

MITIGATED NEGATIVE DECLARATION

December 13, 2007

Project Name: Cricket – Del Dios Water Tank

Project Number(s): P06-013, Log No. 06-08-009

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Noise
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

The proposed project is for an unmanned wireless telecommunication facility that would involve the addition of approximately one to two trips per month to the site for maintenance activities. Given the County's traffic thresholds, 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E, there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and will not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the addition of approximately one trip per month would not cause a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions and the project would not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system

Therefore, the payment of the TIF is required at the issuance of the building permit to mitigate potential cumulative impacts of traffic to less than significant. Applicant has agreed to provide TIF payment prior to the issuance of the building permit.

B. NOISE

1. The installation of a sound attenuation barrier is required to mitigate the noise impacts from the proposed Cricket equipment cabinet. The sound barrier will be constructed to a height of 6-feet relative to the equipment pad grade elevation, extending along the northwestern boundary of the lease area with a distance of 10½-feet, with a return segment extending from the northwestern corner of the lease area, heading southeast, with a distance of 6-feet along the lease area boundary. With this sound attenuation barrier, the facility will meet the property line noise level limits of the San Diego County Noise Ordinances §§ 36.404 and 36.410 and County of San Diego General Plan Noise Element, Policy 4b.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

A. Landscaping.

1. To avoid potential aesthetic effects, the unmanned telecommunications facility will be a camouflaged facility by designing the tower as a monobroadleaf. In addition, the applicant will be required to install landscaping consisting of eight Brisbane Box trees as well as seven Matija Poppy plants to further camouflage the facility.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

DONNA BEDDOW, Planning Manager
Regulatory Planning Division

DB:MJ:jcr

ND12-07\0608009-ND