

MITIGATED NEGATIVE DECLARATION

June 5, 2008

Project Name: Sycamore Canyon Wireless Telecommunications Facility

Project Number(s): P05-016, ER 05-19-009

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 extended study for Noise
1. California Environmental Quality Act Mitigated 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:

I. TRANSPORTATION

- A. 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.

II. NOISE

- A. Prior to obtaining a building permit pursuant to this telecommunications facility, the applicant shall:
1. Specify on the "Enlarged Site Plan" (Sheet A-401) of the final site plans "two wall-mounted Marvair model ComPac II air conditioners or equivalently sized units each with a maximum one-hour sound pressure level of 75 decibels (dBA) at a reference distance of five feet or less. These air conditioners shall be mounted on the northwestern facade of the equipment shelter."
 2. Specify on the "Enlarged Site Plan" (Sheet A-401) of the final site plans "The 3-sided sound attenuation barrier shall be solid and constructed of 8-inch CMU block with no cracks, gaps, or openings through or below the barrier. The minimum barrier height shall be 6 feet with respect to the finished pad elevation of the equipment shelter. If any gaps or openings are found on the barrier facade facing the equipment, they shall be chinked or caulked prior to final inspection. If a composite design uses alternate materials for the barrier, the minimum surface density of the sound attenuation barrier shall be 3.5 pounds per square foot."
- B. Prior to occupancy or the use of this telecommunications facility pursuant to this Major Use Permit, the applicant shall:
1. Submit to the satisfaction of the Director of the Department of Planning and Land Use for inclusion in the environmental file 05-19-009, digital photos demonstrating that the specified wall-mounted air conditioners have been installed including serial numbers or identification plates at the project site. A second set of photographs shall be provided to the project's construction manager.
 2. Facilitate an on-site County inspection in order to verify with the digital photographs submitted in the environmental file 05-19-009 that the installation of the specified air conditioners described in the site plans and/or conditions of approval is correct.
- C. For the duration of the Major Use Permit, the applicant shall:
1. Be prohibited from installing any additional unspecified exterior noise-generating equipment such as air conditioners or standby generators without a permit modification.

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

on _____

Alyssa Maxson, Planning Manager
Regulatory Planning Division

AM:ES