



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### MITIGATED NEGATIVE DECLARATION

Project Name: "F" Street Major Subdivision (10 Lots); Tentative Map

Project Number(s): TM 5537, ER 07-09-006

**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 Traffic, Hydrology/Drainage, Stormwater and Noise
1. California Environmental Quality Act 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. NOISE

1. Prior to approval of the grading and or improvement plans, the following specific item(s) shall be placed on the grading and/or improvement plans:
  - a. Provide evidence to the satisfaction of the Director of Public Works that a 4 foot high sound barrier has been shown on the grading and or improvement plan:
  - b. The wall will be four feet (4') high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
  - c. The wall will start at the northeastern corner of Lot 6, running 330-feet southeast along the property lines of Lot 6 through Lot 10, adjacent and parallel to Third Street.
  - d. The sound wall details and location are shown in Figure 7 and Section: Future Traffic Noise Impacts within the Noise Report prepared by ISE received on October 16, 2007. Noise Study is on file with the Department of Planning and Land use as Case Number Tentative Map TM5537.
2. 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:
  - a. Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that a four foot high sound wall has been constructed pursuant to

the approved grading plan. Evidence of the wall shall consist of the following:

- b. A signed, stamped statement from a California Registered Engineer, licensed surveyor or County approved noise consultant stating that the wall has been built and placed according to plan
  - c. Photographic evidence that the noise wall has been constructed.
3. On the Final Parcel Map, grant to the County of San Diego a perpetual Noise Protection Easement over a strip of land 183 feet from the centerline of Third Street on Lot 6, 7, 8, 9 and 10. The easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected Parcel.

Said Noise Protection easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement located 183 feet from the centerline of Third Street on Lot 6, 7, 8, 9 and 10, 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 certified 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 dB CNEL)]. Future traffic noise level estimates for Third Street shall use a traffic flow equivalent to a Level of Service "C" traffic flow for a Collector road that 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.

### C. PALEONTOLOGY

1. 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:

a. "This project site is has marginal to low levels of sensitive Paleontological resources. All grading activities are subject to the *County of San Diego Grading Ordinance Section 87.430*, if any significant resources (Fossils) are encountered during grading activities. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact the County Permit Compliance Coordinator with the Department of Planning and Land Use before continuing grading operations."

b. "If **any** paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego Guidelines for Determining Significance for Paleontological Resources."

c. "Prior to Rough Grading Inspection (SEC. 87.421) do the following: If **no** paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the director of Planning and Land Use stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources."

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)

1. Standard Conditions 1 through 10 and 12.

## (Access/Flood Control)

2. Specific Conditions:

- a. Prior to recordation of the Final Map, improve or agree to improve and provide security for the project side of Third Street (SC 960) along the project frontage in accordance with Public Road Standards for a modified Light Collector Road with bike lanes, to a graded width of thirty-five feet (35') from centerline and to an improved width of twenty-five feet (25') from centerline, with asphalt concrete pavement over approved base and a ten-foot (10') wide disintegrated granite pathway beyond the edge of pavement, with pedestrian ramp on the P.C.C. corner rounding at the intersection with F Street, and transition taper to match existing pavement, to the satisfaction of the Department of Public Works.
- b. Prior to recordation of the Final Map, improve or agree to improve and provide security for the project side of F Street along the project frontage in accordance with Public Road Standards for a Residential Collector Road, to a graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base and Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty feet (20') from centerline, transition taper to match existing pavement, and pedestrian ramp on the thirty-foot (30') P.C.C. corner rounding at the intersection with Third Street (SC 960), to the satisfaction of the Department of Public Works. The additional portion of roadway extending into the intersection with the private road serving the lots, including sidewalks, shall be improved per County Public Road Standards.
- c. Prior to recordation of the Final Map, improve or agree to improve and provide security for the onsite private road, to a minimum graded width of twenty-eight feet (28') and to a minimum improved width of twenty-four feet (24') with asphalt concrete pavement over approved (edge of asphalt concrete paving at a minimum twelve feet (12') from centerline.) The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Department of Public Works.
- d. The onsite private road shall terminate with a cul-de-sac graded to a minimum radius of thirty-eight feet (38') and surfaced to a minimum radius

of thirty-six feet (36') with asphalt concrete pavement over approved base and asphalt concrete dike, with face of dike at a minimum thirty-six feet (36') from the radius point.

- e. 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 Department of Public Works.
- f. Adequate sight distance per County Standards shall be provided at all proposed intersections, to the satisfaction of the Department of Public Works.
- g. Prior to recordation, a registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a signed statement that physically, there is a minimum unobstructed sight distance in both directions along F Street from the private easement road serving the land division, per Section 6.1.E of the County of San Diego Standards for Public Roads. Any vegetation currently obstructing sight distance shall be removed or cut back. 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. [NOTE: A Request For Modification To Road Standards has been granted on September 28, 2008 for this Tentative Map. This is for the separation distance from Third Street of the opening for the private road (serving the lots entering onto F Street) to be a distance of 165'.]
- h. Unless stated otherwise, improve all roads or agree to improve and provide security for them, with the recordation of the Final Map.

(Drainage and Flood Control)

- 3. Standard Conditions 13 through 18.
- 4. The private storm drain system shall be maintained by a maintenance mechanism to the satisfaction of the Director of Public Works.

(Grading Plans)

- 5. Standard Conditions 19 (a-e).
- 6. Specific Conditions:

- a. 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.
- b. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works, in accordance with the County of San Diego Grading Ordinance. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.
- c. Low Impact Development (LID) requirements apply to all priority projects as of January 24, 2008. These requirements are found on page 19 (Section D.1.d. (4) a & b) of the Municipal Storm water Permit:

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf)

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. You can access the Handbook at the following DPLU web address: <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on

all of the engineered techniques. Additional information can be found in the extensive Literature Index. For more information contact Christine Sloan, DPLU, MSCP-Watershed Planning Division at 858-495-5257 [Christine.Sloan@sdcounty.ca.gov].

- d. 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:

(Landscaping)

- (1) Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that landscaping has been installed pursuant to the approved landscape plan along Third Street. No other planting (besides hydroseeding and shrub screening) shall occur within the 17 foot offer to dedicate right-of-way area between the existing right-of-way and the proposed right-of-way. Evidence shall consist of the following:

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.

7. Pathway Conditions: [DPR]

- a. To the satisfaction of the Directors of Public Works and Parks and Recreation, improve or agree to improve a pathway to a width of ten (10) feet within the road right of way of Third Street as indicated on Tentative Map 5537 dated June 25, 2007 on file with the Department of Planning and Land Use. The pathway shall be constructed pursuant to the Community Trails Master Plan Design and Construction Guidelines.
- b. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Items" have been indicated on the grading, and or improvement plans:
- (1) Pathways shall have a minimum of ten feet (10') tread width and four inches (4") compacted decomposed granite tread surface.
- (2) Overhead clearance of twelve (12') feet above all portions of the pathway tread.
- (3) Pathways within the subdivision shall be coordinated with existing or planned trail or pathway locations off-site.

- (4) Pathways shall be clear and unobstructed. Above ground utilities are not permitted within the 10-foot wide designated pathway.
- (5) Culverts or drainage facilities placed within or adjacent to the pathway shall be below grade and covered with non-slip structural material permitting safe passage by trail users. (Note: An average trail horse weighs between 850 – 1,300 pounds)

## FAIR HOUSING

8. Standard Condition 20.

## SANITATION

9. Standard Condition 21.
10. Specific Conditions:
  - a. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), the septic tank that serves the existing dwelling on the property shall be pumped and backfilled according to DEH guidelines. The septic tank shall be destroyed to the satisfaction of the Department of Environmental Health.

## FIRE PROTECTION AND WATER SUPPLY

11. Standard Condition 23.1, 23.2.

## PLANNING AND ZONING ADMINISTRATION

12. Specific Conditions:
  - a. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations).  
[DPLU - Regulatory Planning Division]

In addition, the Landscape Plan shall address the following concern(s):

- (1) Establish a visual screening of the required sound wall paralleling Third Street. Vegetative screening shall include evergreen shrubs capable of attaining a minimum height of 36" within two growing seasons. Shrubs shall be selected from the Shrub Matrix contained within Appendix A of the Ramona Design Guidelines. Planting shall follow immediately after rough grading has been approved and the sound wall installed. No other planting (besides hydroseeding and shrub screening) shall occur within the 17' offer to dedicate right-of-way area between the existing right-of-way and the proposed right-of-way. Shrubbery shall be irrigated with an automatic drip system.
- b. "Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures shown on the Tentative Map "to be removed or relocated on the site" have been removed/relocated to the satisfaction of the Director of Public Works."

#### DEVELOPMENT IMPACT FEES

##### 13. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the road improvements.
- b. Participate in the construction of planned drainage facilities for Zone 1, Planned Local Drainage Area 43E, by paying a drainage fee of \$2,780. The Planning Commission hereby determines that:
  - (1) The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for Zone 1, Local Drainage Area 43E;
  - (2) The fee will be used to contribute toward 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;
  - (3) 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 TM 5537, to protect and benefit all property in the area;

- (4) To provide adequate flood protection for future occupants of this residential development, it is necessary to construct the planned drainage facilities to remove surface and storm waters from local or neighborhood drainage areas; and
  - (5) 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.
- c. Prior to commencement of construction for any lot and prior to obtaining a building permit for any lot within the subdivision, the applicant shall pay into the County of San Diego Transportation Impact Fee (TIF) program (effective June 19, 2005), to the satisfaction of the Department of Public Works. This fee payment shall be done on a lot-by-lot basis for each and every lot of the subdivision.

#### FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

#### 14. Specific Conditions:

- a. With the Final Map, dedicate the project half of Third Street (SC 960) along the project frontage in accordance with Public Road Standards for a modified Light Collector Road with bike lanes to a width of forty-seven feet (47') from centerline, together with right to construct and maintain slopes and drainage facilities, to the satisfaction of the Department of Public Works.
- b. With the Final Map, dedicate the project half of F Street along the project frontage in accordance with Public Road Standards for a Residential Collector Road to a width of thirty feet (30'), including a twenty-foot (20') radius property line corner rounding at the intersection with Third Street (SC 960), together with right to construct and maintain slopes and drainage facilities, to the satisfaction of the Department of Public Works. The additional portion of roadway extending into the intersection with the onsite private easement road serving the lots, including sidewalks, shall be dedicated and improved per County Public Road Standards.

- c. Contact Route Locations of the Department of Public Works to determine the desired location of the centerline for Third Street (SC 960), which is currently shown on the Circulation Element of the County General Plan as a Collector Road with bike lanes. The following shall be shown on the Final Map:
  - (1) The centerline location as approved by the Department of Public Works. Contact the Route Locations Section (858-874-4204) for this information.
  - (2) The following shall be shown on the Final Map as "nontitle" information:
    - (a) A building line which is sixty-seven feet (67') from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
- d. Because a private road is approved as a condition of this subdivision, the following shall apply:
  - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Department of Public Works.
  - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to the private road, and place a note on the Final Map as to the final title status of said road.
  - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- e. If the private road is a separate lot, it shall have a lot number consecutive with the other lot numbers, and will have a different lot number than other lots.
- f. 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.
- g. Relinquish access rights onto Third Street and Third Street (SC 960) except for the opening at F Street.

- h. The subdivider shall provide documentation quitclaiming any and all parcel access rights for the twenty-foot (20') private road easement along the northwesterly boundary of the subdivision.
- i. 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. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
- j. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, 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 Section 81.506(j)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall 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 or better, 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 Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

15. Specific Conditions:

- a. No lot shall contain a net area of less than 6,000 square feet. [DPLU - Regulatory Planning Division]

- b. No lot shall contain a gross area of less than 6,000 square feet. [DPLU - Regulatory Planning Division]
- c. In order to comply with the San Diego County Zoning Ordinance the structure on site shall be removed.

(Miscellaneous)

16. Specific Pathway Conditions: [DPR]

- a. On the final map, designate a pathway ten (10) feet wide within the road right of way of Third Street as indicated on Tentative Map 5537 dated June 25, 2007 on file with the Department of Planning and Land Use.

17. Specific Hazard Conditions [DPLU]:

- a. Prior to recordation of the Final Map, approval of the grading plan and issuance of a grading permit, the Subdivider shall provide evidence to the satisfaction of the Director of Planning and Land Use that the structure located on-site as shown on the approved Tentative Map 5537 dated June 25, 2007, has been removed or demolished.
- b. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure(s).
- c. Prior to any demolition of the structures, the Subdivider shall obtain a Demolition Permit from DPLU Building Division. Prior to issuance of the Demolition Permit, the subdivider shall comply with conditions 11. d through e to determine the presence or absence of Lead Based Paints and or Asbestos.
- d. Prior to recordation of the Final Map, approval of the grading plan and issuance of a grading permit and prior to commencement of demolition of the structure located on-site as shown on the approved Tentative Map dated June 25, 2007, the Subdivider shall submit evidence to the satisfaction of the Director of Planning and Land Use, that a survey was performed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located on the northwest portion of the site. The following conditions only apply if lead containing materials are found present:

- (1) All lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
  - (2) All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.
  - (3) To the satisfaction of the Director of Planning and Land Use, the permittee shall submit a letter or report, which certifies that all lead containing materials have been remediated pursuant to code sections referenced above.
- e. Prior to recordation of the Final Map, approval of the grading plan and issuance of a grading permit and prior to commencement of demolition of the structure located on-site as shown on the approved Tentative Map dated June 25, 2007, the subdivider shall submit evidence to the satisfaction of the Director of Planning and Land Use, that a facility survey has been performed to determine the presence or absence of Asbestos Containing Materials (ACMs). Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures that will be taken to remediate the hazard. The following conditions only apply if asbestos containing materials are present:
- (1) Asbestos containing materials shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.
  - (2) To the satisfaction of the Director of Planning and Land Use, the Subdivider shall submit a letter or report, which certifies that all

Asbestos Containing Materials have been remediated pursuant to code sections referenced above.

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

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on \_\_\_\_\_

Rich Grunow, Planning Manager  
Project Planning Division

RG:MS: