



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

MITIGATED NEGATIVE DECLARATION

Project Name: Kvaas Minor Subdivision (4 Lots and a Remainder); Tentative Parcel Map

Project Number(s): TPM 20747, ER 03-14-036

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 Biology, Stormwater, Drainage, Cultural Resources, Groundwater and Fire Protection
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. BIOLOGY

1. Prior to issuance of any permit and prior to recordation of the parcel map the applicant shall grant by separate document to the County of San Diego an open space easement as shown on the Open Space Easement Exhibit dated February 2, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 03-14-036. 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.

The sole exception(s) to this prohibition is:

- a. 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. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use or the Director of Public Works.
- b. 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.
 - c. Passive recreation limited to areas dedicated as non-motorized recreational trail easement along the eastern and northern property boundary.
 - d. Construction, maintenance and clearing of vegetation associated with the construction of the private easement road (Rainbird Road) and driveways associated with Tentative Parcel Map 20747. The encroachment shall be in substantial conformance with the Preliminary Grading Plan associated with Tentative Parcel Map 20747.
2. Prior to issuance of any permit and prior to recordation of the parcel map the applicant shall grant by separate document to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Easement Exhibit dated February 2, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 03-14-036. 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:
- a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet of an open space easement to the south and within 180 feet of an open space easement to the north, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification

requirements so that they will not be required within any portion of the biological open space easement.

- b. Decking, fences, and similar facilities.
 - c. 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.
3. Prior to issuance of any permit and prior to recordation of the parcel map, the applicant shall provide the Director of Planning and Land Use 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. If a permit is required, provide evidence satisfactory to the Director of Planning and Land Use that impacts to state or federal jurisdictional wetlands have been mitigated to the satisfaction of the California Regional Water Quality Control Board and/or Army Corps of Engineers at a minimum of 1:1 for a total of 0.03 acres.
 4. Prior to issuance of any permit and prior to recordation of the parcel map, the applicant shall provide the Director of Planning 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. If a permit is required, provide evidence satisfactory to the Director of Planning and Land Use that impacts to state jurisdictional wetlands have been mitigated to the satisfaction of the California Department of Fish and Game at a minimum of 1:1 for a total of 0.03 acres.
 5. Prior to the issuance of any building, grading, or construction permit, or approval of any grading, improvement, or building plans, 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 of all lots as shown on the Open Space Signage Exhibit dated February 2, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 03-14-036 have been installed.

- a. 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: 03-14-036"

6. Prior to the approval of the grading, improvement, 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 to the south and within 180 feet of an open space easement to the north. The temporary fencing condition shall be released on a parcel-by- parcel basis.
7. The building plans shall show Open Space Signs along the open space boundary as indicated on the Open Space Signage Exhibit dated February 2, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 03-14-036. The Open Space Signage condition shall be released on a parcel-by-parcel basis.
 - a. 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: 03-14-036”

8. Prior to the approval of any grading, improvement, or building plans and issuance of any permit, the following “Specific Environmental Notes” have been placed on any of the grading, improvement plans and or building plans:
 - a. “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 to the south and within 180 feet of an open space easement to the north. The temporary fencing shall be removed after the conclusion of such activity.”
 - b. “Restrict all brushing, clearing and/or grading such that none will be allowed on the site during the migratory bird breeding season. This is defined as occurring between February 15 and August 31. 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 nesting birds are present in the vicinity of the brushing, clearing or grading.”
9. Prior to obtaining any building, grading, construction or any other 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.
10. Prior to obtaining any building, grading, construction or any other 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.

C. HAZARDS

1. The subdivider shall install a minimum water tank of 10,000 gallons for structures up to 1,500 square feet in size and a 15,000 gallon tank for structures over 1,500 square feet in order to serve this minor subdivision in accordance with the standards of the San Diego Rural Fire Protection District.
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.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY:

1. THE PARCEL MAP SHALL SHOW AN ACCURATE AND DETAILED VICINITY MAP.
2. ACCESS
 - 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) and/or (b), unless proof is furnished that a lesser width is applicable under Section 81.703(l) and/or (m) 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 offsite access to all proposed parcels.
3. PRIVATE ROAD EASEMENTS
 - a. Prior to recording the Parcel Map, a registered civil engineer or a licensed land surveyor shall provide a signed statement that: "The private easement road (Rainbird Road), from approximately 0.28 miles north of Mykrantz Truck Trail northerly to the publicly maintained portion of Rainbird Road, has a minimum improved width of twenty-four feet (24') asphalt concrete and meets the Design Standards of Section 3.1(B) of the County Standards for Private Roads (approved April 1982) for seven-hundred fifty (750)

or less trips and is constructed within the easement for the benefit of the land division." The engineer shall further certify that: "The road meets all other Sections of the County Standards for Private Streets including Section 3.8."

4. ROAD DEDICATIONS

- a. Cause to be granted an Irrevocable Offer of Dedication for real property for public highway required to complete a thirty-foot (30') wide, one-half right-of-way width on each side of the ultimate centerline [minimum centerline radius seven hundred feet (700')], plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty-foot (30') limit for that portion within the land division for Circulation Element Route SC 964, including appropriate radius property line corner roundings (or appropriate right-of-way taper transition) at the road intersection with San Vicente Road (SA 310).
- b. Grant an Irrevocable Offer of Dedication for real property for public highway required to complete a thirty-foot (30') wide, one-half right-of-way width on each side of the ultimate centerline [minimum centerline radius seven hundred feet (700')], plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty-foot (30') limit for that portion within the land division for San Vicente Road (SA 310).

5. CIRCULATION ELEMENT ROADS

- a. Prior to preparation of the Parcel Map, the engineer or surveyor preparing the map shall contact the Route Locations Section, Department of Public Works (858) 874-4204, to determine the desired location of the centerline for Circulation Element Route SC 964, which is shown on the Circulation Element of the County General Plan as a Light Collector Road. The following shall be shown on the Parcel Map:
 - (1) The centerline location as approved by the County of San Diego, Department of Public Works. Contact the Route Locations Section for this location.
 - (2) The width of the right-of-way which is thirty feet (30') from the centerline and identified by a line drawn at the

appropriate location and labeled, "Limit of Proposed Street Widening."

- (3) A building line which is sixty feet (60') from the centerline of the road and identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
- (4) Show the ultimate drainage and slope limits on the Parcel Map. A profile and cross-section sufficient to verify these limits shall be submitted to the Route Locations Section of the County of San Diego, Department of Public Works, for review and approval.

b. Prior to preparation of the Parcel Map, the engineer or surveyor preparing the map shall contact the Route Locations Section, Department of Public Works (858) 874-4204, to determine the desired location of the centerline for San Vicente Road (SA 310), which is shown on the Circulation Element of the County General Plan as a Major Road. The following shall be shown on the Parcel Map:

- (1) The centerline location as approved by the County of San Diego, Department of Public Works. Contact the Route Locations Section for this location.
- (2) The width of the right-of-way which is forty-nine feet (49') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening."
- (3) A building line which is seventy-nine feet (79') from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
- (4) Show the ultimate drainage and slope limits on the Parcel Map. A profile and cross-section sufficient to verify these limits shall be submitted to the Route Locations Section of the County of San Diego, Department of Public Works, for review and approval.

6. TRAIL DEDICATIONS

- a. Dedicate a 10 foot (10') wide Non-Motorized Recreational Trail Easement to the County of San Diego along and within the dedicated right of way or Irrevocable Offer of Dedication for Rainbird Road beyond the existing edge of pavement starting at the northwest corner of Parcel 1 to approximately 100 feet east of the southwest of corner of Parcel 3.
- b. Dedicate a 10 foot (10') wide Non-Motorized Recreational Trail Easement to the County of San Diego from approximately 100 feet east of the southwest of corner of Parcel 3 and continuing east along and adjacent to the southern boundary of Parcel 3 and the Remainder, then north along and adjacent to the northern boundaries of the Remainder Parcel, Parcel 4, Parcel 3 and Parcel 1 intersecting and connecting with the section of the trail easement that started at the northwest corner of Parcel 1 adjacent to Rainbird Road along the western boundary of Parcel 1.

7. SPECIAL DISTRICTS/ROAD MAINTENANCE/COVENANTS/
DEVELOPMENT IMPACT FEES

- 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. The subdivider shall cover the cost of processing by paying a minimum deposit at the Land Development Counter Services.
- b. The subdivider shall provide for maintenance of the onsite and offsite private roads that serve the project through a private road maintenance agreement.

8. FACILITY/UTILITY ARRANGEMENTS

- 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 AT&T/SBC.
- 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.

- c. Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Parcel Map. [DPLU]

9. FLOODING/DRAINAGE

- a. Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject To Inundation By The 100-Year Flood" on the Parcel Map.

- (1) 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. THE FOLLOWING IMPROVEMENTS MAY BE COMPLETED PRIOR TO RECORDING OF A PARCEL MAP OR THEY MUST BE LISTED ON THE PARCEL MAP AND THE SUBDIVIDER SHALL EXECUTE A "COVENANT OF IMPROVEMENT REQUIREMENTS" WHICH SHALL LIST THE CONDITIONS THAT REMAIN TO BE COMPLETED. THE COVENANT SHALL BE RECORDED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO RECORDING THE PARCEL MAP. THE COVENANT SHALL BE NOTED ON THE PARCEL MAP.

(IMPROVEMENT PLANS AND COST ESTIMATES ARE NOT DEFERRABLE)
THE COVENANT OF IMPROVEMENT REQUIREMENTS SHALL NOTE THE ESTIMATE OF COST TO INSTALL AND/OR CONSTRUCT ANY DEFERRED IMPROVEMENTS. THE ESTIMATE OF COST SHALL BE BASED UPON

IMPROVEMENT PLANS. THE PLANS SHALL INCLUDE A SIGNED STATEMENT BY THE PRIVATE ENGINEER-OF-WORK STATING THAT THE PLANS ARE SUFFICIENT FOR THE PURPOSE OF PROVIDING THE REQUIRED ESTIMATE OF THE COST FOR THE PRIVATE EASEMENT ROADS AND PRIVATE FACILITIES. THE ESTIMATE SHALL HAVE THE ENGINEER'S SIGNATURE AND STAMP ON THE FRONT PAGE ALONG WITH A STATEMENT THAT IT IS THE ENGINEER'S ESTIMATE OF THE APPROXIMATE COST AS OF THE DATE THE ESTIMATE WAS PREPARED FOR THE PRIVATE ROAD AND FACILITIES REQUIRED BY THE FINAL NOTICE OF APPROVAL AND THE SAN DIEGO COUNTY STANDARDS FOR PRIVATE STREETS. SAID COVENANT SHALL BE TITLED "COVENANT OF IMPROVEMENT REQUIREMENT, A BUILDING PERMIT PROHIBITION". IF THE COVENANT HAS BEEN RECORDED, NO BUILDING PERMIT, AND NO FURTHER GRANT OF APPROVAL FOR DEVELOPMENT MAY BE ISSUED UNTIL THE SUBDIVIDER PRESENTS A COPY OF THE RELEASE OF IMPROVEMENT REQUIREMENTS RECORDED BY THE DEPARTMENT OF PUBLIC WORKS, STATING THAT ALL OF THE REQUIRED IMPROVEMENTS LISTED IN THE COVENANT OF IMPROVEMENT REQUIREMENTS AND NOTED ON THE PARCEL MAP HAVE BEEN COMPLIED WITH, EXCEPT A GRADING OR CONSTRUCTION PERMIT AND/OR A PERMIT TO INSTALL UTILITIES WITHIN THE PRIVATE EASEMENT, MAY BE ISSUED. (NOTE: FOR WATER STORAGE FACILITIES AND/OR FUELBREAKS, A RELEASE OF IMPROVEMENT REQUIREMENTS IS ONLY REQUIRED TO STATE THAT THE IMPROVEMENTS HAVE BEEN COMPLIED WITH FOR THE PARTICULAR PARCEL FOR WHICH A BUILDING PERMIT IS BEING REQUESTED.) [DPW] [DPLU]

1. PRIVATE ROAD IMPROVEMENTS

- 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 private easement road (Rainbird Road), from approximately one hundred feet (100') easterly of the southwesterly corner of Parcel 3 westerly and thence northerly to a point approximately 0.28 miles northerly of Mykrantz Truck Trail, 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 Roads for one-hundred one (101) to seven-hundred fifty (750) trips

shall apply, to the satisfaction of the San Diego Rural Fire Protection District and the Department of Public Works. [The construction of the road onsite shall be within the Irrevocable Offers of Dedication for Circulation Element Routes SA 310 and SC 924.]

- c. 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 Group of the County of San Diego, Department of Public Works. All improvement plans shall be designed in accordance with County Standards for Private Roads, to the satisfaction of the Director of Public Works.
- d. 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.
- e. A street name sign, with a County approved street name, shall be installed and located at the intersection of Rainbird Road and Baretta Star Ranch Road per San Diego County Design Standards DS-13.
- f. A registered civil engineer or a licensed land surveyor shall provide a signed statement that: "The private easement road (Rainbird Road), including all slopes, from approximately one hundred feet (100') easterly of the southwesterly corner of Parcel 3 westerly and thence northerly to a point approximately 0.28 miles northerly of Mykrantz Truck Trail, is 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."
- g. The structural section for the private roads shall be per Section 3.2 of the San Diego County Standards for Private Roads.
- h. 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.

2. TRAIL IMPROVEMENTS [DPW, DPR]

- a. The initial 500 feet of the trail easement starting at the northwest corner of Parcel 1 to approximately 100 feet east of the southwest corner of Parcel 3 shall be improved to a minimum of six feet (6') wide trail tread width with drainage structures as necessary. The balance of the trail easement shall be improved to a tread width of ten feet (10') to approximately 100 feet east of the southwest of the corner of Parcel 3.

Trail easement dimensions and location shall be shown on improvement and grading plans and shall be in conformance with and constructed and improved as part of the approved grading plan to Community Trails Master Plan Trails and Pathways Design and Construction Guidelines and to the satisfaction of the County of San Diego, Director of Public Works and Director of Parks and Recreation.

Above ground utilities are not permitted within the trail easement. Surface water must be diverted from the trail surface before it builds-up to an erosive force. Erosion shall be prevented by proper grading of the trail. Optimum surface drainage slope is 2% to 3%. If needed, drainage control devices must be installed. Such devices may include brow ditches, culverts, rock drains, or similar items. Placement of culverts or drainage ditches within the trail shall be avoided. Where culverts or drainage ditches are placed within or adjacent to the trail, these devices shall be below grade and covered with structural materials that permit safe passage by trail users. Points where the trail exits the subdivision shall be coordinated with existing or planned trail locations on adjacent property. The trail system shall be continuous throughout the subdivision.

C. OTHER REQUIREMENTS

1. The following note shall appear on the Parcel Map:

All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.

2. At the time of recordation of the Parcel Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
3. Prior to the approval of the Parcel Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Parcel Map report from a qualified title insurance company.
4. Zoning regulations require that each parcel shall contain a minimum net area of 4 acres. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
5. The subject property is in the (18) Multiple Rural Use Designation of the Ramona Community Plan and each parcel shall contain a minimum gross area of 4 acres. If, as a result of survey calculations or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the required minimum, it becomes the responsibility of the subdivider to meet area requirements by lot redesign. The subdivider shall comply with the area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
6. The subject property proposes to use groundwater as the potable water source for this project. Pursuant to the County's Groundwater Ordinance, No. 7994 (N.S.), each parcel shall contain a minimum gross area of 5 acres. The subdivider shall comply with the area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.
7. The following note shall appear on the Parcel Map:

- a. This subdivision includes a designated remainder parcel, which is not being created for purposes of sale, lease or financing. Prior to sale, lease or financing of the designated remainder parcel, a Certificate of Compliance or Conditional Certificate of Compliance must be obtained from the Department of Planning and Land Use and must be recorded. Additional improvements, exactions or other requirements may be imposed as a condition of approval of such a Conditional Certificate of Compliance.”
8. The Basis of Bearings for the Parcel 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 (Parcel) or (Subdivision) Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
9. Prior to January 1, 2000, a survey for any Parcel 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 County of San Diego, Director of Public Works (Refer to San Diego County Subdivision Ordinance Section 81.811 and 81.506(j)).

After December 31, 1999, a survey for any Parcel 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.

10. 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. 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 5 acres 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.

[NOTE: Per SUSMP: The Treatment Control BMPs have been conceptually sized and located; an addendum shall be provided as part of the grading and improvement permit applications. The SWMP addendum will include engineered treatment BMPs and a refined maintenance plan. All treatment BMPs shall be incorporated into the final design plans.]

11. Low Impact Development (LID) requirements apply to all priority projects, starting March 24, 2008. These requirements are found on page 19 (Section D.1.d. (4) a & b) of the Municipal Storm water Permit: <http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>

The draft LID Handbook is a great source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. Access the Handbook at the following DPLU web address: http://www.sdcounty.ca.gov/dplu/LID_PR.html

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 the most useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. A LID presentation is to be posted on the Project Clean Water Website. For more information contact Christine Sloan, DPW-Watershed Protection Division, work: [\[Christine.Sloan@sdcounty.ca.gov\]](mailto:Christine.Sloan@sdcounty.ca.gov)

12. All plans shall be in conformance with the following:

Sections 811.201 through 811.602 of Ordinance No. 8334 pertaining to Flood Hazards; Sections 88.100 through 88.500 of Ordinance No. 3172

(amendments by Ordinances No. 5147, 5150, 5406, 5521, 5827, 6051, 7141, 7801, 7986) pertaining to Drainage and Watercourses; Sections 87.101 through 87.717 of Ordinance 2925 (amendments by Ordinances No. 3281, through 8691) pertaining to Excavation and Grading.

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

on _____
Richard Grunow, Planning Manager
Project Planning Division