

RESOLUTION NUMBER R- **291193**

ADOPTED ON JAN 19 1999

WHEREAS, on January 20, 1998, Lee Johnson submitted an application to Development Services for a rezone and Conditional Use Permit for the development of the Casa Palmera Assisted Living facility; and .

WHEREAS, the matter 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 JAN 19 1999; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 98-0128; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 98-0128, 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 the rezone and Conditional Use Permit for the Casa Palmera Assisted Living facility.

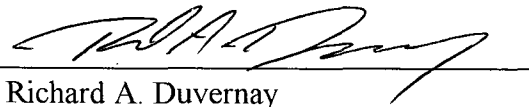
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and

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

RAD:lc
12/17/98
Or.Dept.Dev.Svcs.
R-99-713
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EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM

CASA PALMERA ASSISTED LIVING FACILITY

REZONE FROM A-1-10 to R-1-10,000
AND AMENDMENT TO CONDITIONAL USE PERMIT NO. EQD 84-0858

LDR NO. 98-0128
SCH No. 98091084

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 (LDR No. 98-0128) shall be made conditions of the REZONE FROM A-1-10 to R-1-10,000 AND AMENDMENT TO CONDITIONAL USE PERMIT NO. EQD 84-0858 as described below.

1. Rooms exposed to Via de la Valle are subject to California Administrative Code, Title 24 with doors and windows closed. Mechanical ventilation/air conditioning is required for these rooms. Prior to issuance of building permits, Development Services shall verify that this condition is on the building plans.
2. Windows and french doors do not need to be dual glazed, however, they must have a Sound Transfer Class that is equal to or greater than 26 in order to reduce interior noise levels to 45 dB CNEL or less. Prior to issuance of building permits, Development Services shall verify that this condition is on the building plans.
3. A variable height sound wall which provides shielding for all traffic noise is required. The wall height may vary from 8-11 feet above the interior courtyard, or may be slightly lower depending on the courtyard elevation. The wall shall be solid and may consist of block or a combination of block and glass/plexiglass. Portions of the wall over 6 feet in height above adjacent grade outside the courtyard must be of a clear material. The overall elevation of the wall must conform to those recommended in the noise report (Acoustical Analysis Report for Casa Palmera Intermediate Care Facility 14750 El Camino Real, Del Mar, California, Acoustech Consultants, April 30, 1998). Prior to issuance of building permits, Development Services shall verify that this condition is on the building plans.
4. Prior to the issuance of the building permits, an additional deposit of \$450.00 will be required to ensure the successful completion of the above Mitigation Monitoring and Reporting Program.

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