

RESOLUTION NUMBER R- 291253

ADOPTED ON FEB 02 1999

WHEREAS, on July 7, 1998, Cal Mat Properties Co. submitted an application to Development Services for amendments to the Mission Valley Community Plan, the First San Diego River Improvement Project [FSDRIP] Specific Plan, the Development Agreement, and the Rio Vista West Design Guidelines and Development Standards to change the land use type and intensity of a 22-acre portion of the Rio Vista West area of the FSDRIP Specific Plan; a Tentative Parcel Map [TPM] (LDR TPM No. 98-0678) to reconfigure existing parcels east of Camino del Este and south of Rio San Diego Drive from the existing four parcels to three parcels; and the vacation of Station Village Lane and Station Village Way and an Irrevocable Offer to Dedicate (IOD) in connection with TPM No. 98-0678; 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 FEB 02 1999; and

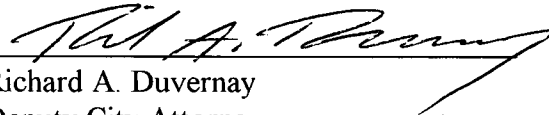
WHEREAS, the Council of The City of San Diego considered the issues discussed in Addendum to an Environmental Impact Report LDR No. 98-0678 (Addendum to Environmental Impact Report No. 92-0568, SCH 92111018); NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is certified that Addendum to an Environmental Impact Report LDR No. 98-0678 (Addendum to Environmental Impact Report No. 92-0568, SCH 92111018), 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 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 Council in connection with the approval of the land use actions for the Rio Vista West project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council 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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MITIGATION MONITORING AND REPORTING PROGRAM

LDR NO. 98-0678

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 Environmental Impact Report (LDR No. 92-0568) shall be made conditions of as may be further described below.

Noise

Prior to the issuance of building permits for any project within the Urban Residential/Mixed Use Core, Urban Residential and Riverfront Residential planning areas, an acoustical study shall be submitted to the City analyzing noise levels within the 60 decibel, or higher, contour lines for Friars Road, Qualcomm Way, Rio San Diego Drive and the light rail Transit line (LRT). The noise level for exterior usable open space for residential development, recreational and open space areas shall not exceed 65 decibels (dB{A}), Community Noise Equivalent Level (CNEL). For commercial-retail development, exterior usable open space shall not exceed 75 dB(A), CNEL, and interior noise levels shall not exceed 50 dB(A), CNEL. For office development, Interior noise levels shall not exceed 50 dB(A), CNEL.

Public Services

1. Fire

All residential units in the Urban Residential/Mixed Use Core, Urban Residential and Riverfront Planning Areas shall be installed with an automatic fire suppression sprinkler system.

2. Library

Development of residential units in the Urban Residential/Mixed Use Core, Urban Residential and Riverfront Residential planning areas shall require payment of a library impact fee of \$522.00 per unit, starting with the 1,071st unit in these planing areas through maximum buildout of 1,754 units. This fee shall be paid prior to the issuance of building permits.

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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