

RESOLUTION NUMBER R- 288547

ADOPTED ON APR 15 1997

WHEREAS, on August 1, 1996, Pardee Construction Company submitted an application to the Development Services Department for a Carmel Valley Planned District Development Permit and Vesting Tentative Map; 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. 96-0551; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0551, 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 and a Vesting Tentative Map.

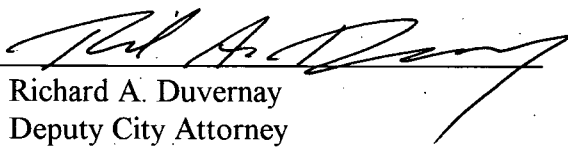
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and

therefore, 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

RAD:lc

03/28/97

Or.Dept:Comm.&Eco.Dev.

R-97-987

Form=ndl.res

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Carmel Valley Neighborhood 3 Unit 9
Carmel Valley Planned District Development Permit/Vesting Tentative Map
LDR NO. 96-0551

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) 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 (LDR No. 96-0551) shall be made conditions of Carmel Valley Planned District Development Permit/Vesting Tentative Map No. 96-0551 as may be further described below.

The following conditions in the Carmel Valley Planned District Development Permit (No. 96-0551) would mitigate potential impacts associated with noise.

- A. Prior to issuance of building permits, a solid five-foot high sound attenuation wall located at the top of the slope between the residential units and El Camino Real shall be shown on the building plans and called out as an "Environmental Mitigation Measure." The proposed sound attenuation wall shall be solid and continuous with no gaps or openings. This wall shall attenuate exterior noise for the ground floor to below a 65 decibels (dB) Community Noise Equivalent Level (CNEL). The exact location of the wall is shown on the proposed development plan and is illustrated in Figure 2 (see attachment).
- B. Prior to the issuance of building permits, a final accoustical report shall be submitted to the Accoustical Plan Check Section and Environmental Analysis Section of the Development Services Department (EAS) indicating that interior noise levels are below 45 dB(A) based on based on Average Daily Traffic (ADT) volumes of 22,000 vehicles along El Camino Real. Construction features needed to reduce noise levels shall be called out on plans as "Environmental Mitigation Measures." As a condition of the Carmel Valley Planned Development Permit, the Accoustical Plan Check Section shall review building plans to ensure that interior noise levels in the two units located along El Camino Real will not exceed 45 dB(A) CNEL. The Environmental Analysis Section shall not approve final building plans until EAS, in conjunction with the Accoustical Plan Check Section has reviewed the plans to determine conformance. Prior to issuance of certificates of occupancy, the Accoustical Plan Check Section shall verify that the sound attenuation wall has been installed in accordance with the approved building plans.

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-288547