

(R-97-986)

RESOLUTION NUMBER R- 288546

ADOPTED ON APR 15 1997

WHEREAS, on August 2, 1996, Pardee Construction Company submitted an application to the Development Services Department for a Carmel Valley Planned District Development Permit/Vesting Tentative Map, and Street Vacation; 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 APR 15 1997; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0549; NOW, THEREFORE,

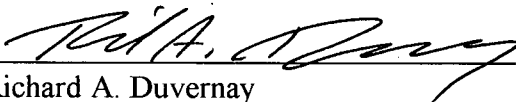
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0549, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 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 said 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 a Carmel Valley Planned District Development Permit/Vesting Tentative Map, and a Street Vacation.

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 the Mitigated Negative Declaration, a copy of which is attached hereto 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 ("MMRP"), 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 the MMRP is attached hereto and incorporated herein by reference.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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03/28/97
Or.Dept:Comm.&Eco.Dev.
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Carmel Valley Neighborhood 7 Unit 6C, Carmel Valley Planned District
Development Permit/Vesting Tentative Map and Street Vacation

DEP NO. 96-0549

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 (Dep No. 96-0549) shall be made conditions of Planned District Development Permit/Vesting Tentative Map as may be further described below.

1. The existing masonry wall located along the western property line shall be maintained at a minimum height of five feet above the finished pad elevation and that the existing gaps in the wall must be filled in and the chain link gate in the northwestern corner of the property must be replaced with a solid barrier with no gaps. The wall shall be shown on the building plans and called out as an "Environmental Mitigation Measure."
2. Prior to the issuance of a building permit an acoustical report shall be submitted to and approved by the Acoustical Plan Check Section and Environmental Analysis Section of the Development Services Department (EAS) indicating that the interior noise levels are below a 45 dB(A) based on Average Daily Traffic (ADT) volumes of 20,000 vehicles along El Camino Real. Construction features needed to reduce noise levels shall be called out on plans as "Environmental Mitigation Measures." The Acoustical Plan Check Section shall review building plans to ensure that interior noise levels in the eight units located along El Camino Real will not exceed 45 dB(A) CNEL. The final building plans shall incorporate noise mitigation as recommended in the report.

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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