

RESOLUTION NUMBER R- 287322

ADOPTED ON MAY 14 1996

WHEREAS, on February 8, 1996, CANYON-CAHAN PROPERTIES submitted an application to the Development Services Department for a MID-CITY COMMUNITIES PLANNED DISTRICT PERMIT/REZONE/ COLLEGE AREA COMMUNITY PLAN AMENDMENT; and

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

WHEREAS, the issue was heard by the City Council on MAY 14 1996; and

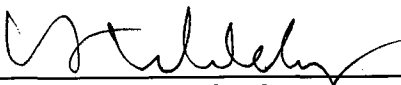
WHEREAS, the City Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0144; NOW THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0144 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 Administration Code Section 15000 et seq.), that the report 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 City Council.

BE IT FURTHER RESOLVED, that the City 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 herein by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City 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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04/29/96
Or.Dept:Dev.Svcs.
Case 96-0144
R-96-1308
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

RALPH'S COLLEGE PARK

MID-CITY COMMUNITIES PLANNED DISTRICT PERMIT/REZONE/

COLLEGE AREA COMMUNITY PLAN AMENDMENT

LDR NO. 96-0144

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. 96-0144) shall be made conditions of MID-CITY COMMUNITIES PLANNED DISTRICT PERMIT NO. 96-0144/REZONE/COLLEGE AREA COMMUNITY PLAN AMENDMENT as may be further described below.

Transportation/Circulation

The applicant has agreed to the following mitigation measures which would reduce the significant transportation/circulation impacts of the project to below a level of significance.

Prior to the issuance of any occupancy permit, the owner/permittee must provide the public improvements for the new approaches to the El Cajon Boulevard and Montezuma Road intersection as called out for in the Traffic Study prepared by Darnell & Associates for this project dated March 5, 1996, including but not limited to the following:

- a. Removal of the westbound right-turn free-flow movement on El Cajon Boulevard and replacement with a single right-turn lane (new alignment) at the new westbound approach (as shown on Figure 10 of page 28 of same report);
- b. Construction of a left-turn movement and left-turn pocket at eastbound El Cajon Boulevard to westbound Montezuma Road;
- c. Removal of free-flow eastbound right-turn lane on Montezuma Road to westbound El Cajon Boulevard and

replacement with a single right-turn lane (new alignment) at the new eastbound Montezuma Road approach to El Cajon Boulevard (as shown on Figure 10 of page 28 of same report);

- d. Construction of a new traffic signal at El Cajon Boulevard and 67th Street including a southbound left-turn pocket on 67th Street. This signal is to be coordinated with the existing traffic signal at El Cajon Boulevard and Montezuma Road and both signals are to be operated off of one controller;
- e. Construction of a raised median opposite the proposed project's Montezuma Road access (as shown on Figure 10 of page 28 of the same report). This median will allow eastbound left-turn entry to the project from Montezuma Road and no left turns out;

by obtaining an Engineering Permit, construction of improvements as outlined above, and obtaining as-built drawings from the City Engineer.

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.