

RESOLUTION NUMBER R- 290592

ADOPTED ON AUG 04 1998

WHEREAS, on January 5, 1998, Pardee Homes submitted an application to Development Services for an amendment to the Progress Guide and General Plan and a Comprehensive Amendment to the Sabre Springs Community Plan, Amendment No. 35-0419; and

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

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WHEREAS, the issue was heard by the Council on _____; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration LDR Nos. 35-0419 AND 96-7647; NOW, THEREFORE,

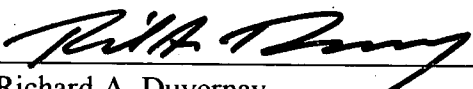
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration LDR Nos. 35-0419 and 96-7647, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources 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 Comprehensive Community Plan 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 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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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

LDR NO. 35-0419 & 96-7647

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. 35-0419 & 96-7647) shall be made conditions of applicable permits and may be further described below.

A. General Noise Measures:

Prior to any discretionary review, the applicant shall submit acoustical studies to the satisfaction of the City Manager to evaluate existing and future noise levels for the below referenced parcels. These reports shall be submitted with applications for Planned Residential Development (PRD) Permits or other discretionary actions required for the development of the parcels. The reports shall identify the portions of the development sites that would require mitigation to achieve the exterior noise standard of 65 dB(A), CNEL, for required exterior open space, and interior noise levels of no more than 45 dB(A), CNEL for residential development (Lots 27, 28, 29, 30 and 35), and 50 dB(A), CNEL, for commercial development (Lots 15, 16, 18, and 26).

Since standard light frame construction generally attenuates interior noise levels by only 15 dB(A), CNEL, enhanced construction techniques shall be identified when needed by detailed acoustical studies, prior to the issuance of building permits. Noise reduction measures include closed air circulation and/or air conditioning, and the installation of doors and windows that incorporates Sound Transmission Classes (S.C.) recommended by the acoustical studies.

All mitigation measures set forth in previous environmental documents for development within the Sabre Springs Community, are included in this report by reference.

B. Parcel 11:

Prior to the issuance of building permits the following measures shall be implemented to reduce impacts associated with existing and future traffic noise from the Interstate 15 freeway and Poway Road to below a significant level:

1. Noise attenuation barriers consisting of a combination of berms and walls shall be constructed along the westerly boundaries of the following Lots (heights measured relative to pad elevations):
 - A. Lot 21 and a portion of Lot 20: 4 feet in height;
 - B. Lots 1-4, Lots 11-19 and a portion of Lot 20: 6 feet in height.
 - C. Lots 5-10: 7 feet in height.

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The noise barriers shall be constructed with a quality of construction, barrier material mass and acoustical properties, to achieve at least the 10 dB(A) sound transmission loss in accordance with Federal Highway Administration standards. For example, if a barrier attenuates noise levels by 8 dB(A) at a receiver location, the barrier transmission loss must be at least 18 dB(A) to prevent audible noise from traveling through the barrier and adding to the ambient noise levels. Examples of acceptable barrier materials include, but are not limited to masonry block, wood frame with stucco, 0.5-inch-thick plexiglass, or 0.25-inch-thick glass plate. If transparent barrier materials are used, no gaps shall occur between the panels.

2. The applicant shall submit a detailed interior noise analysis to the satisfaction of the City Manager for proposed Lots 1-14 and 19-36, prior to the issuance of building permits. 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 wall and doors.
3. The above mitigation monitoring and reporting program for RRD/VTM No. 96-7647 shall require a \$450 deposit 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.

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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