



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### NEGATIVE DECLARATION

November 20, 2008

Project Name: Ramona Care Facility,

Project Number(s): STP 07-042, ER. 07-09-009

**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
1. California Environmental Quality Act Negative Declaration Findings:  
Find, that this 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 Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project 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:  
  
NONE
  3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were proposed either 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.

- A. Prior to obtaining any building or other permit pursuant to this Site Plan, and prior to commencement of construction or use of the property in reliance on this Site Plan, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
  2. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions B.1 through B.9 of this Site Plan have been printed on a separate sheet of all building plans associated with this Site Plan: **[DPLU, FEE]**
    - a. The conditions shall be printed on a separate sheet of the building plans.
    - b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.
  3. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Regulatory Planning Division, Zoning Counter. Plans shall include:
    - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall

be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
  - c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
  - d. Spot elevations of the hardscape, building, and proposed fine grading of the installed landscape.
  - e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
4. Grant to the County of San Diego, an easement for road purposes that provides a minimum right-of-way width from centerline, plus slope rights and drainage easements along D Street. The easement is to be accepted for public use. Right-of-way width shall be a minimum thirty-six feet (36').

The grants of right-of-way and/or irrevocable offers to dedicate shall be free of any burdens or encumbrances which would interfere with the purpose for which the granting or offer of dedication is required. All access easements for any utilities must be plotted on the Plot Plan.

To process the necessary irrevocable offer/right-of-way dedication/relinquishment documents, the applicant must submit all Deeds of Trust, Grant Deeds, Preliminary Title Report, and a minimum deposit for document processing fees to the Real Property Division, Building 2, County Operations Center, 5555 Overland Avenue.

5. Improve or agree to improve and provide security for D Street to a minimum one-half graded width of thirty-six feet (36') with Portland cement concrete curb, gutter, and sidewalk, asphalt concrete pavement over approved base, commercial driveway opening, pedestrian ramp, street

light, and asphalt concrete pavement transition to existing pavement, to the satisfaction of the Director of Public Works. Face of curb shall be a minimum twenty-six foot (26') width from centerline.

- a. Secured agreements require posting security in accordance with Section 7613 of the Zoning Ordinance. They also require the improvements be completed by 24 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier. The Secured Agreements will be prepared by our Department after we receive the Roadway Improvement Plans, Engineer's Cost Estimate, Grant Deeds for the subject properties, Deeds of Trust, Preliminary Title Report, and any required deposits. If you represent a corporation, we require a corporate certificate indicating those corporation officers authorized to sign for the corporation. If you represent a partnership, we require a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
  - b. The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which the granting or offer of dedication is required. All access easements of any kind must be plotted on the Site Plan.
  - c. To process the necessary right-of-way dedication documents, the applicant must submit all Deeds of Trust, Grant Deeds, Title Reports, and a minimum deposit for document processing fees to the Real Property Division.
6. Obtain a grading permit, required prior to commencement of the grading, when quantities exceed 200 cubic yards of material and/or cuts or fills of 8' or more per criteria of Section 87.201 of the County Code. Rough grading approval required prior to issuance of building permit.
  7. Provide a flood-free building site for the proposed facility to the satisfaction of the Director of Public Works.
  8. Participate in the construction of planned drainage facilities for Zone 1, Planned Local Drainage Area 43E, by paying a drainage fee of \$489. The Planning Commission hereby determines that:
    - a. The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for Zone 1, Local Drainage Area 43E;

- b. The fee will be used to contribute towards the construction of drainage facilities such as: reinforced concrete pipe culverts, corrugated metal pipe culverts, concrete-lined trapezoidal channels, rock-lined channels, reinforced box culverts, concrete dip sections, energy dissipaters, rip-rap slope protection, etc., planned for Zone 1, Local Drainage Area 43E, specified in the Drainage Fee Ordinance No. 5856 on file with the Department of Public Works;
  - c. The Board of Supervisors has determined that facilities for the removal of surface and storm waters from local or neighborhood drainage areas within Zone 1, Local Drainage Area 43E, need to be constructed as subdivision and other development occurs such as that proposed by this Site Plan, to protect and benefit all property in the area;
  - d. To provide adequate flood protection for future occupants of this project, it is necessary to construct the planned drainage facilities to remove surface and storm waters from local or neighborhood drainage areas; and
  - e. The fees established for Zone 1, Local Drainage Area 43E, are based on estimated costs of the planned drainage facilities which are apportioned within the drainage area on the basis of benefit conferred on the property.
9. Access to the project site shall be approved to the satisfaction of the Ramona Municipal Water District/Fire Department-CDF and the Director of Public Works. Project driveways shall be designed and constructed according to San Diego County Design Standards & San Diego County Public Road Standards and approved to the satisfaction of the Director of Public Works.
  10. For any and all drainage improvements, submit plans, which shall be prepared by a registered civil engineer and reviewed & approved by the County of San Diego, Department of Public Works (DPW).
  11. Execute an Avigation and/or an overflight easement, to the satisfaction of the Department of Public Works (DPW).
  12. 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. Department of Public Works policy prohibits

trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties.

13. Obtain a Construction Permit from the Department of Public Works for any work within the County right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.
  14. Obtain an Encroachment Permit from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. NOTE: At the time of construction of future road improvements, the proposed/existing facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.
  15. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A.4 through A.15 have been complied with to that Department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Site Plan, the applicant shall:
1. Improve all parking areas and driveways shown on the approved plot plan with a minimum of two inches asphaltic concrete or a surfacing of a more durable type.
  2. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans. **[DPLU, FEE]**
  3. Design and adjust all light fixtures to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Sections 6324 and 6326 of The Zoning Ordinance.
  4. The Director of the Planning and Land Use (Building Inspector) shall verify that six Goodman HVAC units (Model #GSC130481 or GSC130601) or equivalently sized units have been installed on the rooftop of the two-story

building, pursuant to the approved building plans and Site Plan S07-042.  
**[DPLU, FEE]**

5. Complete that portion of a centerline ordinance project required prior to occupancy or use of the premises pursuant to this Site Plan.
  6. Allow transfer of the property subject to STP07-042 into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to transfer.
  7. Install or arrange to install street lights to County standards and to the satisfaction of the Director of Public Works, and deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A.
  8. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along D Street from the project driveway(s), for the prevailing operating speed of traffic on D Street. 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. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Department of Public Works (DPW).
  9. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating that Condition B.6 through B.9 have been completed to that Department's satisfaction. **[DPLU, FEE]**
- C. The following conditions shall apply during the term of this Site Plan:
1. All future accessory structures will only be permitted pursuant to County Zoning Ordinance Section 4835.
  2. The parking areas and driveways shall be well maintained.
  3. The landscaping shall be adequately watered and well maintained at all times.

- 4. The applicant shall allow the County to inspect the property for which the Site Plan has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Site Plan. If the County determines the applicant is not complying with the Site Plan terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.
  
- 5. Comply with all applicable stormwater 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, Stormwater Management, and Discharge Control Ordinance (**Ordinance No. 9926**) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
  
- 6. The project shall conform to the approved plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

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

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on \_\_\_\_\_

Donna Beddow, Planning Manager  
 Regulatory Planning Division

BB:pb