



County of San Diego

ERIC GIBSON
DIRECTOR

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: Potrero Valley Major Subdivision

Project Number(s): 3100 5484 (TM)

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 Stormwater Management, Groundwater, Drainage, Biology, Cultural Resources, 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.
2. Participate in the cost of a traffic signal installation at the intersection of Potrero Valley Road / SR-94 (Campo Road). The amount of the developer's portion of the entire cost of the signal shall be \$840. The Planning and Planning Commission/Board of Supervisors hereby determines that:
 - a. The fee is to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
 - b. The fee will be used to contribute toward the installation of a traffic signal at the intersection of Potrero Valley Road / SR-94 (Campo Road);
 - c. The traffic signal will help mitigate the additional traffic impact on this intersection caused by the residential subdivision;
 - d. This residential subdivision will contribute additional traffic to the intersection of Potrero Valley Road / SR-94 (Campo Road); and
 - e. The fee of \$840 is based on an estimate of the percentage of traffic this project will contribute to this intersection.

B. BIOLOGY

The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

1. 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 Environmental Items" have been indicated on the grading, and or improvement plans:
 - a. "The grading, and or improvement plans, shall indicate permanent fences or walls along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004."
 - 1). "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."
 - b. "The grading, and or improvement plans shall indicate open space signs along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004."
 - 1). "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: 06-19-004"
 - c. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of nesting habitat during the breeding season of raptor and migratory birds. This is defined as occurring between February 1 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 nests are present in the vicinity of the brushing, clearing or grading.” **[DPLU, FEE]**

- d. “Prior to any grading, clearing, or construction activities and, prior to the preconstruction conference, provide evidence to the satisfaction of the Director of Planning and Land Use, that the following “Agency Permits” have been obtained, or evidence that such permits are not required:”
- 1). “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.” **[DPLU, FEE]**
 - 2). “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.” **[DPLU, FEE]**
- e. “Prior to the conclusion of grading activities and Final Grading Release, 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 placed along the biological open space boundary of lots 4-8 as shown on these plans and the Open Space Fencing and Signage Plan dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004.” **[DPLU, FEE]**
1. “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.”
 2. “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: 06-19-004”

2. Prior to approval of grading and/or improvement plans, and prior to approval of the Final Map 5484, the applicant shall grant to the County of San Diego by separate document, an open space easement as shown on Tentative Map and the Open Space Exhibit dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004. 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 exception(s) to this prohibition are:

- 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.
- b. 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.
- c. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose

permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

3. Prior to approval of grading and/or improvement plans, and prior to approval of the Final Map 5484, Grant by separate document to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Map and the Open Space Exhibit dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004. 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]**
 - a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, 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.

C. CULTURAL RESOURCES

1. Prior to the approval of any plans, issuance of any permit, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Items" have been indicated on the grading, and/or improvement plans:
 - a. The grading, and or improvement plans, shall indicate permanent fences or walls along the Sensitive Resource

open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004. 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.

- b. The grading, and or improvement plans shall indicate Sensitive Resource open space signs along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than four (4) 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: 06-19-004"

- c. The grading, and or improvement plans, shall indicate Temporary Orange Construction fencing to protect from inadvertent disturbance of the open space easements that do not allow grading, brushing or clearing. The fencing shall be placed along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated July 31, 2009 on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004.
- d. "Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also 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."

- e. “The County approved Project Archaeologist, the Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.”
- f. “The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements.”
- g. “During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American monitor shall be onsite as determined necessary by the Project Archaeologist. 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 Project Archaeologist.”
- h. “In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist 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. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”
- i. “If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If 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 Project Archaeologist in order to determine proper treatment and disposition of the remains.”

- j. “The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.” [DPLU, FEE]
- k. “Prior to rough grading inspection sign-off for each phase, the Project Archaeologist shall provide evidence that the field grading monitoring activities have been completed. Evidence shall be in the form of a letter to the Director of the Department of Planning and Land Use.” [DPLU, FEE]
- l. “Prior to Final Grading Release for each phase, 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:” [DPLU, FEE X2]
 - 1) “Department of Parks and Recreation Primary and Archaeological Site forms.”
 - 2) “Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation 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, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.”

- 3) "If no cultural resources are discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Archaeologist."
2. Prior to recordation of the final map TM 5484 and prior to approval of any grading or improvement plans or issuance of any grading or construction permits, the subdivider shall implement the following conditions relating to the grading monitoring program to mitigate potential impacts to undiscovered buried archaeological resources on the Project site. The following conditions shall be implemented to the satisfaction of the Director of the Department of Planning and Land Use: **[DPLU, FEE X2]**
 - a. Provide evidence that a County approved archaeologist ("Project Archaeologist") has been contracted to implement a grading monitoring and potential data recovery program that complies with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, to the satisfaction of the Director of Planning and Land Use. Also, provide evidence that a Native American Monitor has been contracted to monitor grading, or evidence that no Native American Monitor was available, in which case the Project Archaeologist shall perform that function.
 - b. The Contract shall include a cost estimate of the required monitoring; this estimate shall be submitted to the Director of Public Works and included in the Bond Cost Estimate for the required Grading.
3. Prior to recordation of the final map TM 5484 and prior to approval of any grading or improvement plans or issuance of any grading or construction permits, the subdivider shall grant to the County of San Diego by separate document, a sensitive resource open space easement over portions of Lots 4-8 as shown on the Open Space Map dated July 31, 2009. This easement (including adequate buffers) is for the protection of archaeological site CA-SD-17917 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. **[DPLU, FEE]**

The sole exceptions to this prohibition are:

- a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.
 - b. Implementation of a site-capping plan approved by the Director of Planning and Land Use.
 - c. 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.
4. Prior to recordation of the final map TM 5484 and prior to approval of any grading or improvement plans or issuance of any grading or construction permits, the applicant shall provide evidence to the satisfaction of the Director of Planning and Land Use that all archaeological materials recovered during the work reported in: "*Cultural Resource Survey for the Potrero Valley Road Tentative Map, Potrero California*," dated May 2008, prepared by Andrew Pigniolo et al. of Laguna Mountain Environmental have 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. **[DPLU, FEE]**
 5. Prior to recordation of the final map TM 5484 and prior to approval of any grading or improvement plans or issuance of any grading or construction permits, the applicant shall prepare and submit to the County of San Diego Historic Site Board (Historic Site Board), an application for Landmark Designation of the Potrero Horse Ranch P-37-027498 and P-37-027500 that is described in the Cultural Resources report prepared by Andrew Pigniolo dated May 2008. The Historic Site Board shall examine the Landmark application and make a recommendation to the Director of Planning and Land

Use (Director). Upon recommendation of the Historic Site Board, the Director shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with Ordinance 9493 (San Diego County Local Register of Historical Resources adopted August 14, 2002). Upon approval for Land marking, the applicant shall complete the following:

- a. Grant to the County of San Diego a Use, Maintenance, and Repair Easement over the Potrero Horse Ranch P-37-027498 and P-37-027500 as shown on the Open Space Map dated July 31, 2009. This easement is for the protection of the historic structures and prohibits demolition or alteration of the buildings. The sole exception to this prohibition is: Repairs, restoration, or rehabilitation of the house in accordance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995)". Any plan for such activities shall be designed by a qualified historical architect and approved by the Director of Planning and Land Use, and implemented by a building contractor with demonstrated experience in the renovation and rehabilitation of historic buildings.

D. HYDROLOGY

1. Construct on-site and any necessary off-site storm drain facilities, and the detention basin on Lot 8. The peak discharge from the site shall remain the same as pre-project conditions through appropriate inlets, pipes and energy dissipator into the Detention Basin. All of the foregoing shall be to the satisfaction of the County of San Diego, Director of Public Works.
2. An 18-inch Reinforcement Concrete Pipe (RCP) shall be installed to replace the existing 18" corrugated metal pipe (CMP) under Potrero Valley Road north of the intersection with the proposed project private road to the satisfaction of the Director of Public Works.

NOTE: DPW supported the request not to upsize the existing culvert and permit the 100-year flood to over-cross Potrero Valley Road at the project frontage.

3. Establish a private maintenance mechanism such as a homeowners association or other private entity, to ensure perpetual maintenance of the private storm drain system and detention basin on Lot 8. This shall be done where deemed necessary by and as acceptable to the Director of Public Works.

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.
2. Specific Conditions:
 - a. Improve or agree to improve and provide security for Potrero Valley Road (SC 680), to Public Circulation Element Rural Light Collector Road Standards along the entire project frontage to a one-half graded width of a minimum of thirty five feet (35') with a minimum of twenty five feet (25') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalks with curb a minimum of twenty five feet (25') from centerline. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement, provided however, that off-site tapers north and south of the project boundary are not required. A minimum 0.30% longitudinal grade is required. All of the foregoing shall be to the satisfaction of the Director of Public Works.

NOTE: DPW supported a request for modification to allow the 100-year flood to continue to over-cross Potrero Valley Road. Also, the taper transitions required as part of widening Potrero Valley Road may occur along the project frontage rather than requiring taper transitions to extend offsite north and south of the project boundary.

- b. Improve or agree to improve and provide security for the proposed on-site private road serving the project from an intersection with Potrero Valley Road that aligns with the existing driveway access on the west, easterly to a terminus cul-de-sac at the accesses to Lots 4 and 5. The private road serving the project shall be improved to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base, with asphalt concrete dike, or PCC curb and gutter at pavement edge if, and where required. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred or less trips shall apply; however, this standard is to be modified to permit the 100-year flood over-cross the on-site private access road. All of the above shall be to the satisfaction of the San Diego Rural Fire Protection District and the Director of Public Works.
- c. Terminate the proposed project private easement road at the access driveways to Lots 4 and 5 with a cul-de-sac graded to a minimum radius of thirty eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike or PCC curb if and where required. All of the above shall be to the satisfaction of the San Diego Rural Fire Protection District and Director of Public Works.
- d. 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.
- e. Provide a registered civil engineer, a registered traffic engineer, or a licensed surveyor signed statement that: "Physically, there is an adequate unobstructed sight distance in both directions along Potrero Valley Road from the proposed project access road, for the prevailing operating speed of traffic on Potrero Valley 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.

- f. 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.

(Drainage/Flood Control)

3. Standard Conditions 13 through 18.
4. Specific Conditions:
 - a. Clearly delineate on the non-title information sheet of the Final Map the 100-year flood line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres.
 - b. Provide on-site and any necessary off-site drainage easements to the satisfaction of the Director of Public Works.
 - c. If it is determined that the project includes Category 2 post-construction BMPs, the applicant will be required to establish a maintenance agreement / mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County maintenance Plan Guidelines to the satisfaction of the Director of Public Works.
 - d. Contact FEMA to determine whether to process a Letter of Map Revision (LOMR) or a Letter of Map Amendment (LOMA) to reflect the difference between the FEMA FIRM plotting and the plotting included on the map based on approved Hydrologic and Hydraulic study prepared by Rick Engineering for this project. A small portion of the property was inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood

elevation. The LOMR or LOMA, if required, must be submitted to FEMA, prior to approval of Record Plans. All of the foregoing shall be to the satisfaction of the Director of Public Works.

NOTE: The post-development flood plain plotting in Hydrologic and Hydraulic study prepared by Rick Engineering appears to closely align with the current conditions plotting and elevations. Based on this close concurrence, it appears that DPW will not require a subsequent CLOMR / LOMR for post-development changes.

FIRE PROTECTION AND WATER SUPPLY

5. Specific Conditions:

At the developer's expense, the subject property must be annexed into CFD 04-1 prior to recordation of map or issuance of any permits.

DEVELOPMENT IMPACT FEES

6. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the development improvements.
- b. Deposit with the County Department of Public Works \$220.00. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

FINAL MAP RECORDATION

(Streets and Dedication)

7. Specific Conditions:

- a. Dedicate the project half of Potrero Valley Road along the project frontage in accordance with Public Road Standards for a Rural Light Collector Road plus bike lanes width of thirty-five feet (35')

together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.

- b. Because private roads and a detention basin are 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 Director of Public Works.
 - 2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to each private road, and place a note on the Final Map as to the final title status of said roads.
 - 3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- c. 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.
- d. Contact the Department of Public Works to determine the desired location of the centerline for Potrero Valley Road (SC 680) which is shown on the Circulation Element of the County General Plan as a Rural Light Collector Road plus a bike lane. The following shall be shown on the Final Map:
 - 1) The centerline location as approved by the Department of Public Works.
- e. Relinquish access rights into Potrero Valley Road except for an opening for the project entrance road. All of the foregoing shall be to the satisfaction of the Director of Public Works.
- f. Prepare the Subdivision Map so that the Basis of Bearings is in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM of 1983 by use of existing Horizontal Control stations with first order to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).

- g. Prepare the Subdivision Map to 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, 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 Sections 81.811 and 81.506(j)).

(Miscellaneous)

- 8. Standard Conditions 25, 26, 27, and 28.

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

on _____

Rosemary Rowan, Planning Manager
Project Planning Division

EG:RR:kj