

RESOLUTION NUMBER R-283352

ADOPTED ON FEBRUARY 1, 1994

WHEREAS, on November 12, 1992, San Diego Interfaith Housing Foundation, a California nonprofit corporation, submitted an application to the Planning Department for a Mission Valley Development Permit; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on February 1, 1994; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 92-0725; NOW, THEREFORE,

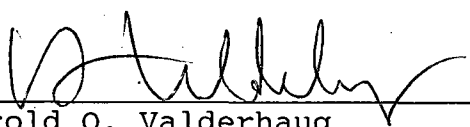
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 92-0725, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the Mission Terrace Apartments project.

BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By

  
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Harold O. Valderhaug  
Chief Deputy City Attorney

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02/25/94  
Or.Dept:Clerk  
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Mitigated  
Negative Declaration

Development and Environmental  
Planning Division

DEP No. 92-0725

236-6460  
SUBJECT:

Mission Terrace Apartments. MISSION VALLEY DEVELOPMENT PERMIT (No. 92-0725) for development of 77 affordable multi-family units with attached garage, recreational open space, and landscaping on a vacant 3.14-acre parcel. The project site is located on the north side of the 10400 block of San Diego Mission Road, between Interstate 15 and Rancho Mission Road, in the Mission Valley Planned District (Portions of Lots 43 and 44, Rancho Mission of San Diego Partition, Map 7132). Applicant: San Diego Interfaith Housing Foundation.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potential adverse project impacts from geologic risks and noise, as well as potential adverse project impacts to paleontological resources, to below a level of significance.

Geology

As a condition of Mission Valley Development Permit No. 92-0725, the applicant shall ensure the surficial stability of existing slopes steeper than 1.5:1 (horizontal to vertical). This shall be accomplished by covering exposed terrace deposits and Stadium Conglomerate in slopes steeper than 1.5:1 with a plastic or wire mesh. The mesh shall be firmly anchored at the top and bottom of the slope. In addition, a 6-foot high chain-link fence shall be placed on top of the retaining wall at the toe of slope. Furthermore, runoff over the top of slope shall be avoided by constructing brow ditches. The Mitigation Monitoring and Reporting Program requires that prior to the issuance of building permits, the Principal Planner of the Planning Department's Environmental Analysis Section (EAS) shall ensure the installation of the mesh on the slope and construction of the fence and brow ditches. Final occupancy permits shall not be issued until these measures have met the satisfaction of the Building Inspection Department and Principal Planner of EAS.

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Noise

As a condition of Mission Valley Development Permit No. 92-0725, the applicant shall provide measures that would reduce exterior noise levels for useable open space to 65 CNEL and interior noise levels for residential units to 45 CNEL based on future traffic volumes of 300,000 Average Daily Trips (ADT) for Interstate 15.

1. Attenuation of exterior noise levels shall be accomplished through construction of a 4- to 5-foot high sound barrier along the western and northern edge of the hilltop recreational open space area as shown in Exhibit 6 of the acoustical report (attached). The required sound barrier shall be constructed using one or more of the following materials: 1) masonry block, 2) stucco on wood frame, 3) 3/4-inch plywood, 4) 1/4-inch glass or 1/2-inch LEXAN, 5) earthen berm, or 6) any combination of these materials or any material rated 3.5 pounds per square foot surface weight or greater. The Mitigation Monitoring and Reporting Program requires that this measure shall be shown on the building plans to the satisfaction of the Principal Planner of EAS and the Building Inspection Department's Acoustical Plan Review Section prior to the issuance of building permits.
2. Attenuation of interior noise levels may be accomplished through upgraded construction materials with mechanical ventilation and special construction techniques. This may include the use of glazing products sound rated as high as STC 45, which generally require a double, double-paned slider (a window inside of a window). Baffling or elimination of attic vents, and resilient channels in exterior walls may also be required. Sound attenuation greater than 30 dBA requires special construction techniques. A final acoustical report and specific noise attenuation measures shall be submitted and approved by the Principal Planner of EAS prior to issuance of building permits.

Paleontological Resources

As a condition of Mission Valley Development Permit No. 92-0725, the applicant shall conduct a full-time paleontological monitoring program during original cutting and earth moving of undisturbed native soils only.

1. Prior to any grading activities, the applicant shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to the Principal Planner of EAS. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology and who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. All persons involved in the paleontological monitoring of this project shall be approved by EAS prior to any preconstruction meeting.
2. The qualified paleontologist shall attend any preconstruction meetings to discuss grading plans with the excavation contractor. The requirement for paleontological monitoring shall be noted on the construction plans.

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3. The paleontologist or paleontological monitor shall be on-site full-time during the original cutting of previously undisturbed sediments of the Stadium Conglomerate and Friars Formation to perform periodic inspections of excavations, and if necessary, to salvage exposed fossils. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the abundance of fossils.
4. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct or temporarily halt grading activities in the area of discovery to allow evaluation and recovery of exposed fossils. At the time of discovery, the paleontologist shall immediately notify EAS staff of such finding. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.
5. All collected fossil remains shall be cleaned, sorted and cataloged following standard professional procedures. The collection should be donated to a scientific institution with a research interest in the materials (such as the San Diego Natural History Museum).
6. The Mitigation Monitoring and Reporting Program requires that a monitoring results report shall be submitted to and approved by the Principal Planner of EAS prior to issuance of building permits. The monitoring results report, with appropriate graphics, shall summarize the results, analysis and conclusions of the paleontological monitoring program, even if negative.

The above mitigation monitoring and reporting program will require additional fees/deposits to be collected prior to the issuance of building permits, certificates of occupancy, and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego:  
Councilmember Stallings, District 6  
Planning Department  
Engineering and Development Department  
Building Inspection Department  
Library Department  
Caltrans, District 11  
San Diego City Schools  
Sierra Club  
Citizens Coordinate for Century III  
San Diego Natural History Museum  
Verna Quinn, Community Resources Panel  
Mission Valley Unified Planning Committee  
Mission Valley Community Council  
Nathaniel Cohen  
Robert Soklow  
Wendy Whitmore  
San Diego Interfaith Housing Foundation, Applicant  
Sampo Properties Partnership, Owner

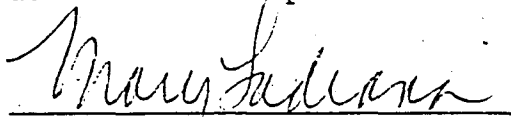
VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

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- ( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.

  
Mary Ladiana, Senior Planner  
City Planning Department

August 03, 1993  
Date of Draft Report

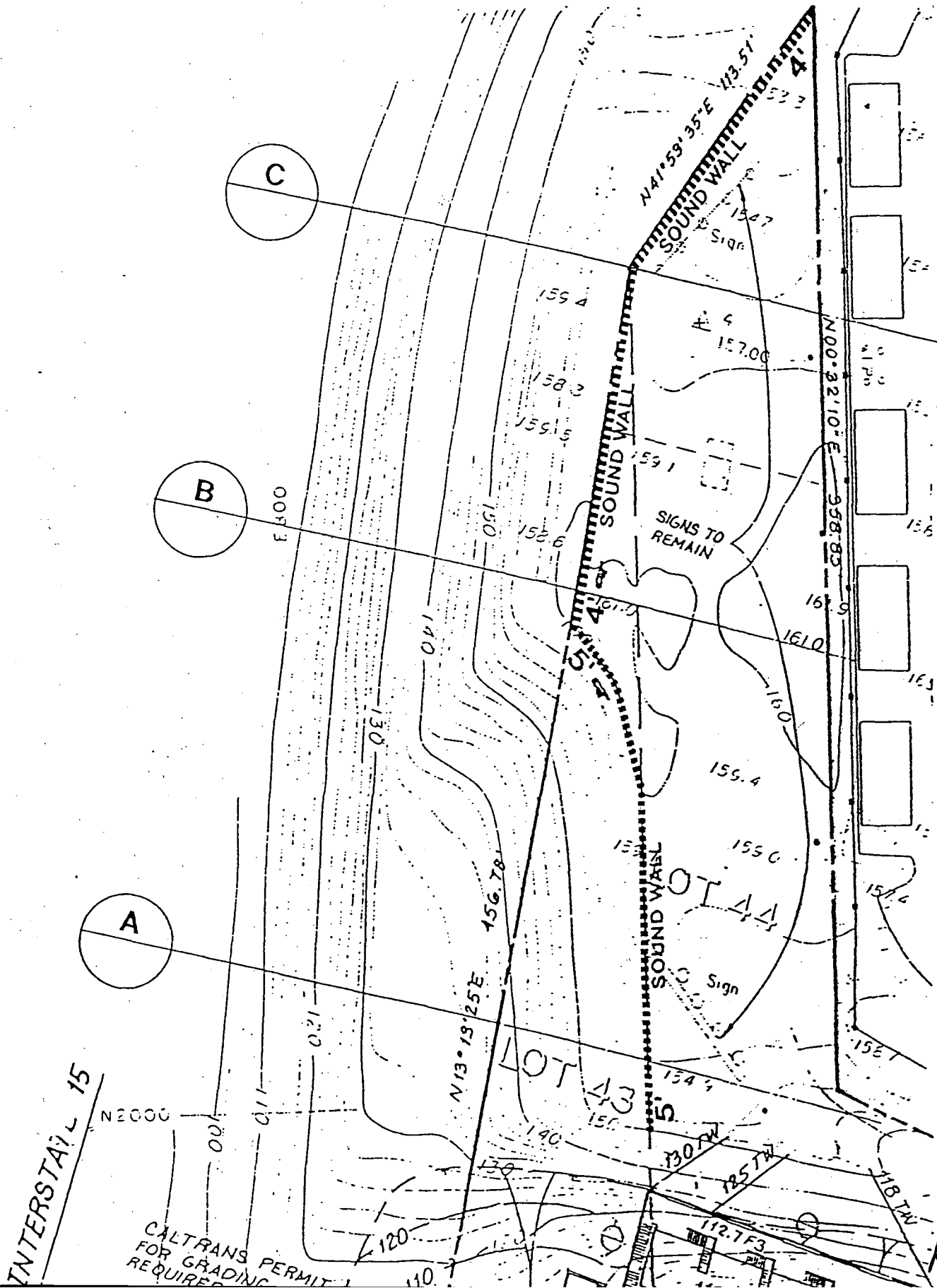
September 1, 1993  
Date of Final Report

Analyst: Cárdenas.

Attachment: Sound Barrier Locations, Heights, and Calculation Crosssections

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# EXHIBIT 6 SOUND BARRIER LOCATIONS, HEIGHTS, AND CALCULATION CROSECTIONS



MITIGATION MONITORING AND REPORTING PROGRAM

MISSION TERRACE APARTMENTS

DEP No. 92-0725

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. All mitigation measures contained in the Mitigated Negative Declaration (DEP No. 92-0725) shall be made conditions of MISSION VALLEY DEVELOPMENT PERMIT No. 92-0725 as may be further described below and shall be shown on the building plans.

The following mitigation measures are required to reduce potential adverse project impacts from geologic risks and noise, as well as potential adverse project impacts to paleontological resources to below a level of significance.

Geology

As a condition of Mission Valley Development Permit No. 92-0725, the applicant shall ensure the surficial stability of existing slopes steeper than 1.5:1 (horizontal to vertical). This shall be accomplished by covering exposed terrace deposits and Stadium Conglomerate in slopes steeper than 1.5:1 with a plastic or wire mesh. The mesh shall be firmly anchored at the top and bottom of the slope. In addition, a 6-foot high chain-link fence shall be placed on top of the retaining wall at the toe of the slope. Furthermore, runoff over the top of slope shall be avoided by constructing brow ditches. The Mitigation Monitoring and Reporting program requires that prior to the issuance of building permits, the Principal Planner of the Planning Department's Environmental Analysis Section (EAS) shall ensure the installation of the mesh on the slope and construction of the fence and brow ditches. Final occupancy permits shall not be issued until these measures have met the satisfaction of the Building Inspection Department and Principal Planner of EAS.

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