

## **MITIGATED NEGATIVE DECLARATION**

November 8, 2007

Project Name: Fuerte Ranch Estates

Project Number(s): TM 5343RPL<sup>3</sup>, GPA 03-006, R03-017, Log No. 03-14-060

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for stormwater, traffic, noise, sewer, drainage, and biology.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGY

1. Prior to approval of grading or improvement plans, and prior to approval of the Final Map, the applicant shall: **[DPLU, FEE]**
  - a. Provide for the approval of the Director of Planning and Land Use evidence that 0.46 acres of wetland habitat credit have been secured in a mitigation bank within a Biological Resource Conservation Area (BRCA) in the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
    - (1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
    - (2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
    - (3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
    - (4) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

**-OR-**

Provide for the conservation and habitat management of a minimum of 0.46 acres of wetland habitat located within a Biological Resource Conservation Area (BRCA) in the Multiple Species Conservation Program (MSCP). A Resource Management Plan (RMP) for the wetland and non native grassland habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

- b. Provide for the approval of the Director of Planning and Land Use evidence that 0.23 acres of non native grassland or other Tier III habitat credit or higher have been secured in a mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
- (1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  - (2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - (3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  - (4) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

**-OR-**

Provide for the conservation and habitat management of a minimum of 0.23 acres of non native grassland habitat located within the Multiple Species Conservation Program (MSCP). A Resource Management Plan (RMP) for the wetland and non native grassland habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

2. Prior to approval of grading or construction permits, and prior to approval of the Final Map, the applicant shall: **[DPLU, FEE]**
  - a. Prior to obtaining any building or other permit, including a grading permit, provide the Director of Planning and Land Use with a copy of a Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.
  - b. Prior to obtaining any building or other permit, including a grading permit, provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.
3. Cause to be placed on grading and/ or improvement plans and on the Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of raptor nests during the breeding season. This is defined as occurring between February 1 and July 15. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California

Department of Fish and Game, that no nests are present in the vicinity of the brushing, clearing or grading.” **[DPLU, FEE]**

C. NOISE

1. On the Final Map the applicant shall grant to the County of San Diego a Noise Protection Easement over the entire area of Lot 1 of Tentative Map 5343. This easement is for the mitigation of present and anticipated future excess noise levels on noise sensitive areas of residential uses. The easement shall require: **[DPLU, FEE x2]**

“Prior to the issuance of any building permit for any residential use within the noise protection easement, the applicant shall:

- a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dBA CNEL)]. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow on Fuerte Drive for a Light Collector Road with improvement options classification which is the designated General Plan Circulation Element buildout roadway classification.
- b. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.”

(TEMPORARY WALLS-specific item)

2. Prior to approval of the grading and or improvement plans, the following specific item shall be placed on the grading and/or improvement plans:

Provide evidence to the satisfaction of the Director of Public Works, that a temporary construction noise wall has been identified on the grading and or improvement plans:

- a. The temporary construction noise wall will be located along the perimeter of the project site and constructed of an 8-foot high, ½-inch plywood with no gaps or openings.
- b. Temporary construction noise wall details and location are shown on Sections: Construction Noise Emission Levels and Figure 6 in the noise report prepared by ISE dated September 10, 2007.
- c. The temporary noise wall will remain during the pad grading phases. Noise report is on file with the Department of Planning and Land Use as case number Tentative Map TM 5343.

(TEMPORARY WALLS-specific note):

3. Prior to approval of the grading and or improvement plans, the following specific note(s) shall be placed on the grading and/or improvement plans: [DPLU, FEE]

Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that a temporary construction noise wall has been constructed along the perimeter of the project site, pursuant to the approved grading plan. Evidence of the wall shall consist of the following:

- a. A signed, stamped statement/letter from a California Registered Engineer, licensed surveyor or County approved noise consultant, showing photographic evidence that the temporary construction noise barrier has been constructed.

#### D. CULTURAL RESOURCES

1. Prior to approval of grading and/or improvement plans, the applicant shall implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Fuerte Ranch Estates Project, TM 343, GPA 03-006, R03-017, Log No. 03-14-060 to the satisfaction of the Director of Planning and Land Use. This program shall include, but shall not be limited to, the following actions:

- a. Provide evidence to the satisfaction of the Director of Planning and Land Use (DPLU) that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program. A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines: **[DPLU, FEE]**
  - i. The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
  - ii. The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
  - iii. The project archaeologist shall monitor all areas identified for development including off-site improvements.
  - iv. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
  - v. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.

- vi. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- vii. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.
- viii. If any Native American burials, human skeletal or other remains including associated grave goods are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
- ix. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

- x. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
  
- xi. Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. (Note: Use this condition only if grading will take more than one month).
  
- xii. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms.
  
- xiii. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting

archaeologist that the grading monitoring activities have been completed.

- b. Provide Evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:
  - i. The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
  - ii. The project archaeologist shall monitor all areas identified for development including off-site improvements.
  - iii. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
  - iv. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal investigator and approved by the County Archaeologist, then

carried out using professional archaeological methods.

- v. The archaeological monitor(s) and Native American monitor shall monitor all areas identified for development.
- vi. If any Native American burials, human skeletal or other remains including associated grave goods are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
- vii. The Principal Investigator shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. **(Note: use this condition only if grading will take more than one month).** [DPLU, FEE]
- viii. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator. **[DPLU, FEE]**
- ix. Prior to Final Grading Release, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following: [DPLU, FEE x 2]
  - Department of Parks and Recreation Primary and Archaeological Site forms.

- Evidence that all cultural collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

**Or**

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the Principal Investigator that the grading monitoring activities have been completed.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

## PLANS AND SPECIFICATIONS

### (Street Improvements and Access)

- a. Standard Conditions 1 through 10.
- b. Specific Conditions:
  - (1) Improve or agree to improve and provide security for Fuerte Drive (SA920), to Public Circulation Element Light Collector Road Standards plus bike lane along the entire project frontage to a one-half graded width of thirty-five feet (35') with twenty-five feet (25') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter, sidewalk with the curb a minimum of twenty-five feet (25') from centerline. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the above shall be to the satisfaction of the Director of Public Works.
  - (2) Improve or agree to improve and provide security for Damon Lane along the entire project frontage to Public Residential Collector Road Standards to a one-half graded width of thirty feet (30') with twenty feet (20') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter, sidewalk with the curb a minimum of twenty feet (20') from centerline. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. Damon Lane shall be aligned directly opposite to Marcia Lane. All of the above shall be to the satisfaction of the Director of Public Works.
  - (3) Improve or agree to improve and provide security for Street 'C' from Street 'A' to the knuckle adjacent to Lot 25 to Public Residential Road Standards, to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter and five foot (5') wide DG walkway. The face of curb shall be eighteen feet (18') from centerline. All of the above shall to satisfaction of the Director of Public Works.
  - (4) Improve or agree to improve and provide security for Street "D" and Street 'A' from Fuerte Drive to Street 'D' to Public Residential Road Standards, to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base with

Portland cement concrete curb and gutter and five foot (5') wide DG walkway. The face of curb shall be eighteen feet (18') from centerline. All of the above shall to satisfaction of the Director of Public Works.

- (5) Improve or agree to improve and provide security for Street "B", Street "A" from Street "D" south to the cul-de-sac, Street "C" from the knuckle adjacent to Lot 25 to the cul-de-sac west of said knuckle, to Public Residential Cul-de-sac Standards, to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter and five foot (5') wide DG walkway. The face of curb shall be sixteen feet (16') from centerline. All of the above shall to satisfaction of the Director of Public Works.
- (6) The knuckles for the on-site public roads shall be in conformance with San Diego County Design Standards Number DS-15. All of the foregoing shall be to the satisfaction of the Director of Public Works.
- (7) The cul-de-sacs shall terminate with a graded radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalks with the curb thirty-eight feet (38') from the radius point. DG walkways may be used in lieu of Portland cement concrete curb, gutter and sidewalks for these streets. All of the above shall to satisfaction of the Director of Public Works.
- (8) Intersectional sight distance along Fuerte Drive from Street "A" and from Damon Lane shall be four-hundred and fifty feet (450'). All of the foregoing shall be to the satisfaction of the Director of Public Works.
- (9) Intersectional sight distance along Damon Lane looking northerly and looking southerly from Street "D" shall be 300 feet. All of the foregoing shall be to the satisfaction of the Director of Public Works.

- (10) Where height of fill bank for a 2:1 slope is greater than twelve feet (12'); or where height of fill bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.
- (11) Advisory note to subdivider: gated entrances are not allowed on public roads.
- (12) Street 'D' shall be directly aligned and opposite to Fuerte Farms Road to form a four-legged intersection. All of the foregoing shall be to the satisfaction of the Director of Public Works.
- (13) The developer shall request that the Board of Supervisors approve a parking prohibition on the south side of Fuerte Drive from Damon Lane to approximately 240 west of Damon Lane, due to safety issues. Applications for said parking prohibition shall be made to the Traffic Advisory Committee (TAC)-Maria Rubio-Lopez, 858-874-4030.
- (14) Intersection of Street "A" with Fuerte Drive: where the pavement transitions from 60' width southerly to 36' width, install a raised median and taper. All of the foregoing shall be to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

c. Standard Conditions 13 through 18.

1. The 100-year flood line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres shall be clearly delineated on the non-title information sheet of the Final Map.
2. Construct on-site and any necessary off-site storm drain facilities to the satisfaction of the County of San Diego, Director of Public Works.
3. The detention basin systems shall be maintained by a maintenance assessment district (to ensure perpetual maintenance) according to category 3 BMPs (see 5.c below) to the satisfaction of the Director of Public Works.

(Grading Plans)

- d. Standard Conditions 19 (a-d).
- e. Specific Conditions:
  - (1) For the duration of this project-Comply with all applicable storm water regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Storm water Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one (1) acre require that the property owner keep additional and updated information on-site concerning storm water runoff. This requirement shall be to the satisfaction of the Director of Public Works.
  - (2) If during final map and plan review, it is determined that the project includes category 2 post-construction BMPs, the applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.
  - (3) It is determined that the project includes category 3 post-construction BMPs, the applicant will be required to do the following to the satisfaction of the Director of Public Works:
    - (a) Submit two copies of County stamp approved TM; current edition of SWMP; a copy of current Title report [If title is held by a LLP or by a Corporation], include a copy of the articles of formation or incorporation (as applicable) indicating who is authorized to sign on behalf of it.
    - (b) Dedicate all treatment control BMPs to the County of San Diego in accordance with the County Watershed Protection, Storm water Management, and Discharge Control.

- (c) Work with the County to form "Storm water Maintenance Zone" under the County Flood Control District, including taking all actions and submitting all required forms.
  - (d) Make a deposit sufficient to pay all County costs associated with preparation of the "Engineer's Report for BMP Maintenance" and county fees associated with forming of the "Storm water Maintenance Zone".
  - (e) Pay an amount equal to twenty-four (24) months of maintenance for the entire project as estimated in the approved Engineer's Report.
- (4) If during final map and plan review, it is determined that the project includes category 4 post-construction BMPs, the applicant will be required to coordinate with DPW as to the choice of inlets and inlet filters to be installed to assure efficient and economical copy maintenance of these BMPs pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

#### DEVELOPMENT IMPACT FEES

f. Specific Conditions:

- (1) Deposit with the County Department of Public Works \$220.00. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

#### FINAL MAP RECORDATION

(Streets and Dedication)

g. Specific Conditions:

- (1) With the approval of the Final Map, dedicate Fuerte Drive (SA920), along the entire project frontage, to a one-half right-of-way width of thirty-five feet (35') from centerline.

- (2) With the approval of the Final Map, dedicate Street 'D' and Street 'A' from Fuerte Drive to Street 'D' to a width of fifty-six feet (56'). Note-Intersection of Street 'A' with Fuerte Drive: dedicate the right-of-way for Street 'A' from Fuerte Drive to transition from eighty feet (80') wide southerly to 56' wide. All of the foregoing shall be to the satisfaction of the Director of Public Works.
- (3) With the approval of the Final Map, dedicate Street 'C' from Street 'A' to the knuckle adjacent to Lot 25 to a width of fifty-six feet (56').
- (4) With the approval of the Final Map, dedicate Street 'B', Street 'A' from Street 'D' south to the cul-de-sac, Street 'C' from the knuckle adjacent to Lot 25 to the cul-de-sac west of said knuckle, all to a width of fifty-two feet (52') to the satisfaction of the Director of Public Works.
- (5) The cul-de-sacs shall terminate with a forty-eight foot (48') right-of-way radius to the satisfaction of the Director of Public Works.
- (6) With the approval of the Final Map, dedicate Damon Lane along the entire project frontage to a one-half right-of-way width of thirty feet (30') from centerline to the satisfaction of the Director of Public Works.
- (7) satisfaction of the Director of Public Works.
- (8) Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- (9) Contact the Department of Public Works to determine the desired location of the centerline for Fuerte Drive (SA920) which is shown on the Circulation Element of the County General Plan as a Light Collector Road plus bike lanes. The following shall be shown on the Final Map:
  - (a) The centerline location as approved by the Department of Public Works.

- (10) Relinquish access rights into Fuerte Drive except for Street "A"; and relinquish access rights into Damon Lane except for Street "D". All of the above shall be to the satisfaction of the Director of Public Works.
- (11) The Map shall show one-foot (1') access restriction easement along the westerly edge of the Monte Vista Road lying in Lots 26, 27, 28, 29, and 30 to the satisfaction of the Director of Public Works.
- (12) The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).
- (13) The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of First order accuracy, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Sections 81.811 and 81.506(j)).

(Miscellaneous)

- h. Standard Conditions 25, 26, 27, and 28.

#### WAIVER AND EXCEPTIONS

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

- i. Standard Conditions for Tentative Maps:

- (1) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (2) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

j. County Public Road Standards:

- (1) Section 6.1, C.1. and Section 6.7, I.5:  
Said standards require 300 feet of spacing between driveways and roads along a Circulation Element County maintained road. This waiver permits a reduction in the spacing to allow one project entrance on Fuerte Drive (SA920). There are numerous driveways and roads along Fuerte Drive (SA920) that have less than 300' of spacing between them.
- (2) Section 4.5.B:  
Said standard requires residential roads to have right-of-way of 56 feet and pavement width between curb faces of 36 feet. DPW reviewed and supported the Applicant's request to permit Street A to widen at its intersection with Fuerte Drive to sixty feet (60') pavement curb to curb/eighty feet (80') right-of-way provided that a median and taper are included in the design and construction to prevent driver confusion and provide safe travel to the satisfaction of the Director of Public Works.

k. Project Conditions:

- (1) DPW's preliminary draft conditions (editions dated May 5, 2006, January 3, 2007, and June 15, 2007) requires that the on-site Streets A, B, C, and D have Portland cement concrete curb, gutter and sidewalks. DPW reviewed and supported that portion of the Applicant's request to permit DG walkways in lieu of Portland cement concrete sidewalks for these streets.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

\_\_\_\_\_

on \_\_\_\_\_

JOSEPH FARACE, AICP, Planning Manager  
Regulatory Planning Division

JF:CP:jcr

ND11-07\0314060-ND