



County of San Diego

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September 7, 2018

Miguel Z. Tapia
Senior Planner/Project Manager
Development Services Department
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Via e-mail to: mtapia@ci.chula-vista.ca.us

REQUEST FOR COMMENTS ON BONITA GLEN APARTMENTS FOR THE CITY OF CHULA VISTA

Mr. Tapia,

The County of San Diego (County) reviewed the City of Chula Vista's (City) location map and plans for the Bonita Glen Apartments, dated August 15, 2018 (Project).

The County appreciates the opportunity to review the Project and offers the following comments for your consideration. Please note that none of these comments should be construed as County support for this Project.

TRAFFIC/TRANSPORTATION

1. The proposed Bonita Glen Apartments Project should include a request to San Diego Local Agency Formation Commission (LAFCO) for the annexation of Vista Drive into the City.
2. Based on SANDAG's Trip Generation rates, the Project's 170 proposed apartments will generate approximately 1,020 average daily vehicle trips (ADT) onto Vista Drive from the City. Vista Drive from Bonita Glen is County-maintained, however there are only 30 ADT's on Vista Drive from the three single family homes located in the unincorporated county. With the proposed Project, the vast majority of vehicular trips onto Vista Drive will be generated from city residents. Therefore, the City should be responsible for future maintenance of Vista Drive.
3. As an alternative to annexation, the Project could propose a road vacation of Vista Drive and convert Vista Drive to a private road, similar to the current cul-de-sac existing condition.

4. Until Vista Drive is annexed into the City or converted to a private road, the Project should propose roadway improvements to Vista Drive to meet the County's Public Road Standards; including but not limited to; curb, gutter, sidewalk, street lights, in addition to pavement width.

VECTOR CONTROL PROGRAM

The County's Vector Control Program (VCP) is responsible for the protection of public health through the surveillance and control of mosquitoes that are vectors for human disease including West Nile virus.

1. The VCP respectfully requests that the project address potential impacts from possible mosquito breeding sources created by the Project and that the Project be designed and constructed in a manner to minimize those impacts. Specifically, ensure construction-related depressions created by grading activities, vehicle tires, and excavation do not result in depressions that will hold standing water. In addition, ensure drains, BMPs, detention ponds, and other structures do not create a potential mosquito breeding source. Any area that is capable of accumulating and holding at least one-half inch of water for more than 96 hours can support mosquito breeding and development. Finally, if habitat remediation is required for the project, the design should be consistent with guidelines for preventing mosquito habitat creation.
2. Please note, the 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.
3. For your information, the County Guidelines for Determining Significance for Vectors can be accessed at 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 available at:
<http://www.cdph.ca.gov/HealthInfo/discond/Documents/BMPforMosquitoControl07-12.pdf>.

WATERSHED PROTECTION PROGRAM

1. Compliance with the San Diego Municipal Storm Water Permit Order No. R9-2013-0001 (as amended by Order Nos. R9-2015-0001 and R9-2015-0100). The Project should ensure that the Pollutant Control, and Hydromodification Management is implemented in accordance with your municipal jurisdiction's BMP Design.
2. The Project should ensure that the sewer line crossing of the receiving water, as shown on Sheet C3, Detail "A," is designed to withstand high-flow events in the creek so as not to create future impacts by human sources in the downstream receiving waters.

PARKS AND RECREATION

1. Please consider improving trail and pathway connections to the Sweetwater Regional Trail and Sweetwater Lane Country Park, approximately 0.20 of a mile northeast of the project site, as these County facilities will likely be used by residents in the proposed development.

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The County appreciates the opportunity to comment on this Project. We look forward to receiving future documents related to this Project and providing additional assistance, at your request. If you have any questions regarding these comments, please contact Timothy Vertino, Land Use / Environmental Planner, at (858) 495-5468, or via e-mail at timothy.vertino@sdcountry.ca.gov.

Sincerely,



Eric Lardy, AICP
Chief (Acting), Advance Planning Division
Planning & Development Services

E-mail cc: Victor Avina, Policy Advisor, Board of Supervisors, District 1
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