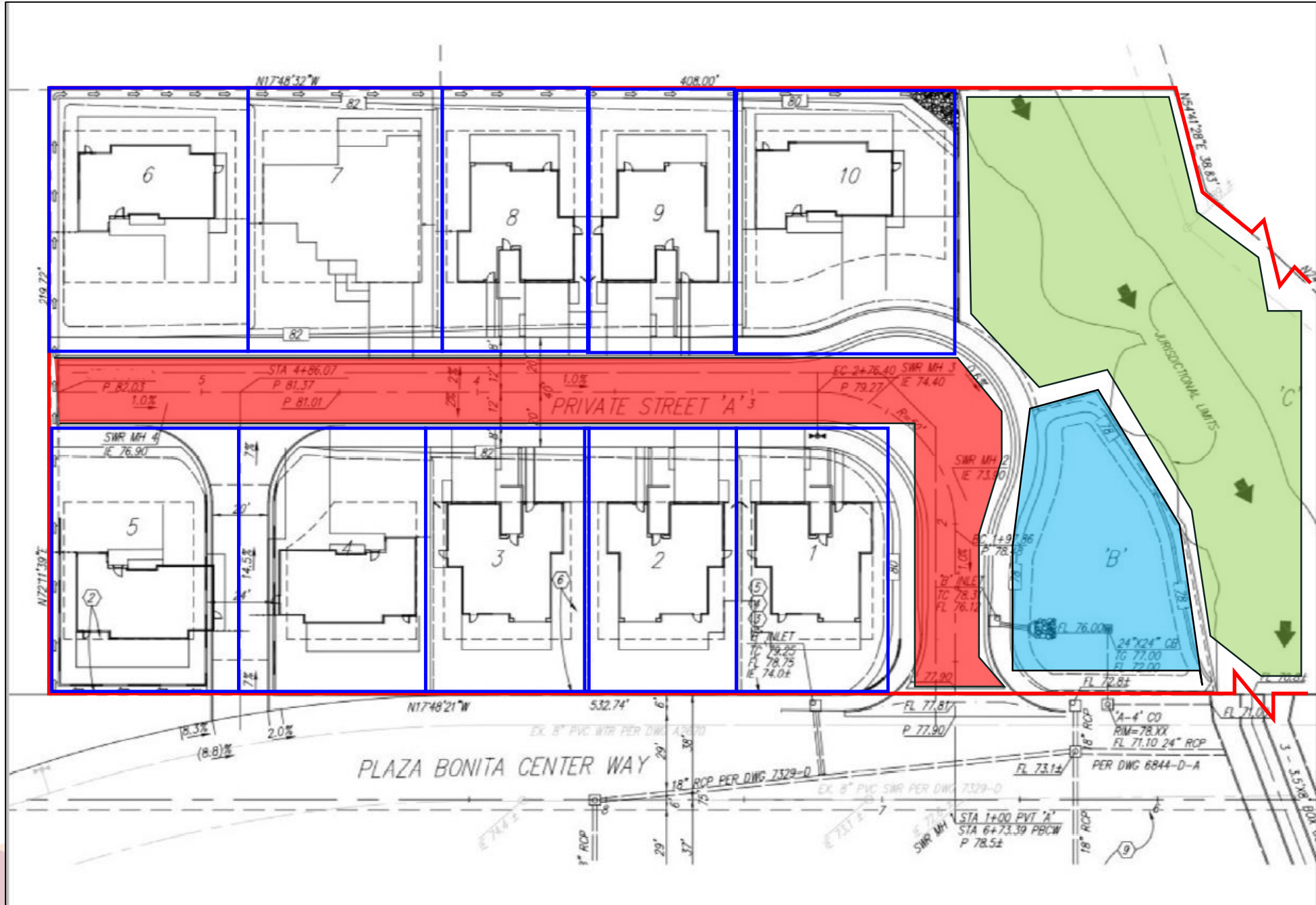


# Proposal

- TENTATIVE PARCEL MAP DIVIDING ONE LOT INTO 13\*
  - Applicant is proposing to subdivide the existing 2.5+/- acre property into 13 parcels
    - \*10 residential parcels; bio-filtration area parcel, common open space parcel, roadway parcel
    - Development would connect to Plaza Bonita Center Way
    - HOA would maintain drainage and open space parcels, as well as road maintenance
  - Parcels 1-10
    - 5,005 to 6,667 square feet
    - To be developed with single-family residences
  - Parcel A
    - 20,972 square feet (private street)
  - Parcel B
    - 5,934 square feet (bio-filtration basin)
  - Parcel C
    - 6,667 square feet (common space)



# Site Plan



# Analysis

- DEVELOPMENT
  - RS-2 zone typically permits one single-family residence per lot, plus an ADU
  - Applicant proposes one single-family residence per parcel
  - No architectural plans provided at this time
  - Development of the lots not part of this action
  - Project would provide for 10 new homeownership opportunities





# Analysis (cont.)

- GENERAL PLAN
  - If annexed, Land Use designation would be “Low-Medium Density Residential”
    - Allows up to nine units per acre
      - Proposed density of four units per acre, less than half of that maximum
      - Current County zoning is “Rural Residential” - minimum lot size of 10,000 square feet
  - Several General Plan Policies pertinent to the proposal:
    - Policy LU-7.1: Establish incentives to promote development of vacant parcels
    - Policy LU-2.3: Provide for a variety of housing types
    - Policy LU 4.3: Promote infill development



# Analysis (cont.)

- ANNEXATION
  - LAFCO has authority over establishment of spheres of influence and changes of organization
    - Responsible Agency under CEQA
    - Requirement for completion of annexation process (condition)
  - Annexation of affected territory would involve concurrent detachments from the following districts
    - County Service Area No. 135 (Regional Communications)
    - Bonita-Sunnyside Fire Protection District + Associated Sphere of Influence Amendment
    - South Bay Irrigation District



# Analysis (cont.)

- SUBDIVISION ORDINANCE
  - The proposed subdivision is consistent with the Subdivision Ordinance as the splitting of the parcel conforms to NCMC §17.07.040 (C)
    - All lots shall front on a public or private street
    - Side line of lots shall be as nearly at right angles or radial to the street upon which the lots face as practicable
    - Width and minimum area of each lot shall be governed by Title 18
    - Lots must not be cut by a city boundary line



# Analysis (cont.)

- LAND USE CODE
  - Parcels exceed minimum lot size
    - 5,000 square feet required
    - Average parcel size is 5,443 square feet
    - Properties vary in size from 5,005 to 6,667 square feet



# California Environmental Quality Act (CEQA)

- ENVIRONMENTAL CHECKLIST IDENTIFIED NO POTENTIAL SIGNIFICANT EFFECTS ON THE ENVIRONMENT WITH THE INCORPORATION OF MITIGATION MEASURES
  - Lead Agency (City) found no substantial evidence that the project would have a significant effect on the environment with the implementation of mitigation measures
  - Mitigated Negative Declaration (MND) is appropriate level of environmental documentation
  - 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



# Comments

- NOTICE OF INTENT
  - Routed prior to MND being prepared
  - Comments received from County of San Diego, LAFCO, and Caltrans
    - Comments related to Multiple Species Conservation Program (County)
    - Heavy vehicle transit permitting (Caltrans)
    - LAFCO, related to detachments discussed above
  - Comments also received from Sycuan Band of the Kumeyaay Nation Cultural Resource Center
    - Comments encapsulated in mitigation measures



# Conditions

- CONDITIONS OF APPROVAL
  - Engineering Dept.
    - Development and Final Map requirements
  - Fire Dept.
    - Project design and permitting requirements (sprinklers, access, permits, etc.)
  - Sweetwater Authority
    - Water service
  - Other
    - Mitigation measures, agency comments
      - Sweetwater, County of San Diego, LAFCO



# Summary

- Subject property is considerably underdeveloped
- Immediately adjacent to City boundary and suitable for annexation
- Subdivision would result in 10 new homeownership opportunities
- Would be developed at a suitably low density to avoid any impacts to adjacent communities or road networks
- Will meet all Land Use Code requirements and be consistent with the General Plan
- Conditions of Approval will ensure that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of future construction





# Options

- CERTIFY THE MITIGATED NEGATIVE DECLARATION AND APPROVE 2022-13 S, ANNEX SUBJECT TO THE CONDITIONS LISTED WITHIN, BASED ON THE ATTACHED FINDINGS OR FINDINGS TO BE DETERMINED BY THE CITY COUNCIL (2 RESOS); OR
- DENY 2022-13 S, ANNEX BASED ON FINDINGS TO BE DETERMINED BY THE CITY COUNCIL; OR,
- CONTINUE THE ITEM FOR ADDITIONAL INFORMATION
- PLANNING COMMISSION RECOMMENDED APPROVAL
- STAFF RECOMMENDING APPROVAL



# Site Plan

