

RESOLUTION NUMBER R- 286615

ADOPTED ON NOV 21 1995

WHEREAS, on April 11, 1995, Pardee Construction Company submitted an application to the Development Services Department for a community plan amendment; and

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

WHEREAS, the issue was heard by the City Council on November 21, 1995; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 35-0373; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 35-0373, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, 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 said 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 an amendment to the Sabre Springs Community Plan.

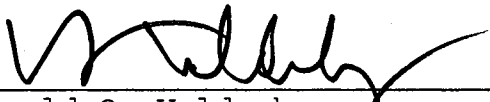
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the

environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated herein 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



Harold O. Valderhaug
Chief Deputy City Attorney

HOV:ps
10/27/95
Or.Dept:Plan.
Case No.35-0373
R-96-490
Form=r.nd/mndgen



Mitigated Negative Declaration

DEP No. 350373

SUBJECT: Sabre Springs Plan Amendment: A COMMUNITY PLAN AMENDMENT and REZONE (DEP NO. 350373) to allow land use and density changes on 11 residential, industrial, institutional and commercial parcels of land totaling 74.3 acres. The current 5,290 dwelling units allowed by the community plan would not change under the proposed plan amendment. The 11 affected parcels are located on the east and west sides of Sabre Springs Parkway and on the north and south sides of Poway Road (Portions of the South West Quarter of Section 16, and a portion of the north half of Section 21, Township 14 South, Range 2 West, S.B.B.M.), Sabre Springs Community Plan. Applicant: Pardee Construction Company

- 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 in the area of noise. 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:

An acoustical study will be required for any residential development associated with Parcels 2, 4, 9, 15, 16, 18 and 26 because of their proximity to Sabre Springs Parkway and Poway Road. The City's General Plan Standards for noise limits exterior noise levels to no more than 65 decibels (dB(A)), Community Noise Equivalent Level (CNEL), and 45 dB(A), CNEL for interior noise. The acoustical study must specify the existing decibel level and proposed mitigation measures. A copy of the acoustical study must be submitted to the Environmental Analysis Section as part of the environmental review accompanying any proposed tentative maps or development permits. As

Copies of the draft Mitigated Negative Declaration DEP NO. 350373, 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.


Jean Cameron, Senior Planner
Development Services Department

September 12, 1995
Date of Draft Report
October 3, 1995
Date of Final Report

Analyst: Teasley

CITY OF POWAY



DON HIGGINSON, Mayor
 SUSAN CALLERY, Deputy Mayor
 BOB EMERY, Councilmember
 MICKEY CAPAGNA, Councilmember
 BILLY WENFORD, Councilmember

October 2, 1995

Mr. Bernie Turgeon
 City of San Diego
 Planning Department
 202 C Street, MS 4A
 San Diego, CA 92101

Subject: Proposed Negative Declaration for the Sabre Springs Community Plan June 1995 Amendment

Dear Mr. Turgeon,

The City of Poway Planning Services Department has received and reviewed the proposed Negative Declaration for the Sabre Springs Community Plan Amendment and submits the following comments:

- A change proposed under the June 1995 Sabre Springs Community Plan Amendment would redesignate the land use designation for the City of Poway's wastewater treatment facility from Institutional to Open Space. The proposed Negative Declaration fails to discuss the potential short and long term impacts, alternatives, consistency with the Sabre Springs Plan, potential impacts associated sewer and storm water drainage, and the relationship to adjoining land uses associated with the change in land use.
- The Negative Declaration fails to discuss the potential impacts or recommend mitigation measures to prevent potential significant increases in the residential population that could over burden proposed or existing roadways/intersections and other public facilities in association with the removal of the "Residentially Restricted" clause on the commercially designated parcels 4, 15, & 16.
- Development of Phase 5 is tied to two regional transportation improvements, State Route 125 and 56. These improvements served as mitigation measures for the transportation impacts generated by the entire project as well as for the remaining 1,650 dwelling units proposed under Phase 5. Permitting one component of this proposed balanced (residential/commercial/industrial) phased development to proceed ahead of schedule would be premature and inconsistent with the mitigation measures adopted with the certification of the environmental impact report prepared for the Sabre Springs Community Plan and the tract map/community plan conditions of approval.

City Hall Located at 13925 Civic Center Drive
 Mailing Address: P.O. Box 789, Poway, California 92074-0789 • (619) 745-6600, 695-1400

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1. The Sabre Springs Community Plan is a policy document that does not restrict the development rights of the underlying zone. The parcel has an Agricultural Zone (A-1-10) designation that will remain the same when the plan designation changes from Institutional to Open Space. The change in land use designations will not result in impacts due to sewer and storm water drainage since no development is proposed for the site. Drainage patterns that currently exist on the land, including those for the sewage treatment plant, will remain unchanged. The change to an Open Space designation will bring the parcel into compliance with the surrounding parcels which are also designated as Open Space. Since none of the above impacts are considered significant, no EIR is required. Therefore, alternatives are not required.
2. The current Community Plan allows for a maximum of 5,290 dwelling units. The changes in density allocations, and the removal of residential restrictions on Parcels 4, 15 and 16, will not increase the number of dwelling units, but reallocate where those units can be located. No increase in the total number of dwelling units has been requested as a part of the plan amendment (refer to the proposed plan amendment, Table 1, total dwelling units).
3. Under Phase 5, the remaining 1,100 units (not 1,650) allowed under the community plan can be built in conjunction with the completion of State Routes 56 and 125. In the conclusions section of the Environmental Impact Report (Dep. No. 81-05-43) for the original Sabre Springs Community Plan, the relation between Phase 5 development and the completions of State Routes 56 and 125 is mentioned. However, the completion of State Routes 56 and 125 are not a part of the mitigation measures for traffic impacts. The EIR also does not state that the roadway improvements must be completed prior to, or in conjunction with the housing development. The Engineering Department has concluded that a net reduction in average daily trips (ADT) would result from the proposed plan amendment. As well, no traffic impacts would result in allowing Phase 5 to be divided into two phases, with housing development allocations divided between the two phases.

Pardee Construction
Company

110 West C Street, Suite 2700
San Diego, California 92101
Tel (619) 535-7740
FAX (619) 231-1785



1995 OCT -2 PM 3:03

Michael D. Madigan
Senior Vice President
Development Coordination

October 2, 1995

HAND DELIVERED

Mr. Kenneth Teasley
Development Services Department
CITY OF SAN DIEGO
City Operations Building
1222 First Avenue, #501
San Diego, CA 92101-4230

SUBJECT: Sabre Springs Community Plan Amendment -
Mitigated Negative Declaration

Dear Mr. Teasley:

As the applicant for the project, Pardee Construction Company would like to correct several points that are described in the Mitigated Negative Declaration for the Community Plan Amendment. These corrections are described below:

Initial study (page 1)

The discussion of Parcel 2 in the second paragraph should indicate that the change in the residential land use designation would be from medium high (30-45 dwelling units per acre) to medium (15-30 dwelling units per acre).

Initial study (page 3)

The description of Parcel 41 in the first paragraph should indicate that the existing zoning is R1-5000/MHP/PRD, and the proposed zoning is R1-5000/PRD.

Initial study (page 5)

The discussion of public facilities in the last paragraph is for Parcel 34, not parcel 41 as indicated. In addition, the history of the sewage treatment plant is incorrect.

1. The proposed Community Plan Amendment, Page 3, Paragraph a, indicates that the change would be from Medium-High to Low-Medium, as stated in the environmental document.
2. The change is reflected in the text of Initial Study.
3. The parcel number has been changed 34. Text about the history of the sewage treatment plant was obtained from the City of Poway which owns the facility.

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Sabre Springs

Sabre Springs
Planning Group
Sabre Springs
Landscape Maintenance District
Advisory Group

September 29, 1995

Mr. Art B. Hix, Principal Planner
City of San Diego Development Services Department
Development and Environmental Planning Division
1222 First Avenue, Mail Station 501
San Diego, CA 92101

Dear Mr. Hix:

The Sabre Springs Planning Group has reviewed the Mitigated Negative Declaration for the Sabre Springs Community Plan Amendment. I would like to take this opportunity to offer comments on the document on behalf of the planning group.

We suggest that the section on page 5, under "Public Facilities," be changed to read (changes to the text are in italics):

"Area 34 is developed with a decommissioned sewage treatment facility that is owned by the City of Poway. The facility was built in the late 1950s, but has not been in use since 1972. The facility was originally constructed by the Pomerado County Water District to treat sewage. Despite the construction of the North City Water Reclamation Plant, the City of Poway, has indicated that the potential exists for this facility to be needed in the future, and that the current designation would allow for any necessary upgrading or expansion, whereas, an Open Space designation would not. Additionally, the designation of "Open Space" is indicative of a more pristine natural setting rather than a parcel developed with a wastewater treatment facility."

We appreciate the opportunity to comment on this document. Thank you for your consideration.

Sincerely,

Gary Hamels
Gary Hamels
Chair

110 West C Street, Suite 2200, San Diego, California 92101
(619) 231-9744

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1.

1. Changes are reflected in the text of the Initial Study.

City of San Diego
Development Services Department
DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
DEP No. 350373

SUBJECT: Sabre Springs Plan Amendment: A COMMUNITY PLAN AMENDMENT and REZONE (DEP NO. 350373) to allow land use and density changes on 11 residential, industrial, institutional and commercial parcels of land totaling 74.3 acres. The current 5,290 dwelling units allowed by the community plan would not change under the proposed plan amendment. The 11 affected parcels are located on the east and west sides of Sabre Springs Parkway and on the north and south sides of Poway Road (Portions of the South West Quarter of Section 16, and portions of the north half of Section 21, Township 14 South, Range 2 West, S.B.B.M.), Sabre Springs Community Plan.
Applicant: Pardee Construction Company

I. PURPOSE AND MAIN FEATURES:

The Sabre Springs Community Plan Amendment would amend the community plan land use designations and densities on 11 parcels throughout the planning area. The proposed changes would affect Parcel 2 by changing the residential density from medium high which allows 30-45 dwelling units per acre (du/ac), to low medium which allows 10-15 du/ac. Parcel 9 would change from an Industrial Park designation to residential use with a medium density range of 10-30 du/ac. Parcels 4, 15 and 16 would remain commercially designated but without a restriction on residential development. Parcels 17 and 18 would switch land use designations with Parcel 17 changing from Institutional to medium density residential and Parcel 18 being designated for Institutional uses. Parcel 26 which is designated as neighborhood commercial would decrease from 4 acres to 1 acre, while Parcel 27 which is designated as commercial office, would increase from 2 acres to 5 acres. Parcel 34 which is developed with a wastewater treatment facility would have the land use designation changed from Institutional to Open Space. Parcel 41 would change from a Mobile Home Park designation to low density residential allowing 10-15 du/ac. A summary of the above changes with the associated rezones is included in Attachment 1.

The proposed plan amendment also includes two revisions to the community plan phasing element for commercial and residential development. The first would allow 9.5 acres of commercial land allocated for development in Phase 5 to be developed in the current Phase 4. Because some commercially-designated land is being developed in mixed-use (residential and commercial), and other commercially designated land is used and/or approved for two park and ride sites, the remaining commercial acreage in Sabre Springs is less

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commercial zone but would retain only 1 acre of land, while giving up 3 acres of land to Parcel 27. Parcel 27 would remain a commercial office zone but would increase from 2 acres to 5 acres. Parcel 34 contains 7 acres and would change from an Institutional designation to an Open Space designation while retaining the underlying A-1-10 zoning. Parcel 41 contains 16 acres and would be changed from an R1-5000/Mobile Home Park (MHP)/PRD, to a single family R1-5000/PRD.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Background

Environmental issues outlined in the original 1982 Sabre Springs Community Plan were addressed in Environmental Impact Report No. 81-05-43. The EIR identified several areas of potential impact. They included hydrology/water quality, air quality, cultural resources, paleontology, biology and geology. As subsequent development projects were approved, additional environmental documents addressed issues specific to each area. The issues included in this Mitigated Negative Declaration address only those outstanding issues associated with each of the various parcels. The proposed changes to the community plan would not represent a significant change from the original EIR and no additional impacts would result from the plan changes.

Noise

Because several of the parcels designated for residential development are adjacent to Sabre Springs Parkway and Poway Road, the potential exists for noise impacts due to vehicular traffic. The City's General Plan Standards for residential development limit exterior noise levels to 65 decibels (dB[A]), Community Noise Equivalent Level (CNEL), and interior noise levels to 45 dB(A), CNEL. An acoustical study was prepared in August, 1995, by RECON (Regional Environmental Consultants) to determine what parcels would be affected by vehicular noise. The study concluded that the potential for noise impacts does exist, but can be mitigated through such measures as setbacks, construction of berms or walls, and adequate building design and placement. Since proposed tentative maps or site plans are not a part of the community plan amendment, specific decibel levels and mitigation measures cannot be identified at this time.

However, specific noise mitigation measures for the proposed community plan amendment can be achieved through a requirement that any future residential development for Parcels 2, 4, 9, 15, 16, 18 and 26 be contingent upon completion of an acoustical study specifying the specific decibel level and proposed mitigation

sites. It is anticipated that the proposed land use change which would allow residential development in association with commercial development, could result in a number of mixed-use developments. Therefore, the requested deletion of the residential restriction is not significant since commercial development on these sites could continue.

3. Implication of Land Use Change:

The adopted Sabre Springs Community Plan indicates that the total housing stock will be 5,290 single and multi-family units at buildout (page 28 of the plan). The proposed land use changes and density shifts to the plan would not alter the total number of dwelling units allowed under the adopted community plan.

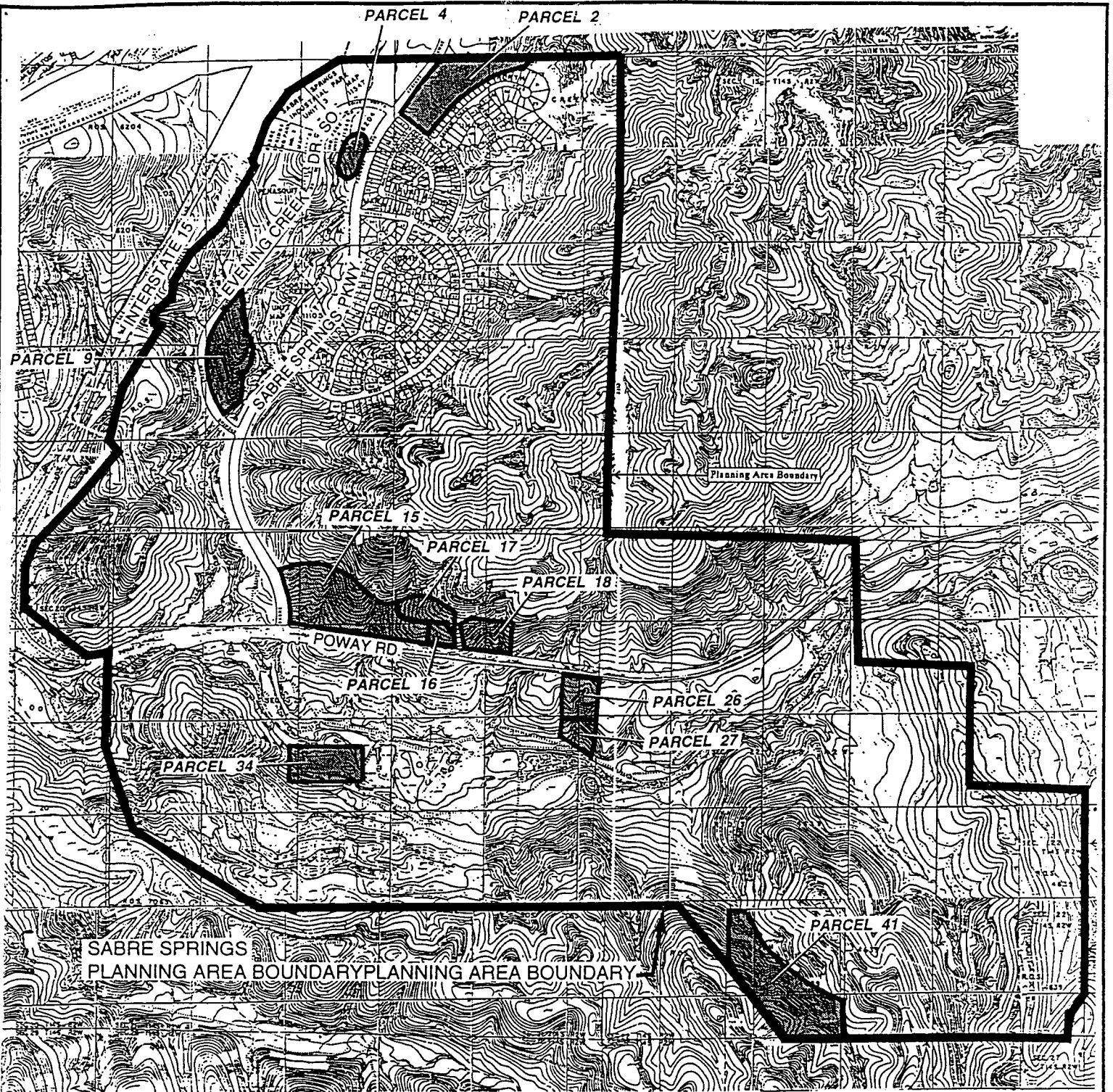
Transportation/Circulation

A traffic study was prepared by Urban Systems Associates in June, 1995, analyzing potential traffic impacts associated with the plan amendment. The traffic study concluded that the proposed plan amendment would result in a net reduction in the average daily and peak hour trips when compared to the current adopted community plan. Average daily trips (ADT) would go from 72,738 to 68,032, accounting for a 4,706 ADT reduction. Both AM and PM peak hour trips would be reduced. A copy of the traffic study is available for public review in the offices of the Development and Environmental Planning Division.

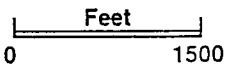
In addition, the proposed change to the phasing plan that would split Phase 5 into Phases 5A & 5B, based on the completion of State Routes 56 and 125 would also not result in any significant traffic impacts. Instead of 1,100 housing units being built in Phase 5, 550 units would be build after the completion of one of the State Routes, and another 550 units built after the completion of the second State Route. Therefore, no impacts due to traffic are anticipated with the approval of the proposed community plan amendment.

Public Facilities

Lot 34 is developed with a decommissioned sewage treatment facility that is owned by the City of Poway. The facility was built in the late 1950's, but has not been in use since the mid 1970's. The facility was originally constructed by the Pomerado County Water District to treat sewage. Despite the construction of the North City Water Reclamation Plant, the City of Poway has indicated that the potential exists for this facility to be needed in the future, and that the current designation would allow for any necessary upgrading or expansion, whereas, an Open Space designation would not. Additionally, the designation of "Open Space" is indicative of a more



PROJECT SITES



(285-1741) 8-23-95 JAA



LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure
1

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**SABRE SPRINGS COMMUNITY PLAN AMENDMENT/REZONING
SUPPLEMENTAL INFORMATION**

PARCEL	GROSS ACRES	EXISTING COMMUNITY PLAN LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING
2	10.0	Medium High Residential 30-45 u/ac	Low Medium Residential (10-15 u/ac)	R-1000	R-2000
4	2.5	Community Office	Community Office	CO No Residential	CO
9	8.5	Industrial Park	Medium Residential (15-30 u/ac)	M-LI	R-1500
15	16.0	Community Commercial	Community Commercial	CA-RR	CA
16	1.3	Community Commercial	Community Commercial	CA-RR/PCD	CA/PCD
17	3.0	Institutional	Medium Residential (15-30 u/ac)	CA	R-1500
18	4.0	Medium Residential (15-30 u/ac)	Institutional	R-1500	CA
26	4 acres to 1 acre	Neighborhood Commercial	Neighborhood Commercial	CN	CN
27	2 acres to 5 acres	Commercial Office	Commercial Office	CO	CO
34	7.0	Institutional	Open Space	A-1-10	---
41	16.0	Mobile Home Park (6-8 u/ac)	Low Residential (5-10 u/ac)	R1-5000/MHP	R1-5000

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils.</u> Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>No such geologic hazards on site</u>	—	—	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>No increase would occur</u>	—	—	<u>X</u>
B. <u>Air.</u> Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>No substantial air emissions</u>	—	—	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>No such concentrations on or near site</u>	—	—	<u>X</u>
3. The creation of objectionable odors? <u>No odors would occur</u>	—	—	<u>X</u>
4. The creation of dust? <u>Only during construction</u>	—	—	<u>X</u>
5. Any alteration of air movement in the area of the project? <u>Air movement would not be altered</u>	—	—	<u>X</u>
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No climate changes would result from this project</u>	—	—	<u>X</u>

Yes Maybe No

D. Biology. Will the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| 1. | A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
<u>No reduction of species would occur with the approval of this plan amendment</u> | — | — | <u>X</u> |
| 2. | A substantial change in the diversity of any species of animals or plants?
<u>No substantial change would occur</u> | — | — | <u>X</u> |
| 3. | Introduction of invasive species of plants into the area?
<u>No invasive plant species would be used</u> | — | — | <u>X</u> |
| 4. | Interference with the movement of any resident or migratory fish or wildlife species?
<u>No interference with wildlife species would result</u> | — | — | <u>X</u> |
| 5. | An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?
<u>No such habitat on site</u> | — | — | <u>X</u> |
| 6. | Deterioration of existing fish or wildlife habitat?
<u>No such habitat on site</u> | — | — | <u>X</u> |

E. Noise. Will the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| 1. | A significant increase in the existing ambient noise levels?
<u>No increase in the ambient noise levels would occur</u> | — | — | <u>X</u> |
| 2. | Exposure of people to noise levels which exceed the City's adopted noise ordinance?
<u>No exposure of people to excessive noise levels would occur</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
agricultural productivity of agricultural land? <u>Site not suitable for agriculture</u>	—	—	<u>X</u>
I. <u>Recreational Resources:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>Existing recreational opportunities will not be impacted</u>	—	—	<u>X</u>
J. <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? <u>Project will not alter the anticipated growth of the population</u>	—	—	<u>X</u>
K. <u>Housing.</u> Will the proposal affect existing housing in the community, or create a demand for additional housing? <u>No change in the total number of housing units will occur with the proposed plan amendment.</u>	—	—	<u>X</u>
L. <u>Transportation/Circulation.</u> Will the proposal result in:			
1. Traffic generation in excess of specific/community plan allocation? <u>No increase in traffic will occur over what is anticipated in the current plan.</u>	—	<u>X</u>	—
2. An increase in projected traffic which is substantial in relation to the capacity of the street system? <u>Project consistent with allocation</u>	—	—	<u>X</u>
3. An increased demand for off-site parking? <u>Offstreet parking will increase proportionate with the anticipated development</u>	—	—	<u>X</u>
4. Effects on existing parking? <u>No impact of existing parking</u>	—	—	<u>X</u>
5. Substantial impact upon existing or planned transportation systems? <u>No impact on transportation system</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Water? <u>All utilities available</u>	—	—	<u>X</u>
e. Sewer? <u>All utilities available</u>	—	—	<u>X</u>
f. Storm water drainage? <u>All utilities available</u>	—	—	<u>X</u>
g. Solid waste disposal? <u>All utilities available</u>	—	—	<u>X</u>
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy? <u>No excessive energy would be required</u>	—	—	<u>X</u>
P. <u>Water Conservation</u> . Will the proposal result in:			
1. Use of excessive amounts of water? <u>No excessive water would be required</u>	—	—	<u>X</u>
2. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscape in compliance with technical manual</u>	—	—	<u>X</u>
Q. <u>Neighborhood Character/Aesthetics</u> . Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <u>No such existing views</u>	—	—	<u>X</u>
2. The creation of a negative aesthetic site or project? <u>Project would not create a negative aesthetic site</u>	—	—	<u>X</u>
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>Bulk, scale, materials and style compatible with surrounding area</u>	—	—	<u>X</u>
4. Substantial alteration to the existing character of the area? <u>Project compatible with existing character of the area</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
mental health)? <u>No such health hazards would be created.</u>	—	—	<u>X</u>
2. Exposure of people to potential health hazards? <u>Same as above</u>	—	—	<u>X</u>
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>Same as above</u>	—	—	<u>X</u>
 U. <u>Mandatory Findings of Significance.</u>			
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No such resources on site</u>	—	—	<u>X</u>
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)? <u>No such long term impacts</u>	—	—	<u>X</u>
3. Does the project have impacts which are individually limited, but cumulatively considerable (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)? <u>No such short term impacts</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

4
REFERENCES

A. Geology/Soils

- City of San Diego Seismic Safety Study, Updated June 1983.
- USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- Geology of the San Diego Metropolitan Area, California.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- Site Specific Report: _____

B. Air

- Regional Air Quality Strategies (RAQS) - APCD.
- State Implementation Plan.
- Site Specific Report: _____

C. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM), September 29, 1989.
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- Site Specific Report: _____

D. Biology

- Community Plan - Resource Element
- City of San Diego Vernal Pool Maps
- California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.
- Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- Robinson, David L., San Diego's Endangered Species, 1988.
- California Department of Fish and Game, "San Diego Vegetation", March 1985.
- California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."

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I. Recreational Resources

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Department of Park and Recreation
- City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.
- City of San Diego - San Diego Regional Bicycling Map
- City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.
- Additional Resources: _____

J. Population

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Series VII Population Forecasts, SANDAG.

K. Housing

- NA _____

L. Transportation/Circulation

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
- San Diego Region Weekday Traffic Volumes 1984-88, SANDAG.
- Site Specific Report: _____

M. Public Services

- City of San Diego Progress Guide and General Plan.
- Community Plan.

N. Utilities

- NA _____

O. Energy

- NA _____

P. Water Conservation

- NA Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SABRE SPRINGS PLAN AMENDMENT AND REZONE

DEP NO. 35-0373

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. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development and Environmental Planning Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Dep No. 35-0373) shall be made conditions of the Community Plan Amendment and Rezone as may be further described below.

An acoustical study shall be required for any residential development associated with Parcels 2, 4, 9, 15, 16, 18 and 26 because of their proximity to Sabre Springs parkway and Poway Road, and the potential for vehicular traffic noise. The City's General Plan Standards for noise limits exterior noise levels to no more than 65 decibels (dB(A)), and interior noise to 45 dB(A).

The acoustical study must specify the decibel level at the projects point of buildout and any mitigation measures necessary to bring the noise into compliance with City standards. A copy of the acoustical study must be submitted to the Environmental Analysis Section as part of the environmental review accompanying any proposed development permits. As well, a copy of the acoustical study and a set of building plans showing the proposed mitigation must be submitted to the City's Senior Noise Abatement Officer, Development Services Department prior to the issuance of building permits.

The above mitigation monitoring and reporting program will require additional fees and/or 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.

R- 286615