

(R-98-51)

RESOLUTION NUMBER R- 289013

ADOPTED ON JUL 29 1997

WHEREAS, on August 16, 1996, Olympia & Chase, Owner, and PTR Homestead Village, Inc., Applicant, submitted an application to Development Services for a General Plan Amendment, Community Plan Amendment, Rezone, and Planned Commercial Development ("PCD") Permit for the development of the Homestead Village Rancho Bernardo project; 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 matter was heard by the Council on July 29, 1997; and

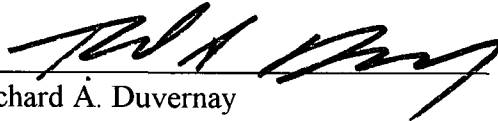
WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0564; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0564, 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 documents for the Homestead Village Rancho Bernardo 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 on file in the office of the City Clerk 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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MITIGATION MONITORING AND REPORTING PROGRAM

**HOMESTEAD VILLAGE RANCHO BERNARDO
PLANNED COMMERCIAL DEVELOPMENT PERMIT**

LDR NO. 96-0564

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. 96-0564) shall be made conditions of the Planned Commercial Development Permit as may be further described below.

As conditions of the PCD Permit, the following mitigation measures are required to adequately reduce interior noise impacts associated with future Interstate 15 Freeway traffic on the project:

Noise

Prior to issuance of building permits, the following noise attenuation measures shall be provided as notes on the building plans to the satisfaction of the City Manager:

1. Roof ceiling construction shall be of concrete tile on 1/2-inch plywood. R-19 insulation shall be installed in joist spaces. The ceilings shall be one layer of 5/8-inch gypboard nailed direct.
2. All exterior walls shall be 2X4 studs 16 inches on center with R-11 insulation in the stud spaces. Exteriors shall be a minimum of 7/8-inch stucco and interiors shall be of 5/8-inch gypboard.
3. All north and south facing windows in Building "A" and all first and second story windows in Building "B" shall have a minimum Sound Transmission Class (STC) rating of 32 for the window assembly. All third floor east facing windows in Building "B" shall have a minimum STC rating of 34. STC 32 rated windows can consist of either dual glazing with a 1/2-inch air space or 1/4-inch laminated glass. STC 34 rated windows are usually dual glazed with laminated glass.
4. The glazing supplier shall submit test reports documenting the minimum STC rating for the complete glazing installation. The test shall be done in an independent, accredited testing laboratory in accordance with the appropriate American Society of Testing Materials (ASTM) standard.

5. All entry doors shall be at least 1 3/4-inch solid core flush wood doors with vinyl bulb weatherstripping on the sides and top. Glazing, mail slots or other openings in entry doors shall not be permitted.
6. Any optical viewing devices installed in the entry doors shall be of the same thickness as the doors. The holes for these devices shall be sized so that there is not more than 1/16-inch clearance between the device and the door. The viewing device shall be installed in a film of non-hardening sealant that completely fills the clearance between the device and the door. Acceptable sealants include: a. G.E. Silicone, b. U.S. Gypsum Acoustical Sealant, c. Tremco Acoustical Sealant or approved equivalent.
7. There shall be no ventilation openings in the exterior walls of roofs and ceilings without approved acoustical baffles.
8. Mechanical ventilation shall be provided by through-the-wall air conditioning units. A minimum of 15 cubic feet per minute (cfm) of fresh air intake shall be provided per occupant in accordance with Section 1203 of the 1994 edition of the Uniform Building Code.

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.