

(R-97-674)

RESOLUTION NUMBER R- 288306

ADOPTED ON JAN 28 1997

WHEREAS, on May 29, 1996, Pardee Construction Company, Applicant, submitted applications to the Development Services Department for a rezone, planned residential development permit amendment, and vesting tentative map amendment; and

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

WHEREAS, the issues were heard by the Council on JAN 28 1997; and

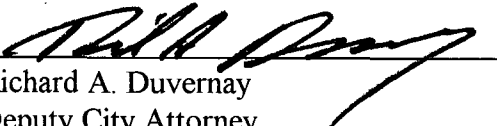
WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0442; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0442, 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 Sabre Springs/South Creek Parcels rezone, planned residential development permit amendment, and vesting tentative map amendment.

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: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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12/12/96
Or.Dept:Dev.Svcs.
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Mitigated Negative Declaration

Land Development
Review Division
(619) 236-6460

LDR No. 96-0442

SUBJECT: South Creek Parcels 35-48 Amendments and Sabre Springs 1995 Amendment Implementing Rezone: AMENDMENTS NO. 96-0442 to PLANNED RESIDENTIAL DEVELOPMENT PERMIT (PRD) NO. 92-0685 (Parcels 35 and 36), PRD NO. 86-0885 (Parcel 41) and VESTING TENTATIVE MAP (VTM) NO. 86-0885; REZONE NO. 96-0442, to rezone Community Plan Parcels (Parcels) 2, 9, 15-18, 26-27 and 41 to implement the 1995 Sabre Springs Community Plan Amendment. Parcels 35 and 36 would be redesigned from a multiple-family to a single-family residential product type, while Parcel 41 would be redesigned from a mobilehome park to a single-family detached residential development. The VTM would be amended to reflect the proposed changes to Parcels 35, 36 and 41. Located within the Sabre Springs Community, east of Interstate 15 Freeway, north and south of Poway Road. (Portion of Rancho de los Peñasquitos, ROS No. 6204; Lot 13, Sabre Springs Industrial Park, Map No. 12937; Lots 3 and 4, North Creek Unit 1, Map No. 12937; South Creek Parcels 35-48, Maps Nos. 12256, 12257, 12268, 12562, 13007, 13110, 13111 and 13228; and Portion of Sections 21 and 22, T14S R2W, SBM.) 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 following area: Noise Quality. 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 measure is recommended to reduce potential noise impacts affecting Parcel 41 residential units located within the projected 60 dB(A) CNEL contour associated with future traffic noise from Springbrook Drive to below a significant level:

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A detailed noise analysis shall be conducted for proposed residential units within the 60 dB(A) CNEL contour (approximately 100 feet from the right-of-way of Springbrook Drive). Depending on the results of this analysis, the described units shall be provided with all structural and/or ventilation upgrades required to meet applicable interior noise standards. Such upgrades may include techniques such as the use of dual-paned sliding windows and enhanced insulation of walls and doors.

Mitigation measures were also incorporated into the Mitigated Negative Declaration (DEP No. 35-0373) that accompanied the 1995 Sabre Springs Community Plan Amendment. The mitigation measures are as follows:

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 well, a copy of the acoustical study and a set of the proposed building plans must be submitted to the City's Senior Noise Abatement Officer, Development Services Department for approval prior to the issuance of building permits.


These measure shall be incorporated as a condition of the PRD and shall be shown on building plans. The Environmental Analysis Section shall review the plans to ensure the notes have been provided.

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.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Pardee Construction Company, Applicant
 Rick Engineering, Michael S. While, Agent
 RECON, Lee Sherwood, Environmental Consultant
 Sabre Springs Planning Group
 Miramar Ranch North Planning Committee
 City of Poway
 City of San Diego
 Councilmember Warden, District 5
 Community and Economic Development
 Development Services

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VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () 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 Land Development Review Division for review, or for purchase at the cost of reproduction.



Jean Cameron, Senior Planner
Development Services Department

September 19, 1996
Date of Draft Report

October 30, 1996
Date of Final Report

Analyst: Doug McHenry/Jean Cameron



EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SOUTH CREEK PARCELS 35-48 PLANNED RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT

LDR NO. 96-0442

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (LDR No. 96-0442) shall be made conditions of the Planned Residential Development Permit Amendment as may be further described below.

The following measure is recommended to reduce potential noise impacts affecting Parcel 41 residential units located within the projected 60 dB(A) CNEL contour associated with future traffic noise from Springbrook Drive to below a significant level:

A detailed noise analysis shall be conducted for proposed residential units within the 60 dB(A) CNEL contour (approximately 100 feet from the right-of-way of Springbrook Drive). Depending on the results of this analysis, the described units shall be provided with all structural and/or ventilation upgrades required to meet applicable interior noise standards. Such upgrades may include techniques such as the use of dual-paned sliding windows and enhanced insulation of walls and doors.

This measure shall be incorporated as a condition of the PRD and shall be shown on building plans. The Environmental Analysis Section shall review the plans to ensure the notes have been provided.

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.

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