



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/dplu](http://www.sdcounty.ca.gov/dplu)

### MITIGATED NEGATIVE DECLARATION

**October 23, 2008**

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at [http://www.sdcdplu.org/dplu/ceqa\\_public\\_review.html](http://www.sdcdplu.org/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

**GPA 05-010; SP03-003; R04-008; TM 5295RPL<sup>6</sup>; S04-015; LOG NO. 02-08-047; SUGARBUSH RESIDENTIAL DEVELOPMENT PROJECT.** The project proposes the development of 45 residential lots on the 115.5-acre project site, adjacent to existing residential land use. Zoning would be changed from A70 to S88, which would have a density of 0.39, and minimum lot size of 0.5 acres. A total of 322,000 cubic yards of cut and fill, balanced onsite, is estimated for the project. Maximum heights of cut and fill slopes will be 40 feet and 37 feet, respectively, at 2:1 ratio. Total onsite open space area proposed is 77 acres. The project is located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane, within the North County Metro Community/Regional Planning Area within the unincorporated area of San Diego County. The project was originally distributed for public review between December 15, 2005 and January 30, 2006. A partial re-circulation of project documentation consisting of a revised Site Plan, Replacement Map (TM5295RPL5), revised Fire Protection Plan, updated Traffic Study, revised Mitigated Negative Declaration pages and revised Initial Study pages occurred between November 8 and December 10, 2007 due to changes in the project related to the location of the proposed secondary access and updated traffic information.

Comments on the current revised CEQA documentation (including revised pages of the Initial Study and Mitigated Negative Declaration, revised Stormwater Management Plan, revised Traffic Study, Replacement Tentative Map (TM5295RPL6), and revised Site Plan 04-015) for this proposed Mitigated Negative Declaration must be received no later than November 21, 2008 at 4:00 p.m. (a 30-day public review period). The revised documentation for this Mitigated Negative Declaration can also be reviewed at the San Marcos Branch Library located at 2 Civic Center Drive, San Marcos, CA 92069, and Vista Branch Library located at 700 Eucalyptus Ave., Vista, CA 92084, and on the County's CEQA public review website at [http://www.sdcounty.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html). For additional information, please contact Robert Hingtgen at (858) 694-3712 or by e-mail at [robert.hingtgen@sdcounty.ca.gov](mailto:robert.hingtgen@sdcounty.ca.gov).