

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING THE ANNEXATION OF TWO PROPERTIES LOCATED AT 3410 VALLEY ROAD (BONITA) AND A TENTATIVE SUBDIVISION MAP FOR A 10-LOT RESIDENTIAL DEVELOPMENT.

WHEREAS, application was made for the annexation of two properties at 3410 Valley Road (Bonita) and a Tentative Subdivision Map for a 10-lot residential development lots at property generally described as:

See attached EXHIBIT "A"

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 7, 2023, and recommended that the City Council approve the Tentative Subdivision Map for a 10-lot residential development; and

WHEREAS, the City Council of the City of National City, California, considered said applications at a duly advertised public hearing held on September 5, 2023, and

WHEREAS, at said public hearing the City Council considered the staff report provided for Case File No. 2022-13 S, ANNEX, 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 NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section1: That the evidence presented to the City Council at the public hearing held on September 5, 2023, support the following findings:

1. The proposed map is consistent with the National City General Plan because the proposed subdivision, at a density of four units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9 dwelling units per acre.
2. The site is physically suitable for the proposed type of development because a residential project can be located on level building pads on the new parcels with appropriate grading (subject to a City grading permit).

3. The site is physically suitable for the proposed density of development because the new parcel can accommodate the proposed residential development and would not exceed the prescribed recommended density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the associated Mitigated Negative Declaration (MND) determined that the 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 in the MND.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services (sewer service, curb, gutter, sidewalk, etc.) will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because there are no easements existing on the property the applicant is proposing to subdivide and the development would include appropriate new easements necessary for access, maintenance, and longevity of required elements.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a residential development.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide for at least ten additional housing units, which will provide additional housing opportunities to meet the housing needs of the region.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.

Section 2: That the application for the Tentative Subdivision Map is approved subject to the following conditions:

General

1. This *Tentative Subdivision Map* authorizes a thirteen lot subdivision for 10 residential parcels, one parcel comprised of a private street, on parcel comprised of common open space, and one parcel comprising a permanent open space easement (basin) at property located at 3410 Valley Road. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform with Exhibit A-Revised, Case File No. 2022-13 S, ANNEX, IS, dated 4/19/23.
2. This *Tentative Subdivision Map* shall not become effective until the Mitigation Negative Declaration associated with the project has been certified and the Notice of Determination filed.
3. This *Tentative Subdivision Map* shall not become effective until the post-entitlement annexation process with the Local Agency Formation Commission (LAFCO) has been completed.
4. Before this *Tentative Subdivision Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Parcel Map*. The applicant shall also submit evidence to the satisfaction of the Community Development Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Parcel Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Community Development Director prior to recordation.
5. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.
6. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk.** The current fee to record the Notice of Determination for a Mitigated Negative Declaration is \$2,764 plus associated fees, but may be subject to change.

Building

7. Plans submitted for demolition and construction improvements shall comply with the 2022 edition of the California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

Engineering

8. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
9. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site (<http://www.nationalcityca.gov/city-government/engineering-public-works/engineering-division/online-services-forms-fees>). If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
10. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit
11. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
12. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.
13. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water runoff associated with construction greater than 1 acre activity where clearing, grading, and excavation results in a land disturbance. A construction storm water permit shall be obtained from the Regional Water Quality Control Board. A copy of shall be given to the City of National City Engineering Department prior to any work beginning on the project.
14. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board (RWQCB).
15. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.
16. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for

prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.

17. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.
18. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.
19. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
20. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
21. All NEW dwellings are subject to Development Impact Fee according to the current fee schedule at the time of Permit issuance. This includes new homes, condos and apartments.
22. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
23. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property

only, as required by the City. The property owner or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.

24. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
25. No building encroachment will be allowed within any existing or proposed easements. The easements shall be shown on the plans.
26. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically Those portions of the sidewalk, curb and gutter as marked out in the field.
27. Street pavement repair will be required in the form of a two-inch asphalt cap over the easterly half of Plaza Bonita Center Way from the street center line to the gutter edge extending from the northerly property line to the southerly property line as extended through the right of way. Full depth restorations of the street shall be required at those locations as marked out in the field.
28. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
29. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
30. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property as shown in the grading and improvement plans.
31. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
32. The curb returns at the corners of Private Street "A" and Plaza Bonita Center Way shall be provided with new pedestrian ramps and shall conform to the San Diego Regional Standard Drawings. A separate street improvement plan will be required for the improvement work. The plan shall show the relocation of all existing improvements, such as fire hydrant, utility boxes, poles etc. in conflict with the work.
33. NO PARKING zone(s) (red curbing) shall be provided along the entire Private Street "A" including the street knuckle and cul-de-sac areas.
34. The existing wall along the property frontage adjacent to Plaza Bonita Center Way shall be repaired, replaced or removed due to the existing damage.
35. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.

36. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
37. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
38. Separate water and sewer laterals shall be provided to each lot/parcel.
39. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through a Subdivision Improvement Agreement with the City prior to the approval of the final map.
40. SUSMP documentation must be submitted and approved.
41. All utilities distribution facilities within the boundaries of the subdivision, and within the half street abutting the new subdivision, shall be placed underground.
42. The final map shall be recorded prior to issuance of any building permit.
43. All new property line survey monuments shall be set on private property, unless otherwise approved.

Fire

44. Plans submitted for improvements must comply with the 2022 edition of the California Fire Code (CFC), and the current editions of the National Fire Protection Association (NFPA) and California Code of Regulations (CCR).
45. Fire alarms and fire sprinklers shall be evaluated and installed for the intended use per code requirements.
46. Fire apparatus access roads shall comply with the requirements of Section 5 CFC 2013 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus
47. The required width of emergency fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all-weather road with the ability to support 75,000 pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
48. Parking shall not impact requirements of any required turn-around provision or roadway at any time.
49. Approved signs or other approved notices or markings (*Red Curb*) that include "NO PARKING – FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are

designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

50. The Fire Code Official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
51. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2022 Edition - Section 503.1.2)
52. Grades of any required fire apparatus road shall be within the limits established (15% Grade) by the Fire Code Official based on Fire Department's apparatus.
53. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
54. Buildings or portions of buildings or facilities exceeding 30 feet in height measured vertically from the centerline of the street adjacent to the project above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
55. Every building four stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use
56. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
57. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
58. The following items pertain to fire hydrants:
 - a. Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b. Fire hydrant to be of three outlet design

59. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch)
60. Fire hydrants to be marked by use of blue reflective marker in the roadway
61. Upon submittal for an underground permit, the following shall be included:
 - Data sheet for Back-Flows
 - Data sheets for Private and Commercial Hydrants
 - Data sheets for Post Indicator Valves
62. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
63. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available
64. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
65. Should any plan corrections be required, the contractor must correct the plan and re-submit to the Fire Department for approval prior to installation.

Planning

66. The developer shall provide a declaration of covenants, conditions and restrictions, running with the land, clearly setting forth the privileges and responsibilities, including maintenance, payment of taxes, etc. involved in the common ownership of parking areas, walks, buildings, utilities and open spaces prior to approval of the final map. Said CC&R's shall be subject to approval as to content and form by the City Attorney. The CC&R's shall allow the City the authority but not the obligation to assume maintenance of the property and assess the full cost including overhead costs therefore as a lien against the property if said property is not adequately maintained per the agreement. The CC&R's shall include a determination that the funds provided by the maintenance provisions will be sufficient to cover all contemplated costs.
67. A corporation, association, property owners' group, or similar entity shall be formed with the right to assess all the properties which are jointly owned with interests in the common areas and facilities in the entire development to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development. Such entity shall operate under recorded conditions, covenants, and restrictions approved by the City Attorney as to form and content, which shall include compulsory membership of all owners and flexibility of assessments to meet changing costs of maintenance, repairs and services.

68. All required private or common ownership landscaping shall be maintained for the life of the project.
69. The existing single-family home and all accessory structures on the property shall be demolished prior to issuance of the Final Map.

Mitigation measures

70. Pre-construction Avian Survey (**BIO 1**): If construction occurs within the avian breeding season of February 1 through August 31, a qualified Biologist shall conduct a preconstruction avian nesting survey no more than 3 days prior to the start of construction or grubbing. The preconstruction 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.
71. Construction Fencing (**BIO 2**): 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.
72. Permanent Open Space Easement (**BIO 3**): 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.
73. Archaeological and/or Native American Monitoring (**CUL 1**): 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.
74. Unanticipated Discovery of Archaeological Resources (**CUL 2**): 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.

County of San Diego

75. Prior to any hearing before the San Diego Local Agency Formation Commission (LAFCO), a Multiple Species Conservation Program (MSCP) consistency review

agreement between the United States Fish & Wildlife Service (USFWS), California Department of Fish & Wildlife (CDFW), County of San Diego (County), and City of National City shall be executed to ensure that any development of the annexed lands proceeds in accordance with the conservation goals of the MSCP. The MSCP consistency review agreement will set forth the resulting responsibilities pursuant to the MSCP for ongoing maintenance and enforcement of the terms of the County's Implementing Agreement by and between USFWS and CDFW, and the MSCP, as they relate to the annexed land.

76. If any of the County-maintained roads are trenched and/or cut within three years after the road is resurfaced, the developer will be required under the County's Cut Policy to resurface the full width of the road with the same treatment. Please coordinate with Lawrence Hirsch, Utility Coordinator, for any updates or questions at (858) 694-2215 or at lawrence.hirsch@sdcounty.ca.gov.
77. The County of San Diego Vector Control Program (VCP) has the authority pursuant to state law and County Code to order the abatement of any mosquito breeding that does occur either during construction or after the project is completed that is determined to be a vector breeding public nuisance. The VCP will exert that authority as necessary to protect public health if the project is not designed and constructed to prevent such breeding.
78. The project shall be designed and constructed in a manner to minimize address potential impacts from possible mosquito breeding sources. Specifically, the developer shall ensure construction-related depressions created by grading activities, vehicle tires, and excavation do not result in depressions that will hold standing water. In addition, drains, BMPs, stormwater capture systems, and other structures shall not create a potential mosquito breeding source. Any area that is capable of accumulating and holding at least ½ inch of water for more than 96 hours can support mosquito breeding and development. Design for any habitat remediation shall be consistent with guidelines for preventing mosquito habitat creation.
79. For your information, the County of San Diego Guidelines for Determining Significance for Vectors can be accessed on the County of San Diego website by navigating to http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/vector_guidelines.pdf and the California Department of Public Health Best Management Practices for Mosquito Control in California is also available on the County of San Diego website at <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/MosquitoesandMosquitoBorneDiseases.aspx#>

Local Agency Formation Commission (LAFCO)

80. The annexation of the affected territory to the City of National City would necessitate consideration of several concurrent jurisdictional changes and/or sphere of influence amendments. These concurrent actions should be documented in the application materials and involve all of the following:
 - a. Detachment from County Service Area No. 135
 - b. Detachment from Bonita-Sunnyside Fire Protection District + Associated Sphere of Influence Amendment

c. Detachment from South Bay Irrigation District

81. Should the annexation of the affected territory to the City of National City be requested and approved by LAFCO, no changes to the general plan designation or zoning may be allowed for the next two-year period unless otherwise authorized under Government Code Section 56375(e).

Caltrans

82. Caltrans has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Issuance Branch is responsible for the issuance of these special transportation permits for oversize/overweight vehicles on the State Highway network. Additional information is provided online at: <http://www.dot.ca.gov/trafficops/permits/index.html>

Sweetwater Authority

83. Any future development or material changes to these sites will require the owner to apply to the Authority for water service and could also require a request for an easement quitclaim. The Authority's Design and Standard Specifications of Construction of Water Facilities can be found at: www.sweetwater.org.

Section 3: That the City Council hereby approves the Tentative Subdivision Map for a 10-lot residential development located at 3410 Valley Road subject to the above Conditions of Approval.

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:

Shelley Chapel, MMC
City Clerk

APPROVED AS TO FORM:

Barry J. Schultz
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

PARCEL 1:

THE SOUTHERLY 230 FEET OF THE NORTHERLY 692 FEET OF THE WESTERLY 220 FEET OF THE SOUTHWESTERLY QUARTER OF QUARTER SECTION 83 OF RANCHO DE LA NACION, ACCORDING TO MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO OVER THE WESTERLY 30 FEET OF THE NORTHERLY 462 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, RANCHO DE LA NACION, ACCORDING TO THE MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1896.

PARCEL 3:

THE WESTERLY 220.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THE NORTHERLY 264.00 FEET OF THE WESTERLY 605.00 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, TOGETHER WITH THAT PORTION OF SAID SOUTHWEST QUARTER OF QUARTER SECTION 83, OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 330.00 FEET NORTH 19° 00' 00" WEST OF THE SOUTHWEST CORNER OF QUARTER SECTION 83 OF RANCHO DE LA NACION, ON THE DIVIDING LINE BETWEEN SAID QUARTER SECTION 83 AND 100; THENCE AT RIGHT ANGLES NORTH 71° 00' 00" EAST FOR 78.8 FEET; THENCE NORTH 23° 35' 00" EAST FOR 153.00 FEET; THENCE NORTH 53° 30' 00" EAST FOR 279.2 FEET; THENCE NORTH 30° 31' 00" EAST 206.00 FEET; THENCE NORTH 19° 00' 00" WEST FOR 396.00 FEET; THENCE SOUTH 71° 00' 00" WEST 605.00 FEET TO THE WESTERLY LINE OF SAID QUARTER SECTION 83; THENCE SOUTH 19° 00' 00" EAST 726.00 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PROPERTY THE NORTHERLY 692.00 FEET THEREOF; TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANY WISE APPERTAINING.

APN: 591-100-27-00 and 591-100-31