

RESOLUTION NUMBER R- 296130

ADOPTED ON FEB 26 2002

WHEREAS, on January 23, 2001, Carter Reese No. 11, L.P., submitted an application to the City of San Diego for a Tentative Map, Site Development Permit, Planned Development Permit, and an amendment to the Southeastern San Diego Planned District regulations for the Skyline Terrace Estates [Project No. 1272]; 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 City Council on FEB 26 2002; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration, LDR No. 41-0046; NOW, THEREFORE,

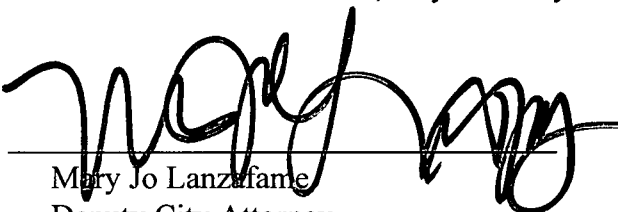
BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Mitigated Negative Declaration, LDR No. 41-0046, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 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 land use actions for the Skyline Terrace Estates [Project No. 1272].

BE IT FURTHER RESOLVED, that the City 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 on file in the office of the City Clerk and incorporated by reference, is approved.

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.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: CASEY GWINN, City Attorney

By 
Mary Jo Lanzafame
Deputy City Attorney

MJL:lc
02/12/02
Or.Dept:Dev.Svcs.
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT AND SOUTHEASTERN SAN DIEGO PLANNED DISTRICT ORDINANCE AMENDMENT

LDR NO. 41-0046

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 (LDR No. 41-0046) shall be made conditions of Tentative Map, Site Development Permit and Planned Development Permit as may be further described below.

Noise

Prior to the issuance of the first building permit, a noise study shall be performed and approved by the City Manager. The study shall be prepared by an approved acoustician which evaluates potential traffic noise impacts from Skyline Drive and Woodman Avenue on both interior and exterior usable areas of the development. If noise levels are identified which exceed 65 dB(A) for exterior usable areas or 45 dB(A) for interior areas of the development, the study shall recommend appropriate mitigation measures, such as structural insulation, noise attenuation walls, or other suitable means, to ensure that noise conditions do not adversely affect the residential development. The study shall be submitted to LDR for review and approval with all recommended mitigation measures shown on the construction plans.

Hydrology/Water Quality

1. Prior to the issuance of any grading permit, a drainage plan shall be prepared and incorporated in the grading plans to the satisfaction of the City Engineer.
2. Prior to the issuance of any grading permit, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The SWPPP shall provide appropriate Best Management Practices (BMP's) to be utilized during both construction- and post-construction phases of the

project to control and minimize sedimentation and pollutants from entering the City's storm drain system.

3. Permanent, post-construction BMP's in the form of grass swales, storm drain inlet filtration systems, or other alternative and equivalent measures satisfactory to the City Manager, shall be utilized to control and minimize sedimentation and pollutants from entering the City's storm drain system.
4. A Monitoring Program Plan shall be prepared prior to the issuance of building permits which outlines the permanent maintenance of any identified post-construction BMP's satisfactory to the City Manager.

The above mitigation monitoring and reporting program will require additional fees of \$300.00 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.