

(R-92-1246)

RESOLUTION NUMBER R- 279567

ADOPTED ON MAR 17 1992

WHEREAS, on August 19, 1991, Pardee Construction Company submitted an application to the Planning Department for a Vesting Tentative Map ("VTM") No. 91-0553; 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 MAR 17 1992, and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 91-0553;  
NOW, THEREFORE,

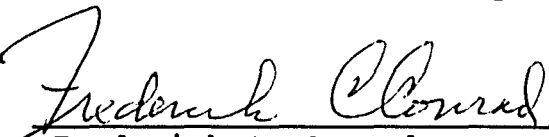
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in MITIGATED NEGATIVE DECLARATION NO. 91-0553, in connection with the Carmel Valley Community Plan/Precise Plan amendments and VTM No. 91-0553, on file in the office of the City Clerk, together with any comments received during the public review process, 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 Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

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   
Frederick C. Conrad  
Chief Deputy City Attorney

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02/19/92  
Or.Dept:Plan.  
R-92-1246  
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## Mitigated Negative Declaration

Development and Environmental  
Planning Division  
236-6460

DEP No. 91-0553

**SUBJECT:** Chateau Nord. CARMEL VALLEY COMMUNITY PLAN AMENDMENT (DEP No. 91-0472), CARMEL VALLEY PRECISE PLAN AMENDMENT, CARMEL VALLEY PLANNED DISTRICT ORDINANCE (PDO) AMENDMENT, VESTING TENTATIVE MAP (VTM No. 91-0553), and CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT (No. 91-0553) to redesignate the site from Neighborhood Commercial to Multi-family Residential and construct 39 condominiums on a previously graded 3.3 acre lot. The site is located on the north side of Quarter Mile Drive between El Camino Real and Wyndhaven Drive in the Community of Carmel Valley (A portion of the Northwest 1/4 of Section 18, T14S, R3W). 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. 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.

The potential for significant impacts related to noise generated by traffic along El Camino Real has been mitigated through conditions contained in the Development Plan Permit.

- IV. DOCUMENTATION:

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

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following conditions in the Carmel Valley Planned District Development Permit (No. 91-0553) would mitigate potential impacts associated with noise.

- A. A solid masonry wall of five-feet in height shall be constructed along the top of the slope between the residential units and El Camino Real. This wall shall

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attenuate exterior noise for the ground floor to below 65 dB CNEL. The exact location of the wall is shown on the proposed development plan and is illustrated in Figure 2 of this report. Prior to issuance of building permits, City staff shall inspect the site to ensure construction of the noise wall.

- B. Special design features shall be incorporated into the design of the upper stories facing El Camino Real. As a condition of the Development Permit, the City's Noise Abatement office shall review building plans to ensure that interior noise levels in the eight units located along El Camino Real will not exceed 45 dB CNEL based on future roadway volumes. The Planning Department shall not approve final building plans until the Noise Abatement Office has reviewed the plans to determine conformance.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Councilmember Wolfsheimer, District 1  
Planning Department  
Engineering and Development Department  
Noise Abatement Office

Del Mar School District

Solana Beach School District

San Dieguito Union High School District

North City West Planning Board

Theodore Cullen, Pardee Construction Co.

Richard Brasher, Project Design Consultants

VII. RESULTS OF PUBLIC REVIEW:

- (X) 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.
- ( ) 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 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.



Cathy Winterrowd, Senior Planner  
City Planning Department

October 4, 1991

Date of Draft Report

October 28, 1991

Date of Final Report

Analyst: Surber

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MITIGATION, MONITORING AND REPORTING PROGRAM

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Passed and adopted by the Council of The City of San Diego on .....  
by the following vote: MAR 17 1992

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Luila Slegans*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-279567* Adopted MAR 17 1992