RESOLUTION NUMBER R- 285911

ADOPTED ON JUN 06 1995

WHEREAS, on March 2, 1994, Miramar Ranch North, a partnership, submitted an application to the Development Services Department for a community plan amendment, and on May 31, 1994, submitted an application for a rezone, tentative map and planned residential development permit and three planned commercial development permits; and

WHEREAS, a public hearing was held by the City Council of The City of San Diego on JUN 06 1995 ; NOW, THEREFORE,
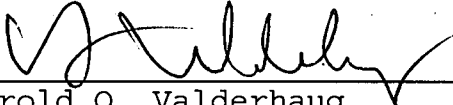
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 94-0089, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto (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 said report, together with any comments received during the public review process, 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 on file in the office of the City Clerk as Document No. RR-_285911_ 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   _____
     Harold O. Valderhaug
     Chief Deputy City Attorney

HOV:ps
05/24/95
Or.Dept:Dev.Svcs.
R-95-1758
Form=r.nd/mndgen

R- 285911

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PLANNED RESIDENTIAL DEVELOPMENT

DEP NO. 94-0089

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. 94-0089) shall be made conditions of Planned Residential Development No. 94-0313 as may be further described below.

As a condition of Mitigated Negative Declaration No. 94-0089, the applicant shall provide measures that will bring the noise levels associated with Lots 67 thru 74 of Tentative Map No. 94-0313 into compliance with the City's Noise Ordinance. Exterior noise levels shall not exceed 65 decibels (dB{A}), Community Noise Equivalent Level (CNEL); and interior noise levels shall not exceed 45 dB(A), CNEL.

The exterior noise level can be achieved by building a four-foot-high solid wall. The wall shall be continuous with no gaps or open spaces at the bottom. The material may be of block, brick or other solid material with a density of at least four pounds per square foot.

Attenuation of interior noise levels may be accomplished through upgraded construction materials, mechanical ventilation and special construction techniques. This may include the use of glazing products, which generally require a double, double-paned window slider (a window inside of a window). Baffling or elimination of attic vents may be required. Also, resilient channels in exterior walls may also be necessary. A detailed noise report and specific noise attenuation measures shall be submitted and approved by the City's Noise Abatement Officer of the Development Services Department 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.

R-285911