

## MITIGATED NEGATIVE DECLARATION

February 7, 2008

Project Name: Fitzpatrick 4-Lot Tentative Parcel Map

Project Number(s): TPM 20842, Log No. 04-02-026

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

This Mitigated 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 Agriculture, Biology, Cultural, Fire Protection, Drainage, and Stormwater management
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

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. BIOLOGICAL RESOURCES

- a. Prior to issuance of grading permits or construction permits, and prior to recordation of the Parcel Map, whichever comes first, the applicant shall grant to the County of San Diego by separate document an open space easement as shown on the Open Space Exhibit dated December 19, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 04-02-026. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation: **[DPLU, FEE]**

The sole exceptions to this prohibition are:

- i. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.

- b. Prior to issuance of grading permits or construction permits, and prior to recordation of parcel map, whichever comes first, the applicant shall grant to the County of San Diego by separate document, a Limited Building Zone Easement as shown on the Open Space Exhibit dated December 19, 2007 on file with the Department of Planning and Land Use as Environmental Review Number 04-02-026. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are: [DPLU, FEE]
  - i. Decking, fences, and similar facilities.
  - ii. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
- c. Prior to the issuance of any building, grading, or constructions, and prior to recordation of the parcel map, provide evidence to the satisfaction of the Director of Planning and Land Use, that the open space signage has been installed.

The applicant shall submit a statement from a California Registered Engineer, or licensed surveyor that all open space signs along the open space boundary between the biological open space easement and the limited building zone easement as shown on the Open Space fencing plan exhibit dated December 19, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 04-02-026 have been installed. **[DPLU, FEE]**

The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources"  
Disturbance Beyond this Point is Restricted  
by Easement  
Information:

Contact County of San Diego, Department of Planning and Land Use  
Ref: ER 04-02-026"

- d. Prior to the approval of the grading, improvement, and or building plans, submit to the satisfaction of the Director of Planning and Land Use; a statement from a California Registered Engineer, or licensed surveyor that temporary construction fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.

The temporary fencing condition shall be released on a parcel-by-parcel basis. **[DPLU, FEE]**

- e. Prior to the issuance of any Building, grading, or construction permit, or approval of any grading, improvement, or building plans, provide evidence to the satisfaction of the Director of Planning and Land Use the grading, and or improvement plans, and or building plans show permanent fences or walls along the open space boundary between the biological open space easement and the limited building zone easement as shown on the Open Space fencing plan exhibit dated December 19, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 04-02-026. **[DPLU, FEE]**

The fence or wall shall be a minimum of four feet (4') high and consist of split rail. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation.

- f. Prior to the approval of grading, improvement, or building plans: The following specific environmental notes shall be place on any of the following plans as applicable: grading, and or improvement plans, and or building plans: **[DPLU, FEE X 5]**

"Temporary construction fencing is required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fencing shall be removed after the conclusion of such activity."

"Prior to at the conclusion of grading activities and Final Grading Release or Occupancy of any building: Placement of permanent fencing or walls is required.

- i. Provide evidence to the satisfaction of the Director of Planning and Land Use, that the permanent fences or walls, and open space signs have been installed along the biological open space boundary between the biological open space easement and the limited building zone easement as shown on the Open Space fencing plan exhibit dated

December 19, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 04-02-026.

- ii. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.”

“Prior to at the conclusion of grading activities and Final Grading Release or Occupancy of any building: Placement of open space signs is required. Provide evidence to the satisfaction of the Director of Planning and Land Use that the permanent fences or walls, and open space signs have been installed along the biological open space boundary between the biological open space easement and the limited building zone easement as shown on the Open Space fencing plan exhibit dated December 19, 2007, on file with the Department of Planning and Land Use as Environmental Review Number 04-02-026.

- iii. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.”

“Restrict all brushing, clearing and/or grading during the breeding season for listed and/or migratory bird species. This is defined as occurring from February 1 to September 15. The Director of Planning and Land Use, may waive this condition, through written concurrence from the United States Fish and Wildlife Service and the California Department of Fish and Game, that no active bird nests are present within 300 feet (500 feet for active raptor nests) of the brushing, clearing or grading based on a field survey completed within one week of the proposed onset of ground disturbance.”

## C. CULTURAL RESOURCES

- a. Prior to approval of grading and/or improvement plans, the applicant shall take the following action related to the grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources to the satisfaction of the Director of Planning and Land Use.
  - i. Provide evidence to the satisfaction of the Director of Planning and Land Use 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]**

- a) 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).
- b) The County certified archaeologist/historian and Native 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).
- c) The project archaeologist shall monitor all areas identified for development including off-site improvements.
- d) 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.
- e) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist of the excavations. 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.
- f) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- g) 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.

- h) If any human bones 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.
- i) 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.
- j) 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.

- k) 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.
  - l) 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. Prior to the approval of grading, improvement, or building plans: The following specific environmental notes shall be placed on any of the following plans as applicable: grading, and or improvement plans, and or building plans: **[DPLU, FEE X 3]**
- 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 onsite as determined by the Project Archaeologist of the excavations. 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 human bones 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. 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.
- viii. 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:
  - a) Department of Parks and Recreation Primary and Archaeological Site forms.

- b) 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.

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

The following project design elements and requirements were either proposed in the project application or the result of compliance with specific 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.

ACCESS [DPW]

- a. The subdivider shall furnish to the County of San Diego, Department of Public Works, recorded documentation showing that the land division is connected to a publicly maintained road by an easement for road purposes. This easement shall be forty feet (40') wide as specified in Section 81.703(a)(2) and/or (b)(1), unless proof is furnished that a lesser width is applicable under Section 81.703(l)(1) of the County Code, and shall be for the benefit and use of the property being divided. Recordation data for said easement shall be shown on the Parcel Map. This requirement applies to off-site access to all proposed parcels.

SIGHT DISTANCE [DPW]

- a. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "Physically, there is a minimum adequate unobstructed sight distance in both directions along Old Castle Road from the private easement road serving the project, Castlecrest Drive, for the prevailing operating speed of traffic on Old Castle Road, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall

within the existing right-of-way and a clear space easement is not required." These certifications shall be to the satisfaction of the Director of Public Works.

PRIVATE ROAD EASEMENTS [DPW] [FIRE]

- a. The Parcel Map shall show a thirty-eight (38') minimum radius cul-de-sac with its center located at the intersection point of the property lines of Parcel 1, 2 and 4 to the satisfaction of the Valley Center Fire Protection District and Director of Public Works. [FIRE]
- b. The Parcel Map shall show a minimum forty feet (40') wide on-site for the proposed private road easement from the proposed cul-de-sac easterly to Northeast corner of Parcel 2.
- c. The Parcel Map shall show a minimum twenty feet (20') wide off-site for the private road easement from the Northeast corner Parcel 2 easterly to Castlecrest Drive.
- d. The Parcel Map shall show a minimum forty feet (40') wide existing private road easement, Castlecrest Drive, from the to-be-named private road easement southerly to Old Castle Road.
- e. The Parcel Map shall show a minimum twenty-eight feet (28') turning radius from the proposed Street A onto Paymaster Road to the satisfaction of the Valley Center Fire Protection District and Director of Public Works.

SPECIAL DISTRICTS/ ROAD MAINTENANCE/ COVENANTS/ DEVELOPMENT IMPACT FEES [DPW]

- a. The subdivider shall authorize special districts to process the project into the San Diego County Street Lighting District. After recordation of the Parcel Map, the land division shall be transferred, without notice or hearing, to Zone "A" of the San Diego County Street Lighting District to maintain existing street lights.
- b. The subdivider shall provide for maintenance of the on-site and off-site private roads that serve the project through (a) private road maintenance agreement(s).

FACILITY/UTILITY ARRANGEMENTS [DPW] [DPLU]

- a. Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, the subdivider shall provide the County of San Diego, Director of Public Works, with letters from

serving utility companies stating that arrangements satisfactory to the utility have been made to serve all parcels being created. No letter will be required from the following: Pacific Bell. [DPW]

- b. The subdivider shall comply with Section 66436 of the Government Code by furnishing to the County of San Diego, Department of Public Works, a certification from each public utility and each public entity owning easements within the proposed land division stating that: (a) they have received from the subdivider a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Map without their signature. [DPW]
- c. Prior to recordation of the Parcel Map, 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.

FLOODING/DRAINAGE [DPW]

- a. The drainage swale which flow through the property shall be shown and labeled "Drainage Swale" on the Parcel Map.
- b. The subdivider's civil engineer will provide the necessary hydrology and hydraulics to define the 100-year floodplain limits and annotate the limits on a copy of the Tentative Parcel Map, approved by the County of San Diego, Director of Planning and Land Use. Each parcel shall have a flood-free building site to the satisfaction of the County of San Diego, Director of Public Works. If any of the parcels are found to be devoid of a buildable, flood-free site for a residence, the subdivider shall take appropriate action so that each parcel does have a buildable flood-free site. This pertains to watersheds having area of twenty-five (25) or more acres.
- c. Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Parcel Map. [DPLU]
- d. Prior to recordation of the Parcel Map, the subdivider shall obtain a commitment to provide water service for each parcel from the Valley Center Municipal Water District.

FACILITY/UTILITY IMPROVEMENTS [DPW] [DPLU]

- a. The subdivider shall install a minimum water supply pipe to serve this minor subdivision in accordance with the standards of the Valley Center Fire Protection District.
- b. Two fire hydrants, together with an adequate water supply, shall be installed in accordance with the specifications of the Valley Center Fire Protection District and San Diego County standards one shall be in the vicinity of the northwest corner of Parcel 3, the second shall be in the vicinity of the northeast corner of Parcel 2. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the fire hydrants.

Design of water supply, type, and location of fire hydrant must be submitted to the Valley Center Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.

PRIVATE ROAD IMPROVEMENTS [DPW] [FIRE]

- a. In the event these improvements are deferred, the subdivider shall execute such documents as deemed necessary by the County of San Diego, Director of Public Works, indemnifying the County from liability arising from the improvement of any off-site easement. This indemnification shall also be noted on the Parcel Map.
- b. The cul-de-sac shall be graded to a radius of thirty-eight feet (38') and improved with asphalt to a radius of thirty-six feet (36'), or the hammerhead turnaround shall be graded and improved with asphalt concrete, to the satisfaction of the Valley Center Fire Protection District and the Director of Public Works. [FIRE]
- c. The proposed private easement road, from the proposed cul-de-sac easterly to Northeast corner of Parcel 2, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. The Improvement and Design Standards of Section 3.1(c) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.
- d. The proposed private easement road, from Northeast corner Parcel 2 easterly to Castlecrest Drive, shall be graded twenty feet (20') wide and improved twenty feet (20') wide with asphalt concrete. The Improvement and Design Standards of Section 3.1(c) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.

The private easement road, Castlecrest Drive, from the proposed private road easement southerly to Old Castle Road, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Any existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). Any distressed sections shall be replaced. The Improvement and Design Standards of Section 3.1(c) of the County Standards for Private Streets for one hundred one (101) to seven hundred fifty (750) trips shall apply to the satisfaction of the Director of Public Works.

- e. Plans and a processing deposit for the private road improvements, as determined by the County of San Diego, Department of Public Works, shall be submitted to the Improvements and Grading Counter of the County of San Diego, Department of Public Works. All improvement plans shall be designed in accordance with County Standards for Private Streets.
- f. Prior to construction of private road improvements, the subdivider shall notify the County of San Diego, Department of Public Works, submit copies of the blueline plans, and post an inspection deposit.
- g. A street name sign, with a County approved street name, shall be installed and located at the intersection of the proposed private road easement and Castlecrest Drive per San Diego County Design Standards DS-13.
- h. A registered civil engineer or a licensed land surveyor shall provide a signed statement that: "The proposed private easement road, including all slopes and the cul-de-sac or hammerhead turnaround, from the proposed cul-de-sac easterly to Castlecrest Drive, are constructed entirely within the easement, including drainage structures, for the benefit of the land division." NOTE: If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or slope rights/a letter of permission shall be obtained/granted and the engineer or surveyor shall further certify that: "Slope rights/a letter of permission has been obtained/granted for work outside of the easement limits."
- i. A registered civil engineer or a licensed land surveyor shall provide a signed statement that: "The private easement road, Castlecrest Drive, including all slopes, from the to-be-named private road easement southerly to Old Castle Road, are constructed entirely within the easement, including drainage structures, for the benefit of the land division." NOTE: If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or slope rights/a letter of permission shall be obtained/granted and the engineer or surveyor shall further certify that:

"Slope rights/a letter of permission has been obtained/granted for work outside of the easement limits."

- j. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
- k. The structural section, both new and existing, for the private road shall be approved by the County of San Diego, Department of Public Works Materials Laboratory, prior to construction per Section 3.11 of the San Diego County Standards for Private Streets.
- l. A permit shall be obtained from the County of San Diego, Department of Public Works for the improvements to be made within the public right-of-way. The connection of the private easement road to the County road will have to match the construction of the public road. A copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, shall be submitted to the Land Development Counter Services of the County of San Diego, Department of Public Works.
- m. A permit shall be obtained from the County of San Diego, Department of Public Works for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the County of San Diego, Department of Public Works.
- n. The to-be-named private easement road shall have an unobstructed vertical clearance of thirteen feet, six inches (13' 6") to the satisfaction of the Valley Center Fire Protection District/Fire Department. [FIRE]

#### AIRPORT

California Assembly Bill (AB 2776) requires that notice be given to prospective homebuyers on the potential for airport annoyances as they are considering purchasing. Residents of the proposed TPM would see, feel, and hear aircraft arriving and departing the Airport, which may interfere with certain activities in the Community and may be disturbing to certain individuals. The frequency of flights may increase and the locations of flight paths are subject to change. Per AB 2776 the applicant shall notify any future residential property owners of the aforementioned.

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

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on \_\_\_\_\_

ALYSSA MAXSON, Planning Manager  
Regulatory Planning Division

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