

(R-98-389)

RESOLUTION NUMBER R- 289446

ADOPTED ON NOV 18 1997

WHEREAS, on August 1, 1996, Pardee Construction Company submitted an application to Development Services for a Planned District Development Permit, Vesting Tentative Map, and associated Easement Abandonments; 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 NOV 18 1997; and


WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0550; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0550, 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 a Planned District Development Permit, Vesting Tentative Map, and associated Easement Abandonments for Carmel Valley Neighborhood 7, Unit 16A.

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 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: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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Or.Dept.Dev.Svcs.
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Carmel Valley Neighborhood 7 Unit 16A

Carmel Valley Planned District Permit, Vesting Tentative Map, and associated Easement
Abandonments

LDR NO. 96-0550

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 (Dep No. 96-0550) shall be made conditions of Planned District Development, Vesting Tentative Map Permit 96-0550 as may be further described below.

1. Prior to the issuance of building permits for lots 6, 11, 13, or 14, the building plans shall reflect the inclusion of a solid noise attenuation wall along the top of the slope varying in height between 3 and 6 feet as indicated on figure 4 of Noise Technical Report for Carmel Valley Neighborhood 7, Unit 16A prepared by RECON, dated 11/21/96. The sound attenuation wall can be constructed of block, masonry, wood frame with stucco or a combination. The noise attenuation measures as described above, shall be shown on the building plans to the satisfaction of the Principal Planner of EAS and the Acoustical Plan Check Section of the Development Services Department to achieve a 65 dB(A) exterior noise level for those lots abutting El Camino Real. The wall shall be called out as an "Environmental Mitigation Measure" on the building plans. Prior to the issuance of the Certificate of Occupancy for the affected lots, the Acoustical Plan Check Section shall verify that the sound attenuation barrier has been installed in accordance with the approved building plans.
2. Prior to the issuance of a building permit an acoustical report shall be submitted to the Acoustical Plan Check Section and Environmental Analysis Section of the Development Services Department (EAS) indicating that the interior noise levels are below 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 four 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 Acoustical Plan Check Section, has reviewed the plans to verify conformance.
3. The above mitigation monitoring and reporting program will require an additional deposit of \$450.00 to be collected prior to the issuance of building permits, to ensure the successful completion of the monitoring program.

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