

RESOLUTION NUMBER R- 284629

ADOPTED ON SEP 19 1994

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 94-0095, 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 sale of Site 787 to Children's Hospital.


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 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

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EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM CHILDREN'S HOSPITAL CHILD CARE FACILITY PERMIT DEP No. 94-0095

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. All mitigation measures contained in the Mitigated Negative Declaration (DEP No. 94-0095) shall be made conditions of CHILD CARE FACILITY Permit 94-0095 as may be further described below.

The following mitigation measures are required to reduce potential adverse project impacts from noise and air quality to below a level of significance.

Noise

As a condition of Child Care Facility Permit No. 94-0095, the applicant shall provide measures that would reduce exterior noise levels for useable open space to 65 dB(A) and interior noise levels to 45 dB(A) based on existing traffic volumes of 30,400 Average Daily Trips (ADT) for Aero Drive and 20,100 ADT for Kearny Villa Road and future traffic volumes of 47,000 ADT for Aero Drive and 28,000 ADT for Kearny Villa Road.

1. Attenuation of exterior noise levels shall be accomplished through construction of a 6-foot high sound barrier along the southern boundary of the outdoor play areas adjacent to Kearny Villa Road. The required sound barrier shall be constructed using one or more of the following materials: 1) masonry block, 2) stucco on wood frame, 3) 3/4-inch plywood, 4) 1/4-inch glass or 1/2-inch LEXAN, 5) earthen berm, or 6) any combination of these materials or any material rated 3.5 pounds per square foot surface weight or greater. The Mitigation, Monitoring and Reporting Program requires that this measure shall be shown on the building plans to the satisfaction of the Principal Planner of EAS and the Building Inspection Department's (BID) Acoustical Plan Review Section prior to the issuance of building permits.
2. Attenuation of interior noise levels may be accomplished through upgraded construction materials with mechanical ventilation and special construction techniques. This may include the use of glazing products sound rated as high as STC 45 for north-, west- and east-facing windows, which generally require a double, double-paned slider (a window inside of a window). Baffling or elimination of attic vents, and resilient channels in exterior walls may also be required. Sound attenuation greater than 30 dBA requires special construction techniques. Specific noise attenuation measures shall be shown on the building plans to the satisfaction of the Principal Planner of EAS and BID's Acoustical Plan Review Section prior to the issuance of building permits.

Air Quality

As a condition of Child Care Facility Permit No. 94-0095, the applicant shall provide a mechanical ventilation system for the child care facility that would remove carbon monoxide, ozone and particulate matter from the ambient air. This can be accomplished by providing the facility with mechanical air cleaners, such as two-stage electrostatic precipitators, installed in conjunction with the HVAC units. The mechanical ventilation system shall be shown on the building plans to the satisfaction of the Principal Planner of EAS 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.