



## Planning Director Staff Report Hearing on March 28, 2024

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County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### AMERICAN TOWER: VENTURA CA WIRELESS COMMUNICAITON FACILITY MINOR MODIFICATION TO CONDITIONAL USE PERMIT PL13-0112 CASE NO PL24-0005

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests a Minor Modification of Conditional Use Permit (CUP) PL13-0112 to authorize the continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0005).
2. **Applicant:** ATC SEQUOIA LLC, C/O Margaret Robinson, 10 Presidential Way Woburn, MA 01801
3. **Applicant's Representative:** Empire Media Corporation, C/O John Merritt, 630 Quintana Road, Suite 321, Morro Bay, CA 93442
4. **Property Owner:** SISU PROPERTIES LLC, C/O Chris Karbum, 169 Verdi Road, Ventura, CA 93003
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 3.4-acre project site is located at 100 E Shell Road, near the City of Ventura, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 063-0-220-145 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Industrial
  - b. North Ventura Avenue Area Plan Land Use Map Designation: Oil Field Industrial
  - c. Zoning Designation: M3-10,000 sq ft (General Industrial, 10,000 square foot minimum lot size)

**8. Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
<b>North</b>	M3-10,000 sq ft	Industrial Development and Uses
<b>South</b>	M3-10,000 sq ft	Industrial Development and Uses
<b>West</b>	M3-10,000 sq ft	Industrial Development and Uses
<b>East</b>	M3-10,000 sq ft	Industrial Development and Uses

**9. History:** On March 20, 2014, the Planning Director approved CUP PL13-0112, authorizing the construction and use of a WCF designed as a 50-foot faux palm tree with 870 square-foot-fenced accessory equipment enclosure. The remainder of the project site is developed with an industrial building and parking areas used for a fruit warehouse, packing, and distribution facility authorized by permit number LU11-0092, a modification to Planned Development Permit (PD) 1867. CUP PL13-0112 expires February 6, 2024.

**10. Project Description:** The applicant requests a Minor Modification of CUP PL13-0112 to authorize the continued operation of an existing WCF for a 10-year period. The existing WCF is designed as a 50-foot stealth faux palm tree with 800 square-foot-fenced accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a private driveway connected to Shell Road. There are no proposed operational or physical changes to the WCF as part of this project (Exhibit 3).

**B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

On March 20, 2014, the Planning Director adopted a Negative Declaration (ND) for CUP PL13-0112 that evaluated the environmental impacts of the project which included the construction and use of a WCF designed as a 50-foot faux palm tree and 870 square-foot-fenced accessory equipment enclosure. This ND is attached as Exhibit 8. The proposed project (Case No. PL24-0005) would allow for the continued operation of this WCF. There are no physical or operational changes proposed with this project.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent ND have occurred. Exhibit 7 includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the

conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.

Therefore, there is no substantial evidence to warrant the preparation of a subsequent ND. The addendum to the ND (Exhibit 7) reflects the County’s independent judgement and analysis.

**C. CONSISTENCY WITH THE GENERAL PLAN AND NORTH VENTURA AVENUE AREA PLAN**

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and North Ventura Avenue Area Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan and North Ventura Avenue Area Plan is included as Exhibit 5 of this Staff Report.

**D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the M3 zone district with the granting of a CUP. Upon the granting of the Modified CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project is subject to the special use standards of the Ventura County NCZO (Section 8107-45.5). Table 1 lists the applicable special use standards and a description of whether the proposed project complies with the special use standards.

**Table 1 – Special Use Standards Consistency Analysis**

Special Use Standard	Complies?
<p><b>Section 8107-45.4 (a), Partial and Full-Concealment Requirements:</b></p> <p>To minimize visual impacts, a wireless communication facility shall be designed as a stealth facility or building-concealed facility. A wireless communication facility may be designed as a non-stealth facility only if it meets standards provided in Sec. 8107-45.4(b) below.</p>	<p>Yes. The WCF is designed as a stealth faux palm tree.</p>
<p><b>Sec. 8107-45.4(b), Exceptions to Stealth and Building-Concealed Facilities:</b></p> <p>A non-stealth facility may be permitted when the applicant demonstrates that the project location and design meet one or more of the following criteria:</p> <p>(1) The facility is not prominently visible from a public viewpoint and could not be prominently visible from a public viewpoint following a Section 6409(a) Modification. This standard may be achieved by blending the facility into its surroundings as defined in Sec. 8107-45.4(c); or</p>	<p>Yes. The WCF is designed as a stealth facility.</p>

Special Use Standard	Complies?
<p>(2) The non-stealth facility is prominently visible from a public viewpoint but meets one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>(a) It is located on a ridgeline and meets the requirements in Sec. 8107-45.4(l); or</li> <li>(b) The minimum height required for adequate service, coverage, or capacity area cannot be achieved with one or more stealth facilities (see Sec. 8107-45.4(f)(4)); or</li> <li>(c) It is used solely for the provision of public safety and the decision-making authority waives this development standard pursuant to Sec. 8107-45.2.4.</li> </ul>	
<p><b>Section 8107-45.4 (c), Making Wireless Communication Facilities Compatible with the Existing Setting:</b></p> <p>To the extent feasible, all wireless communication facilities shall be located and designed to be compatible with the existing setting as follows:</p> <ul style="list-style-type: none"> <li>(2) Location: Facilities shall be located in areas where existing topography, vegetation, buildings, or structures effectively screen and/or camouflage the proposed facility; and</li> <li>(3) Facility Design: The facility shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, buildings, and structures on the project site as well as its existing setting.</li> </ul>	<p>Yes. The WCF is located in an area where existing vegetation effectively camouflages the WCF. The WCF is designed as a faux palm tree and is situated behind trees and vegetation of similar kind and height.</p>
<p><b>Section 8107-45.4 (d), Preferred Wireless Communication Facility Locations:</b></p> <p>To the extent feasible, and in the following order of priority, new wireless communication facilities shall be sited in the following locations:</p> <ul style="list-style-type: none"> <li>(1) On an existing wireless communication facility with adequate height and structure to accommodate additional wireless communication facilities (see Sec. 8107-45.6).</li> <li>(2) Flush-mounted on an existing structure, pole, or building in the AE and OS zones.</li> <li>(3) Where the wireless communication facility is not prominently visible from a public viewpoint.</li> <li>(4) Within an area zoned Industrial.</li> <li>(5) Near existing public or private access roads.</li> <li>(6) On or near the same site as an existing wireless communication facility when visual or other environmental impacts can be mitigated to a level of less than significant under CEQA and when such “clustering” of facilities is consistent with the applicable Area Plan.</li> </ul>	<p>Yes. The WCF is located near an existing public access road and effectively camouflaged so as not to be prominently visible from a public viewpoint.</p>
<p><b>Section 8107-45.4 (f)(4)(b)(iii), Height for Stealth Facilities:</b></p> <p>Stealth facilities shall meet the definition in Sec. 8102-0 and the applicable height limits prescribed in Section 8107-45.4.</p> <ul style="list-style-type: none"> <li>(b) Faux trees shall maintain a natural appearance and may not exceed the height of nearby natural trees (see i, ii, and iii</li> </ul>	<p>Yes. The WCF is designed as a faux palm tree, 50 feet in height. The WCF is sited behind trees and vegetation of similar kind and height.</p>

Special Use Standard	Complies?
<p>below). A faux tree located among existing natural trees should not be obviously taller than the other trees. Smaller, natural trees may also be planted around the faux tree to mask its height from public viewpoints. The maximum allowable height of a faux tree shall be as follows:</p> <p>iii. A faux tree may extend up to 5 feet above the maximum height of trees within a 150-foot radius. The maximum height of surrounding trees should be measured using existing tree heights, unless a certified arborist estimates average growth after five years, which may be added to existing height measurements.</p>	
<p><b>Section 8107-45.4 (g)(1)(2), Setbacks:</b></p> <p>(1) All wireless communication facilities shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an antenna array shall extend beyond the property lines.</p> <p>(2) Ground-mounted wireless communication facilities shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite dwelling unit.</p>	<p>Yes. The WCF meets the front, side, and rear yard setbacks for the M3 zone. There are no offsite dwelling units within 50 feet of the WCF.</p>
<p><b>Section 8107-45.4 (h), Retention of Concealment Elements:</b></p> <p>No modification to an existing wireless communication facility shall defeat concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:</p> <p>(1) A stealth facility is modified to such a degree that it results in a non-stealth facility; or</p> <p>(2) The stealth facility no longer meets the applicable development standards for stealth facilities in Sec. 8107-45.4; or</p> <p>(3) Equipment and antennas are no longer concealed by the permitted stealth design features; or</p> <p>(4) Proposed modifications to a stealth facility, designed to represent a commonly found element in the environment or community (such as a tree, rock, or building), result in a facility that no longer resembles the commonly found element due to its modified height, size, or design.</p>	<p>Yes. This is an existing WCF. There are no proposed changes which would impact the concealment elements.</p>
<p><b>Section 8107-45.4 (i)(4), Standards for Faux Trees</b></p> <p>(a) Shall incorporate a sufficient amount of “architectural branches” (including density and vertical height) and design material so that the structure is as natural in appearance as technically feasible.</p> <p>(b) Shall be the same type of tree or a tree type that is compatible (i.e. similar in color, height, shape, etc.) with existing trees in the surrounding area (i.e. within approximately a 150 foot radius of the proposed facility location). If there are no existing trees within the surrounding area, the vicinity of the facility shall be landscaped with newly planted trees. The trees should be compatible with the faux tree design, and be of a type and size that would be expected to reach 75 percent of the faux tree’s height within five (5) years. (Also see Sec. 8107-45.4(q) for additional information on landscaping.)</p>	<p>Yes. The WCF is designed as a faux palm tree with sufficient branching so that the WCF takes on a natural appearance. The WCF is surrounded by trees and vegetation of similar height and meets the height requirements of the Ventura County NCZO. The antennas and support structures are painted to match the components of the faux tree. No new landscaping is proposed as part of the project, as the existing vegetation and landscaping sufficiently screens the WCF.</p>

Special Use Standard	Complies?
<p>(c) Shall not exceed the maximum height limits established for faux trees stated in Sec. 8107-45.4(f)(4)(b).</p> <p>(d) Shall include antennas and antenna support structures colored to match the components (i.e. branches and leaves) of the proposed artificial tree.</p> <p>(e) New trees required as part of a landscape plan for a faux tree shall be a minimum size of 36 inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk height of 16 feet.</p>	
<p><b>Section 8107-45.4 (j). Historical Landmarks/Sites of Merit:</b></p> <p>A wireless communication facility shall not be constructed, placed, or installed on a structure, site or district designated by a federal, state, or County agency as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior (SOI) Standards. If the facility does not meet the SOI standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.</p>	<p>Yes. The WCF is not constructed or installed on a structure, site, or district designated by a federal, state, or County agency as a historical landmark or site of merit.</p>
<p><b>Section 8107-45.4 (k)(1), Environmentally Sensitive Areas:</b></p> <p>(1) All wireless communication facilities and their accessory equipment shall be sited and designed to avoid or minimize impacts to habitat for special status species, sensitive plant communities, migratory birds, waters and wetlands, riparian habitat, and other environmentally sensitive areas as determined by the County's Initial Study Assessment Guidelines.</p>	<p>Yes. The WCF is not located in an environmentally sensitive area. The project site is developed with an industrial building and parking areas for a fruit warehouse, packing, and distribution facility.</p>
<p><b>Section 8107-45.4 (n), Accessory Equipment:</b></p> <p>All accessory equipment associated with the operation of a wireless communication facility shall be located and screened to prevent the facility from being prominently visible from a public viewpoint to the maximum extent feasible.</p>	<p>Yes. The accessory equipment is located within a fenced enclosure that is screened by existing vegetation. The WCF is not prominently visible from a public viewpoint.</p>
<p><b>Section 8107-45.4 (o), Colors and Materials:</b></p> <p>All wireless communication facilities shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.</p>	<p>Yes. All colors and materials used for the WCF blend in with the surrounding trees and vegetation. There are no reflective materials.</p>
<p><b>Section 8107-45.4 (p), Noise:</b></p> <p>All wireless communication facilities shall be operated and maintained to comply at all times with the noise standards outlined in Section 2.16 of the Ventura County General Plan Goals, Policies, and Programs.</p>	<p>Yes. The WCF is located on a project site that is surrounded by industrial development and uses. The nearest noise sensitive receptor, a single-family residence, is approximately 1,500 feet from the WCF. At this distance, the WCF would not exceed the noise standards set forth in the General Plan Policy</p>

Special Use Standard	Complies?
	HAZ-9.2 Noise Compatibility Standards.
<p><b>Section 8107-45.4 (q), Landscaping and Screening:</b></p> <p>The permittee shall plant, irrigate and maintain additional landscaping during the life of the permit when landscaping is deemed necessary to screen the wireless communication facility from being prominently visible from a public viewpoint. New landscaping shall not incorporate any invasive species or watch species, as defined by the California Invasive Plant Council (Cal-IPC) and shall be in conformance with Section 8106-8.2.5. (AM. ORD. 4577 – 3/9/21)</p>	Yes. No new landscaping is proposed. The WCF is effectively screened by existing vegetation.
<p><b>Section 8107-45.4 (r), Security:</b></p> <ol style="list-style-type: none"> <li>(1) Each facility shall be designed to prevent unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism.</li> <li>(2) All fences shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link fence is prohibited within areas designated as Urban and Existing Community in the General Plan, and areas that are prominently visible from a public viewpoint, unless the chain link fence is fully screened.</li> </ol>	Yes. The WCF is located within a secure, chain-link, fenced enclosure and includes signage deterring access. The WCF is located within an Urban Area and the proposed project is conditioned to require that the existing chain link fence is fully screened (Exhibit 6, Condition No. 22).
<p><b>Section 8107-45.4 (s), Lighting:</b></p> <ol style="list-style-type: none"> <li>(1) No facility may be illuminated unless specifically required by the FAA or other government agency.</li> <li>(2) Any necessary security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties and to minimize impacts to wildlife.</li> </ol>	Yes. The WCF is not illuminated.
<p><b>Section 8107-45.4 (t), Signage:</b></p> <p>A permanent, weather-proof identification sign, subject to Planning Director approval, shall be displayed in a prominent location such as on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the facility operator(s) and type of use, provide the operator’s address, FCC-adopted standards, and specify a 24-hour telephone number at which the operator can be reached during an emergency.</p>	Yes. The site includes signage indicating all necessary information related to the operation of the facility.
<p><b>Section 8107-45.4 (u), Access Roads:</b></p> <ol style="list-style-type: none"> <li>(1) Where feasible, wireless communication facility sites shall be accessed by existing public or private access roads and easements.</li> <li>(2) Wireless communication facility sites shall minimize the construction of new access roads, particularly when such roads are located in areas with steep slopes, agricultural resources, or biological resources as determined by the</li> </ol>	Yes. The site is accessed by private driveway connected to Shell Road.

Special Use Standard	Complies?
County's Initial Study Assessment Guidelines. When required, new access roads shall be designed to meet standards established by the Ventura County Public Works Agency and Ventura County Fire Protection District.	

**E. CUP FINDINGS AND SUPPORTING EVIDENCE**

In order to approve a Minor Modification to a CUP, the Planning Director must make the same findings that are required to approve an application for a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Section D and Exhibit 5 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan, North Ventura Avenue Area Plan, and Division 8, Chapters 1 and 2, of the Ventura Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The proposed project involves the continued operation of an existing WCF located on a project site that is developed with an industrial building and parking areas used for a fruit warehouse, packing, and distribution facility. The WCF is designed as a faux palm tree that blends in with palm trees and vegetation installed along Shell Road and Ventura Avenue. No physical changes are proposed with the project and the existing WCF will continue to be compatible with the surrounding development.

Based on the discussion above, this finding can be made.

- 3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].**

The WCF does not generate substantial noise or pose a health threat. No adverse effect on neighboring property or uses would occur. Additionally, the project is conditioned to identify a contact person for the timely resolution of complaints (Exhibit 6, Condition Nos. 14, 15).

Based on the discussion above, this finding can be made.

**4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].**

The project does not include any expansion or changes to the existing facility. No adverse effect on the use of the surrounding properties would occur. In addition, the Permittee will be required to identify a contact person for the timely resolution of complaints (Exhibit 6, Condition Nos. 14, 15). Finally, the project will include conditions of approval to ensure that the proposed use, storage, and handling of hazardous materials will be in conformance with all applicable County and state regulations (Exhibit 6, Condition No. 23).

Based on the discussion above, this finding can be made.

**5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].**

The existing WCF is compatible with the surrounding industrial land uses. Furthermore, the facility is designed as a faux palm tree that is compatible with the palm trees and vegetation installed on Shell Road and Ventura Avenue. The issuance of this Modified CUP will not impact current and future land uses in the area.

Based on the discussion above, this finding can be made.

**6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1.f].**

The subject APN is depicted as Parcel 2 of a Parcel Map (Parcel Map No. 5792) recorded in Book 68, Page 27 (68PM29).

Based on the discussion above, this finding can be made.

**7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.**

As discussed in Section B above, staff prepared an addendum to the previously adopted ND (Exhibit 7) that complies with the California Environmental Quality Act.

Based on the discussion above, this finding can be made.

**F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On March 15, 2024, the Planning Division mailed notice to owners of property

within 500 feet of the property on which the project site is located. On March 15, 2024, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

The project site is located within the City of Ventura Sphere of Influence. On January 23, 2024, the County of Ventura Planning Division notified the City of Ventura of the project and requested the City of Ventura to provide written comment. As of the date of this hearing, no comments have been received from the City of Ventura.

## **G. RECOMMENDED ACTIONS**

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process.
2. **FIND** that none of the conditions have occurred or exist as set forth in CEQA Guidelines Section 15162 to require the preparation of a subsequent ND or environmental impact report for the subject CUP, and that the addendum to the adopted 2014 ND (Exhibit 7) satisfies the environmental requirements of CEQA.
3. **MAKE** the required findings to grant a Modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record.
4. **APPROVE** the application for a Modified CUP (Case No. PL24-0005), subject to the conditions of approval (Exhibit 6).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact AJ Bernhardt at (805) 654-3136 or [AJ.Bernhardt@ventura.org](mailto:AJ.Bernhardt@ventura.org).

Prepared by:



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AJ Bernhardt, Case Planner  
Commercial/Industrial Permits Section  
Ventura County Planning Division

Reviewed by:

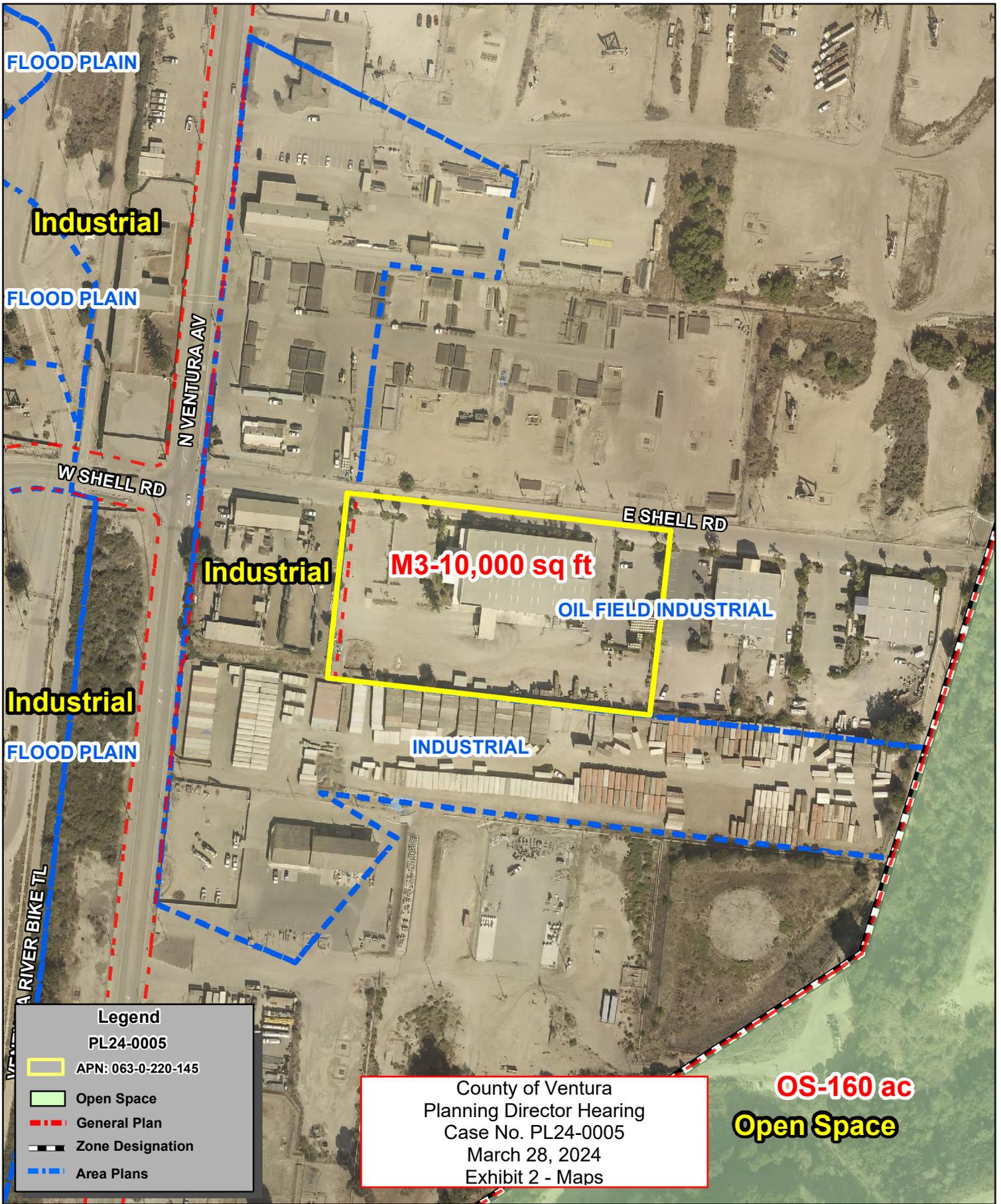


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Susan Curtis, Assistant Director  
Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 Maps
- Exhibit 3 Site Plans
- Exhibit 4 Photos
- Exhibit 5 General Plan and North Ventura Avenue Area Plan Consistency Analysis
- Exhibit 6 Conditions of Approval
- Exhibit 7 Addendum to the Adopted 2014 Negative Declaration for PL13-0112
- Exhibit 8 Negative Declaration for PL13-0112



**M3-10,000 sq ft**

**OIL FIELD INDUSTRIAL**

**Industrial**

**INDUSTRIAL**

**OS-160 ac**  
**Open Space**

County of Ventura  
 Planning Director Hearing  
 Case No. PL24-0005  
 March 28, 2024  
 Exhibit 2 - Maps

**Legend**

- PL24-0005
- APN: 063-0-220-145
- Open Space
- General Plan
- Zone Designation
- Area Plans



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 02-13-2024  
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**County of Ventura**  
**Planning Director Hearing**  
**APN:063-0-220-145**  
**PL24-0005**  
**General Plan & Zoning Map**



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



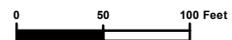




Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 02-13-2024  
Source: Vexcel 2022

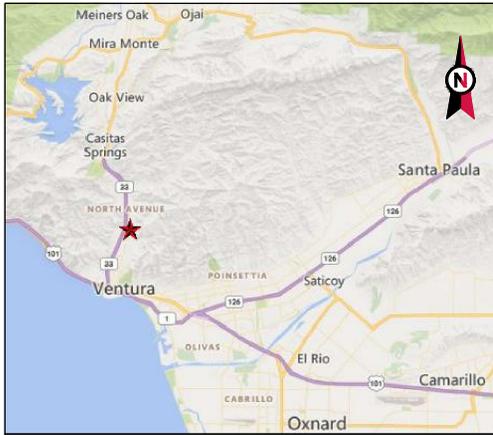


County of Ventura  
Planning director Hearing  
APN: 063-0-220-145  
PL24-0005  
**Aerial Photography**

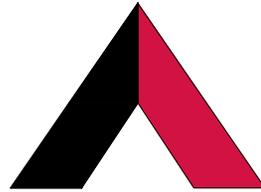


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VICINITY MAP



**AMERICAN TOWER®**

**SITE NAME: VENTURA CA**  
**SITE NUMBER: 420237**  
**SITE ADDRESS: 100 SHELL ROAD**  
**VENTURA, CA 93001**



LOCATION MAP

**CONDITIONAL USE PERMIT RENEWAL**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  1. 2022 CALIFORNIA ADMINISTRATIVE CODE 2. 2022 CALIFORNIA BUILDING CODE 3. 2022 CALIFORNIA RESIDENTIAL CODE 4. 2022 CALIFORNIA ELECTRICAL CODE 5. 2022 CALIFORNIA PLUMBING CODE 6. 2022 CALIFORNIA ENERGY CODE 7. 2022 CALIFORNIA FIRE CODE 8. 2022 CALIFORNIA EXISTING BUILDING CODE 9. 2021 INTERNATIONAL BUILDING CODE (IBC) 10. LOCAL BUILDING CODE 11. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 100 SHELL ROAD VENTURA, CA 93001 COUNTY: VENTURA  <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 34.31620327 LONGITUDE: -119.28988146 GROUND ELEVATION: 150' AMSL  <u>ZONING INFORMATION:</u> JURISDICTION: VENTURA COUNTY PARCEL NUMBER: 063-0-220-145	THIS SUBMITTAL IS FOR RE-PERMITTING WITH VENTURA COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.  <b>PROJECT NOTES</b> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	<b>PROJECT TEAM</b>  <u>TOWER OWNER:</u> ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801  <u>PROPERTY OWNER:</u> SISU PROPERTIES LLC 100 SHELL ROAD VENTURA, CA 93001  <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518  <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	<b>PROJECT LOCATION DIRECTIONS</b>  FROM 101 FREEWAY IN VENTURA TAKE HWY 33 NORTH AND PROCEED TO SHELL AVE. EXIT SHELL AVE AND TURN RUGHT. PROCEED ACROSS VENTURA AVE AND THE SITE IS ON THE RIGHT.	V-001	TITLE SHEET	0	10/26/23	AP
<b>UTILITY COMPANIES</b>  POWER COMPANY: UNKNOWN PHONE: N/A  TELEPHONE COMPANY: UNKNOWN PHONE: N/A			V-101	AS-BUILT / TITLE & BOUNDARY PLAN			
			V-102	EXISTING CONDITIONS & TOPOGRAPHIC PLAN			
			C-101	OVERALL SITE PLAN	0	10/26/23	AP
			C-102	DETAILED SITE PLAN & TOWER ELEVATION	0	10/26/23	AP
			C-501	SIGNAGE	0	10/26/23	AP



**AMERICAN TOWER®**  
 ATC TOWER SERVICES, LLC  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	AP	10/26/23
△			
△			
△			

ATC SITE NUMBER:  
**420237**  
 ATC SITE NAME:  
**VENTURA CA**  
  
 SITE ADDRESS:  
 100 SHELL ROAD  
 VENTURA, CA 93001

SEAL:

Scott Fletcher  
 Digitally signed by Scott Fletcher  
 Date: 2023.10.27 10:11:13 -04'00'

DATE DRAWN: 10/26/23  
 ATC JOB NO: 14562238\_E1

**TITLE SHEET**

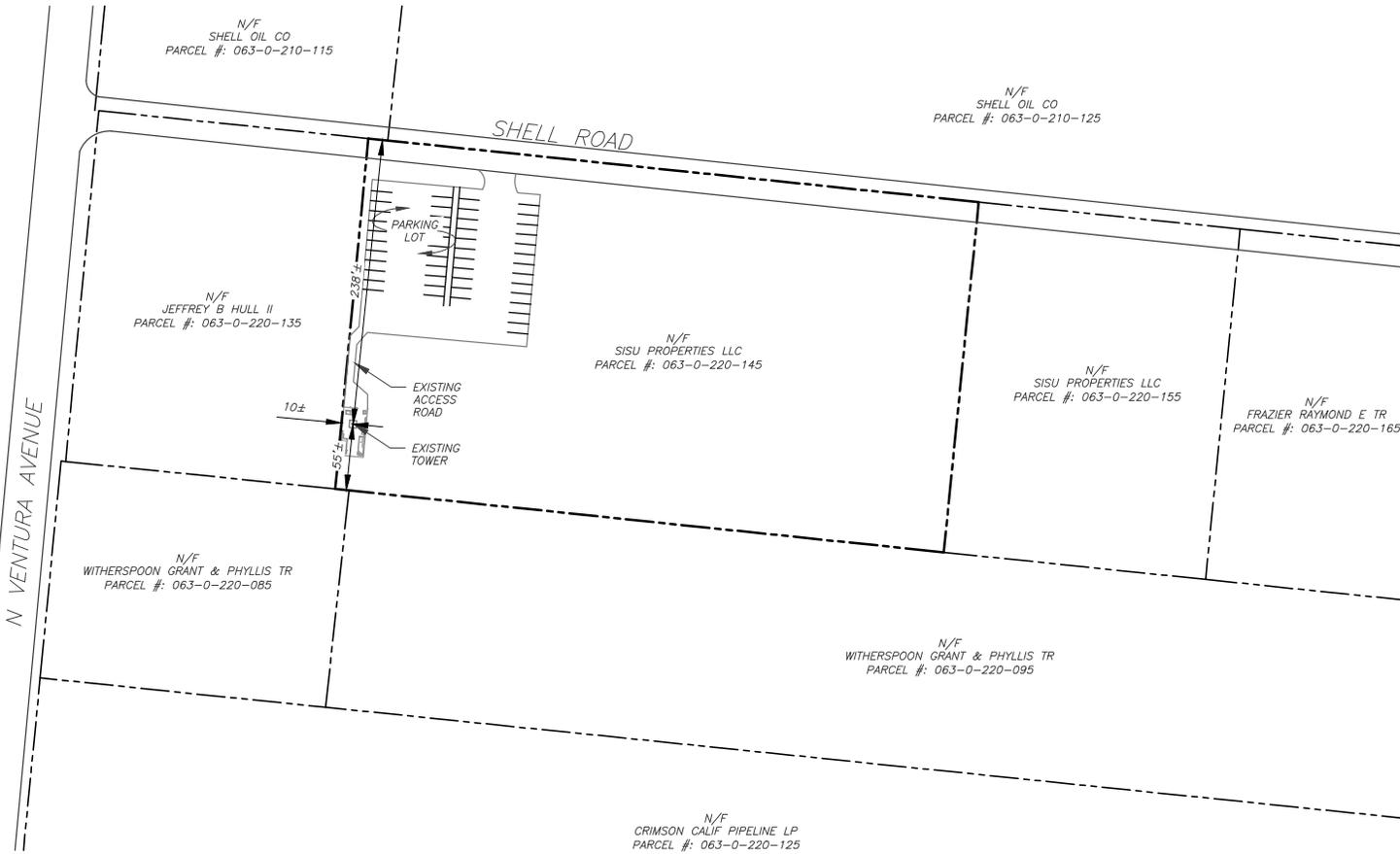
SHEET NUMBER: **G-001** REVISION: **0**

**County of Ventura Planning**  
**Director Hearing**  
**Case No. PL24-0005**  
**March 28, 2024**  
**Exhibit 3 - Site Plans**

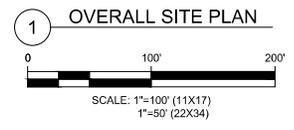




- NOTES:**
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
  - FIELD SURVEY DATE: 02/13/2018
  - BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS.



- SURVEY LEGEND**
- EXISTING PROPERTY
  - - - EXISTING ADJ. PROPERTY
  - - - EXISTING EASEMENT
  - XXX EXISTING CONTOUR (MAJOR)
  - xxx EXISTING CONTOUR (MINOR)
  - ~ ~ ~ EXISTING TREELINE
  - - - EXISTING CHAINLINK FENCE
  - [Hatched Box] EXISTING BUILDING
  - [Dashed Line] EXISTING STORM DRAIN
  - [Double Line] EXISTING ROAD (DIRT)
  - [Thick Double Line] EXISTING ROAD (STONE)
  - [Thin Double Line] EXISTING ROAD (PAVED)
  - [Stippled Box] EXISTING CONCRETE
  - [Dotted Box] EXISTING LEASE AREA



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION OR FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	AP	10/26/23
△			
△			
△			

ATC SITE NUMBER:  
**420237**

ATC SITE NAME:  
**VENTURA CA**

SITE ADDRESS:  
100 SHELL ROAD  
VENTURA, CA 93001

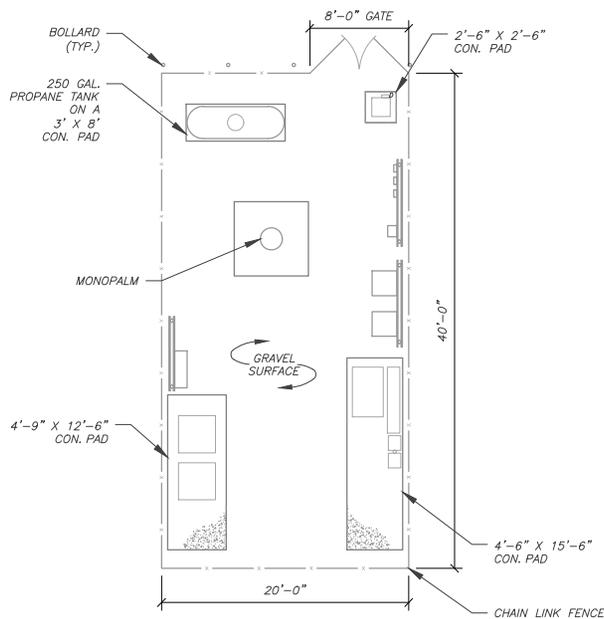


Digitally Signed: 2023-10-27

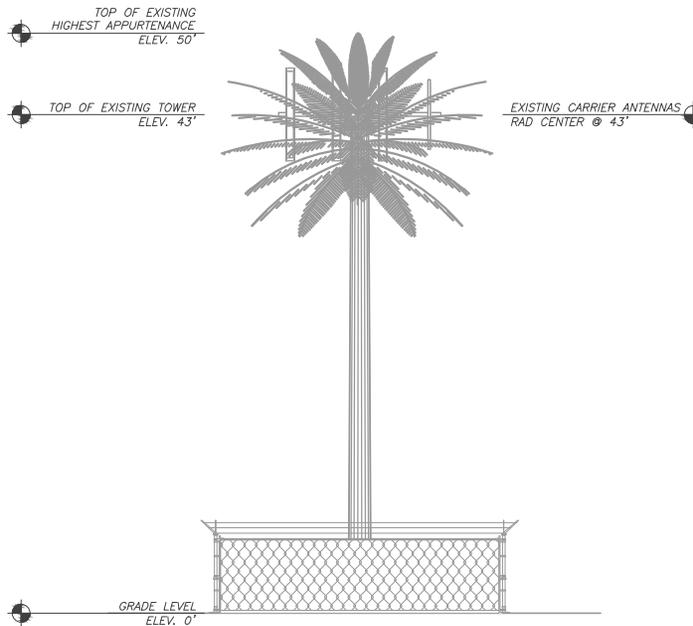
DATE DRAWN: 10/26/23  
ATC JOB NO: 14562238\_E1

**OVERALL SITE PLAN**

SHEET NUMBER: **C-101** REVISION: **0**



1 DETAILED SITE PLAN  
 0 10' 20'  
 SCALE: 1"=10' (11X17)  
 1"=5' (22X34)



2 TOWER ELEVATION  
 SCALE: NOT TO SCALE



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ATC SITE NUMBER:  
**420237**  
 ATC SITE NAME:  
**VENTURA CA**

SITE ADDRESS:  
 100 SHELL ROAD  
 VENTURA, CA 93001

SEAL:



Digitally Signed: 2023-10-27

DATE DRAWN: 10/26/23  
 ATC JOB NO: 14562238\_E1

DETAILED SITE PLAN &  
 TOWER ELEVATION

SHEET NUMBER: **C-102** REVISION: **0**



**CAUTION**



Beyond this point:  
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

**NO TRESPASSING**

ATC CAUTION AND NO TRESPASSING SIGN



**WARNING**



Beyond this point:  
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

**FCC TOWER REGISTRATION #**  
NOT REQUIRED

**Posting of sign required by law**

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



MANAGED BY  
**AMERICAN TOWER CORPORATION**

SITE NAME: **VENTURA CA**  
SITE NUMBER: **420237**

FOR LEASING INFORMATION: **877-282-7483**  
FOR OPERATIONS & ACCESS: **877-518-6937**  
**877-ATC-SITE** **877-51-TOWER**

**NO TRESPASSING**

EXISTING SIGNAGE PHOTO

**NOTICE**

**GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS**

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



**AMERICAN TOWER**

SITE NAME : VENTURA CA  
SITE NUMBER : 420237  
FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: **877-282-7483**  
**877-ATC-SITE**

FOR EMERGENCIES CALL: **877-518-6937**  
**877-51-TOWER**

**NO TRESPASSING**

**www.americantower.com**

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

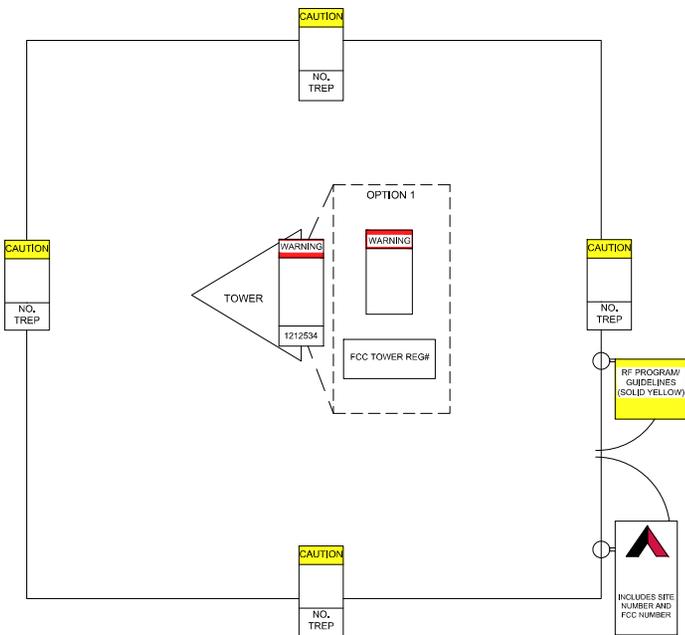
**REPLACEMENT OF SIGNAGE:**

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED, ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

**NOTE:**

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY, NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	AP	10/26/23
△			
△			
△			

ATC SITE NUMBER:  
**420237**  
ATC SITE NAME:  
**VENTURA CA**

SITE ADDRESS:  
100 SHELL ROAD  
VENTURA, CA 93001

SEAL:



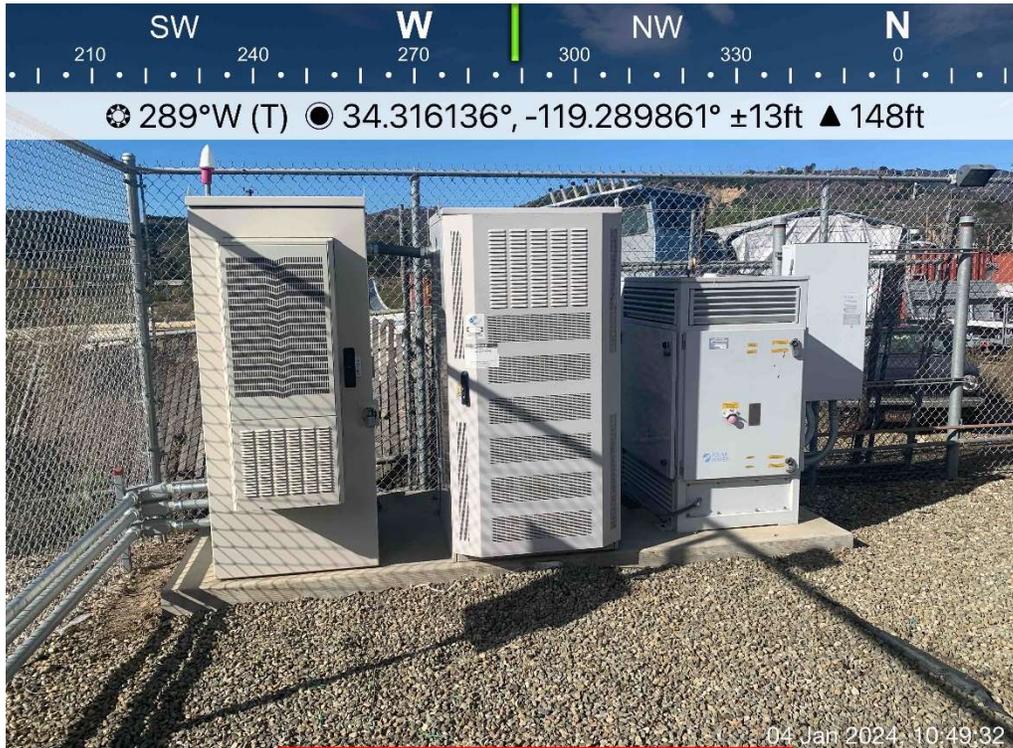
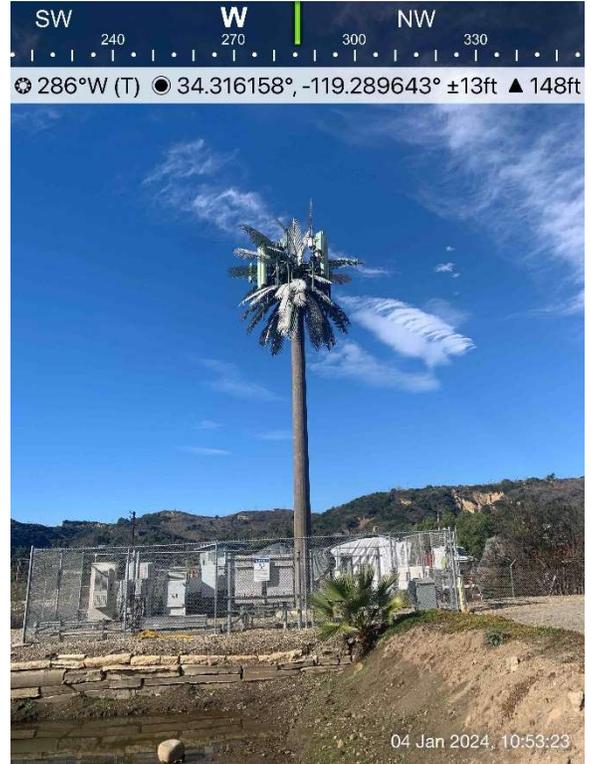
Digitally Signed: 2023-10-27

DRAWN: 10/26/23  
ATC JOB NO: 14562238\_E1

**SIGNAGE**

SHEET NUMBER: **C-501** REVISION: **0**

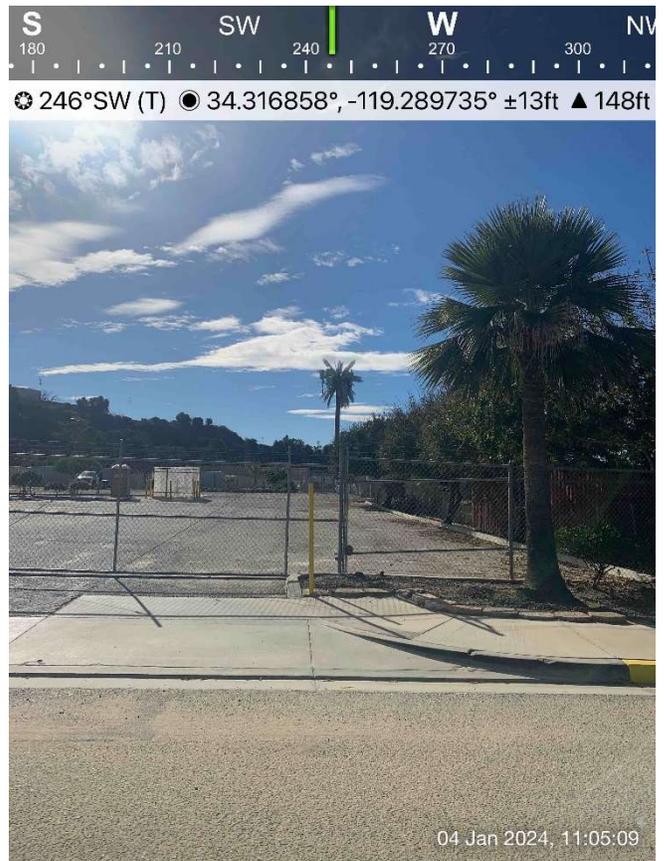
**ATC SITE 420237 VENTURA PERMIT PL13-0112 RENEWAL  
PHOTO'S EVIDENCING CURRENT SITE CONDITIONS AND  
VISIBILITY FROM NEAREST PUBLIC ROAD**



630 Qu...  
Morro Bay, CA 93442

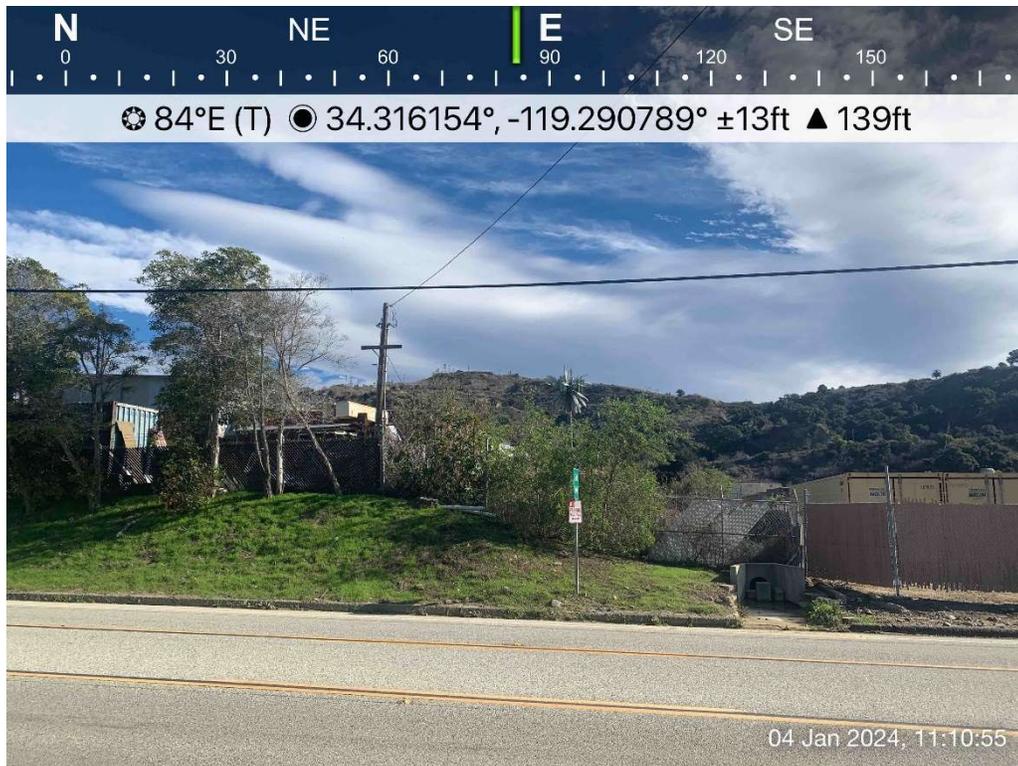
County of Ventura Planning  
Director Hearing  
Case No. PL24-0005  
March 28, 2024  
Exhibit 4 - Photos

35-771-0123  
JTMEMC@protonmail.com



630 Quintana Road, Suite 321  
Morro Bay, CA 93442

805-771-0123  
JTMEMC@protonmail.com



630 Quintana Road, Suite 321  
Morro Bay, CA 93442

805-771-0123  
JTMEMC@protonmail.com

**CONSISTENCY WITH THE GENERAL PLAN AND NORTH VENTURA AVENUE  
AREA PLAN FOR AMERICAN TOWER: VENTURA CA WIRELESS  
COMMUNICATION FACILITY MINOR MODIFICATION TO CONDITIONAL USE  
PERMIT PL13-0112, CASE NO. PL24-0005**

The 2040 Ventura County General Plan (2020, page 1-1) states:

*California law requires that every county and city adopt a general plan “for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” (Gov. Code, § 65300.) A general plan serves as the jurisdiction’s “constitution” or “blueprint” for future decisions concerning a variety of issues including land use, health and safety, and resource conservation. All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County’s General Plan.*

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The project includes a request for a Minor Modification of Conditional Use Permit (CUP) PL13-0112 to authorize the continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0005).

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 General Plan and North Ventura Avenue Area Plan.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**LU-16.2 Urban Design Standards for Commercial and Industrial Development:** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

The proposed project involves the continued operation of an existing WCF located on a project site that is developed with an industrial building and parking areas used for a fruit warehouse, packing, and distribution facility. The WCF would continue to provide wireless telecommunication services to the surrounding area and remain compatible with the neighboring land uses. No land use conflicts would occur with the continued use of the existing WCF. Furthermore, the WCF is

designed as a faux palm tree that blends in with palm trees and vegetation installed along Shell Road and Ventura Avenue.

Based on the discussion above, the project is consistent with General Plan Policies LU-16.1 and LU-16.2.

- 2. HAZ-5.2 Hazardous Materials and Waste Management Facilities:** *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

The Department of Environmental Health (EHD) reviewed the project application. Pursuant to EHD's recommendation, the CUP for the WCF would be subject to a condition of approval to require that the storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations (Exhibit 6, Condition No. 23).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-5.2.

- 3. PFS-1.1 Equitable Provision of Public Facilities and Services:** *The County shall require that facilities and services that are essential for public health and safety shall be equitably provided for all residents and businesses.*

**PFS-7.1 Accessible Public Utilities:** *The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area.*

**PFS-7.5 Broadband Service Access:** *The County shall encourage broadband service providers to expand service areas and provide high quality access to broadband (high-speed internet) and cellular mobile communications services to residents and businesses, including unserved and underserved areas.*

The WCF will continue to provide service throughout the unincorporated Ventura County area, including access to high quality cellular mobile communications. The continued use of the facility ensures that residents and businesses in the coverage area receive a high quality of service.

Based on the discussion above, the project is consistent with General Plan Policies PFS-1.1, PFS-7.1, and PFS-7.5.

- 4. PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

The WCF was constructed in accordance with the Ventura County Fire Protection District (VCFPD) conditions of approval for CUP PL13-0112 that required adequate access for emergency vehicles. This project, Case No. PL24-0005, allows for the continued operation of the WCF. No physical changes or modifications are proposed with the project that would impact VCFPD access. Furthermore, VCFPD reviewed and conditioned the project to ensure continued compliance with all VCFPD regulations (Exhibit 6, Condition Nos. 26-28).

Based on the discussion above, the project is consistent with General Plan Policy PFS-11.4.

- 5. COS 3.1 Scenic Roadways Policy:** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

**NV-1.12 Scenic Features:** *The State and the County of Ventura recognizes Highway 33 as eligible for official designation as a state adopted scenic highway. The highway can be officially designated as a scenic thoroughfare when the City develops a corridor protection program (e.g., building height limitations, requiring landscape screening of unaesthetic land uses, limiting signs and outdoor advertising, etc.). Currently, the area where Highway 33 enters the City (Ventura Avenue and Shell Road), is designated as a scenic approach. Given that the City boundary will ultimately be located at the northerly boundary of the community, (Ventura Avenue and Canada Larga Road), the designation should be moved to that area.*

The WCF is located approximately 1,000 feet east of Highway 33, an Eligible State Scenic Highway. The WCF is designed as a faux palm tree that blends in with palm trees and vegetation installed along Shell Road and Ventura Avenue. As such, the WCF is not prominently visible from Highway 33.

Based on the discussion above, the project is consistent with General Plan Policy COS-3.1 and North Ventura Avenue Area Plan Policy NV-1.12.

- 6. HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas Policy:** *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

The proposed project is located within a Very High Fire Severity Zone. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Fire Hazard for the subject property with the County Recorder (Exhibit 6, Condition No. 18).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-1.4.

- 7. HAZ-2.6 Recordation of a Notice of Dam Inundation Hazard:** *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

The project site is located within a Dam Inundation Hazard area. Therefore, the proposed project will be subject to a condition of approval to require the applicant to record a Notice of Dam Inundation Hazard for the subject property with the County Recorder (Exhibit 6, Condition No. 19).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-2.6.

- 8. NV-1.1 Review Procedures:** *The County shall notify the City regarding development applications. Specific notification shall be given to the City by the County at the following points:*
- a. Pre-application meeting*
  - b. Application review period*
  - c. New case committee meetings (application completeness and environmental determination)*
  - d. Development Advisory Committee meetings and permit hearings*
  - e. Environmental document hearings*
  - f. Notification of final decision*

*Project applicants shall be requested to contact both the County and the City for a discussion of projects as early as possible in the design phase of the proposal.*

The City of Ventura was notified of the project with an invitation to provide comments. As of the date of the Planning Director Hearing for the project, no comments have been received from the City of Ventura.

Based on the discussion above, the project is consistent with Ojai Valley Area Plan Policies NV-1.1.

- 9. NV-1.2 Development Standards:** *The North Ventura Avenue Area Plan requires all ministerial projects (those requiring only a zone clearance) to meet the development standards established by the County of Ventura's Zoning Ordinance. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Community, shall conform to this Plan and the County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards shall apply). "Standards," as used above, involve conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height. Facilities such as streets, bikeways, secondary drainage facilities, and water systems shall conform to the development standards of the City of Ventura as of the adoption of this plan, or as may be subsequently amended by the City and approved by the County.*

County of Ventura Planning Division staff reviewed Chapter 24.497 – Standards for Wireless Telecommunication Facilities of the City of Ventura Municipal Code and determined the WCF is in compliance with the development standards. Additionally, County of Ventura Planning Division staff notified the City of Ventura Planning Division of the project with an invitation to provide comments. As of the date of the Planning Director Hearing for the proposed project, no comments have been received from the City of Ventura.

Based on the discussion above, the project is consistent with the North Ventura Avenue Area Plan Policy NV-1.2.

**CONDITIONS OF APPROVAL FOR AMERICAN TOWER: VENTURA CA WIRELESS  
COMMUNICATION FACILITY MINOR MODIFICATION TO CONDITONAL USE  
PERMIT PL13-0112, CASE NO. PL24-0005**

**Planning Division Conditions**

1. Project Description

This Modified Conditional Use Permit is (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 8 of the Planning Director hearing on March 28, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this CUP and applicable law.

The Project description is as follows:

Minor Modification of CUP PL13-0112 to authorize the continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing WCF is designed as a 50-foot stealth faux palm tree with 800 square-foot-fenced accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a private driveway connected to Shell Road. There are no proposed operational or physical changes to the WCF as part of this project.

2. Site Maintenance

**Purpose:** To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

### 3. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

### 4. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

5. Time Limits

a. Use inauguration:

1. The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration to initiate the land uses described in Condition No. 1.
2. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective (Ventura County Non-Coastal Zoning Ordinance § 8111-4.7). The Planning Director may grant a one-year extension of time to the Permittee to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
3. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on [REDACTED]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [REDACTED]; and
2. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

6. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

**Purpose:** To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective Project file. If the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, then the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

7. Notice of CUP Requirements and Retention of CUP Conditions On-Site

**Purpose:** To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

**Documentation:** The Permittee shall present to the Planning Division staff copies of the notification(s) of conditions, upon Planning Division staff's request.

**Timing:** Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 8. Recorded Notice of Land Use Entitlement

**Purpose:** The purpose of this condition is to notify the current and future Property Owner(s) of the conditions of this CUP.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this CUP with the deed for the property that is subject to this CUP.

**Documentation:** Recorded "Notice of Land Use Entitlement" form and conditions of this CUP.

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP, prior to issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this CUP to Planning Division staff to be included in the Project file.

#### 9. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. Pursuant to the requirements of CUP PL13-0112, the Resource Management Agency created Condition Compliance Case No. CC14-0013 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP PL13-0112. The Planning Division will continue to use Condition Compliance Case No. CC14-0013 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 9.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC14-0013, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

#### 10. Defense and Indemnification

- d. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- e. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart 10.a above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- f. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the

Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to the County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- g. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

#### 11. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

#### 12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 9 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

#### 13. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein conflicts with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP nor compliance with the conditions of this CUP shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of the WCF.

#### 14. Contact Person

**Purpose:** To designate a person responsible for responding to complaints.

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

**Monitoring and Reporting:** The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 15. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 14 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person.
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- c. If following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Non-Coastal Zoning Ordinance.

#### 16. Change of Permittee

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Removal of Facility upon Abandonment of Use or Expiration of Permit

**Purpose:** In compliance with § 8111-2.8 and § 8111-8.1 of the Ventura County Non-Coastal Zoning Ordinance and to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

**Requirement:** Upon the expiration of this CUP, or abandonment of the use of the communication facility, the Permittee shall:

- a. Notify the County that the Permittee has discontinued the use of the facility.
- b. Remove the facility and all appurtenant structures.
- c. Restore the premises to the conditions existing prior to the issuance of the CUP, to the extent feasible as determined by the Planning Director.

If the Permittee fails to perform the required actions, then the Property Owner shall be responsible for complying with this condition. The facility shall be considered "abandoned" if it has not been in use for 12 continuous months.

**Documentation:** The Permittee shall provide photos of the site after restoration is completed, to the County Planning Division.

**Timing:** The Permittee shall complete the notification, removal, and restoration activities within 60 days of the expiration of this CUP, or abandonment of the use, unless the Planning Director grants (in writing) additional time.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 18. Notice of Fire Hazard

**Purpose:** To comply with General Plan Policy HAZ 1.4. The policy states, “The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.”

**Requirement:** The Permittee shall record a Notice of Fire Hazard with the Ventura County Recorder.

**Timing:** The Notice of Fire Hazard shall be recorded with the Ventura County Recorder prior to issuance of the Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Notice of Fire Hazard shall be maintained in the files of the Ventura County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

#### 19. Notice of Dam Inundation Hazard

**Purpose:** To comply with Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by the California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to a potential flooding hazard.

**Requirement:** The Permittee shall record a Notice of Dam Inundation Hazard with the Ventura County Recorder.

**Documentation:** A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Permittee. The Permittee shall record the Notice with the Ventura County Recorder.

**Timing:** The Notice of Dam Inundation Hazard shall be recorded with the Ventura County Recorder prior to issuance of the Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Notice of Dam Inundation Hazard shall be maintained in the files of the Ventura County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

## 20. Paleontological Resources Inadvertently Discovered During Grading

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

1. Cease operations and assure the preservation of the area in which the discovery was made.
2. Notify the Planning Director in writing, within three days of the discovery.
3. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site.
4. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development.
5. Implement the agreed upon recommendations.

**Documentation:** The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

**Timing:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

## 21. Archaeological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures.

1. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - a. Cease operations and assure the preservation of the area in which the discovery was made.
  - b. Notify the Planning Director in writing, within three days of the discovery.
  - c. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format.
  - d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development.
  - e. Implement the agreed upon recommendations.
2. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
  - a. Cease operations and assure the preservation of the area in which the discovery was made.
  - b. Immediately notify the County Coroner and the Planning Director.
  - c. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format.
  - d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site.
  - e. Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning

Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

## 22. Site Improvements – Fence Screening

**Purpose:** To ensure fencing for the WCF complies with the standards outlined in Section 8107-45.4.r. of the Ventura County Non-Coastal Zoning Ordinance.

**Requirement:** The Permittee shall install screening materials, as approved by the County of Ventura Planning Division, on the existing chain link fence so the chain link fence is fully screened as required by Sec. 8107-45.4.r of the Ventura County Non-Coastal Zoning Ordinance.

**Documentation:** The Permittee shall obtain the Ventura County Planning Division's written approval of the proposed screening materials. The Permittee shall provide photos to the Planning Division showing the approved fencing has been installed.

**Timing:** Prior to installation of the fence screening, the Permittee shall obtain the Ventura County Planning Division's written approval of the proposed screening materials. Prior to issuance of a Zoning Clearance for use inauguration, the Permittee shall submit photos of the completed fence screening installation to the Ventura County Planning Division.

**Monitoring and Reporting:** The fence screening shall be maintained throughout the life of the permit. The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

## Environmental Health Division (EHD) Conditions

### 23. Hazardous Materials/Waste Management (General Notice)

**Purpose:** To ensure the storage, handling, and disposal of any potentially hazardous material associated with batteries at wireless communication facilities complies with applicable State and local regulations.

**Requirement:** Used batteries must be properly disposed of or recycled in accordance with state and local regulations. If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. This threshold shall be calculated as the cumulative total of all batteries on the site. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency (CUPA) website: <https://vcrma.org/cupa>.

**Documentation and Reporting:** Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura County CUPA staff. CUPA staff may request any documentation needed to determine whether a substance is considered a hazardous material. CUPA staff may request a site visit to determine if reportable quantities are being stored at a location and therefore require the submission of a Hazardous Materials Business Plan (HMBP) and issuance of a permit.

**Monitoring:** Ventura County CUPA staff respond to issues related to the proper storage and disposal of hazardous materials and wastes. When applicable, the Ventura County CUPA issues hazardous material and hazardous waste permits and conducts site inspections.

24. On-Site Sewage Disposal System: Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the onsite sewage disposal system.

### **Ventura County Air Pollution Control District (VCAPCD) Conditions**

25. Nuisance

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** The Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as follows:

*A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.*

**Documentation:** No documentation is required for the purposes of this condition.

**Timing:** Throughout the life of the permit.

**Monitoring and Reporting:** The VCAPCD monitors and enforces regulations regarding nuisances, on a complaint-driven basis.

**Ventura County Fire Protection District (VCFPD) Conditions**

26. Hazard Abatement: All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure. Additionally, all grass and brush shall be cleared to a distance of 10 feet on each side of all access roads / driveways. Finally, all grass or brush shall be cleared to a distance of 30 feet from cell site communication towers. Brush clearance shall be maintained in accordance with VCFPD Ordinance.
27. Fire Code Permits – LPG Storage: Applicant and / or tenant shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit (FCP18-00167 issued on 7/31/2018).
28. Inspection Authority

**Purpose:** To ensure ongoing compliance with all applicable codes, ordinances, and project conditions.

**Requirement:** The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

**Documentation:** A copy of the approved entitlement conditions.

**Timing:** The Permittee shall allow ongoing inspections by the fire code official (Fire District) for the life of the project.

**Monitoring and Reporting:** A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

## NEGATIVE DECLARATION (ND) ADDENDUM FOR PL24-0005

### A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Minor Modification of Conditional Use Permit (CUP) PL13-0112 for the continued operation of an existing Wireless Communication Facility (WCF) for a 10-year period (Case No. PL24-0005).
2. **Applicant:** ATC SEQUOIA LLC, C/O Margaret Robinson, 10 Presidential Way Woburn, MA 01801
3. **Applicant's Representative:** Empire Media Corporation, C/O John Merritt, 630 Quintana Road, Suite 321, Morro Bay, CA 93442
3. **Property Owner:** SISU PROPERTIES LLC, C/O Chris Karbum, 169 Verdi Road, Ventura, CA 93003
4. **Location:** 100 East Shell Road, near Ventura
5. **Tax Assessor's Parcel Number:** 063-0-220-145
6. **Lot Size:** 3.4 acres
7. **General Plan Land Use Designation:** Industrial
8. **North Ventura Avenue Area Plan Land Use Designation:** Oil Field Industrial
9. **Zoning Designation:** M3-10,000 sq ft (General Industrial, 10,000 square foot minimum lot size)
10. **Project Description:** The applicant requests a Minor Modification of CUP PL13-0112 to authorize the continued operation of an existing WCF for a 10-year period. The existing WCF is designed as a 50-foot stealth faux palm tree with 800 square-foot-fenced accessory equipment enclosure.

The WCF is unmanned, except for occasional periodic maintenance visits, and would continue to operate 24 hours per day. The WCF does not require water to operate. The site is accessed by a private driveway connected to Shell Road. There are no proposed operational or physical changes to the WCF as part of this project.

### B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On March 20, 2014, the Planning Director adopted a ND for CUP PL13-0112 that evaluated the environmental impacts of the project which included the construction and use of a WCF designed as a 50-foot faux palm tree and 870 square-foot-fenced accessory equipment enclosure. The proposed project (Case No. PL24-0005) would allow for the continued operation of this WCF. There are no physical or operational changes proposed with this project.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted

County of Ventura Planning Director Hearing  
Case No. PL24-0005  
March 28, 2024  
Exhibit 7 – ND Addendum

ND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or ND have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent ND, are provided below, along with a discussion as to why an EIR or subsequent ND is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

The proposed project is for the continued operation of an existing WCF constructed in compliance with the conditions of approval of CUP PL13-0112. There are no physical or operational changes proposed with this project.

Based on the discussion above, the project would not generate new environmental effects or a substantial increase in the severity of previously identified significant effects.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The environmental conditions that constituted the baseline for the analysis of environmental impacts have not changed substantially since the ND was adopted in 2014 with CUP PL13-0112.

Since no physical or operational changes are proposed with this project, the project would not involve new significant environmental effects. No significant effects were identified in the previously adopted ND.

- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous ND, shows any of the following:**

- a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].**

Since no physical or operational changes are proposed with this project, there are no additional significant effects the project may have that were not discussed in the previously adopted ND.

**b. Significant effects previously examined will be substantially more severe than shown in the previous ND [§ 15162(a)(3)(B)].**

Since no physical or operational changes are proposed with this project, there are no additional significant effects the project may have that were not discussed in the previously adopted ND.

**c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [§ 15162(a)(3)(C)].**

Since no physical or operational changes are proposed with this project, there are no additional significant effects or mitigation measures the project may have that were not discussed in the previously adopted ND.

**d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(D)].**

Since no physical or operational changes are proposed with this project, there are no additional significant effects or mitigation measures the project may have that were not discussed in the previously adopted ND.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of an EIR or subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to deciding on the project.

**C. PUBLIC REVIEW:**

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:

*AJ Bernhardt*

AJ Bernhardt, Case Planner  
Commercial and Industrial Permits Section  
Ventura County Planning Division

Reviewed by:

*Susan Curtis*

Susan Curtis, Assistant Director  
Ventura County Planning Division

# county of ventura

## NEGATIVE DECLARATION

**A. PROJECT DESCRIPTION:**

**Entitlement:** Conditional Use Permit No. PL13-0112

**Applicant:** Verizon Wireless

**Location:** 100 East Shell Road, Ventura area

**Assessor's Parcel No:** 063-0-220-145

**Parcel Size:** 3.46 acres

**General Plan Designation:** Existing Community – Urban Reserve

**Zoning Designation:** M3-10,000 sq. ft. (General Industrial, 10,000 square feet minimum lot size)

**Responsible and/or Trustee Agencies:** N/A

**Project Description:**

The applicant requests that a Conditional Use Permit be granted to authorize the installation and operation of a new wireless communication facility (WCF). The WCF is designed as a 50-foot tall faux palm tree (monopalm) located within an 870-square foot lease area. The monopalm will contain three sectors with four panel antennas per sector, for a total of twelve 6-foot tall panel antennas.

The 870-square foot lease area will be enclosed by an 8-foot tall chain link fence equipped with an access gate. The lease area will contain five equipment cabinets and one generator mounted on concrete pads. Three GPS antennas will be mounted on three of the equipment cabinets. The lease area will contain a 325-gallon propane tank. The WCF will be unmanned and operate 24 hours a day for 365 days per year.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency (RMA), Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

**C. PUBLIC REVIEW:**

**Legal Notice Method:** Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in the *Ventura County Star*.

**Document Posting Period:** December 13, 2013, through January 13, 2014.



**Public Review:** The Initial Study/Negative Declaration is available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/planning) (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency (RMA), Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Hai Nguyen, the case planner, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at [Hai.Nguyen@ventura.org](mailto:Hai.Nguyen@ventura.org).

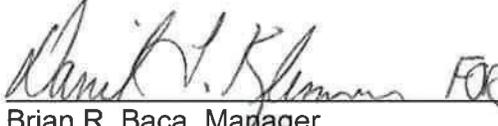
**D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:**

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

**Prepared by:**

  
\_\_\_\_\_  
Hai Nguyen, Case Planner  
(805) 654-2406

**Reviewed for Release to the Public by:**

  
\_\_\_\_\_  
Brian R. Baca, Manager  
Commercial & Industrial Permit Section

**Recommended for Approval by  
Lead Agency by:**

\_\_\_\_\_  
Kim L. Prillhart, Director  
Ventura County Planning Division



# County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

## INITIAL STUDY FOR

### Verizon Wireless

#### Conditional Use Permit Case No. PL13-0112

#### Section A – Project Description

1. **Project Case Number:** PL13-0112
2. **Name of Applicant:** Verizon Wireless
3. **Project Location and Assessor's Parcel Number:** 100 East Shell Road, Assessor's Parcel Number 063-0-220-145.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - a. **General Plan Land Use Designation:** Existing Community – Urban Reserve
  - b. **Area Plan Land Use Designation:** Oil Field Industrial – North Ventura Avenue Area Plan
  - c. **Zoning Designation:** M3-10,000 sq. ft. (General Industrial, 10,000 square feet minimum lot size)
5. **Description of the Environmental Setting:** The proposed wireless facility would be installed on a 3.46 acre lot located adjacent to East Shell Road and North Ventura Avenue. State Route 33 is located approximately 1,000 feet west of the project site. The property is also located approximately one mile from the City of San Buenaventura. The subject property is developed with a 25,187.5-square foot building and is used as for a fruit warehouse, packing, and distributing company. The project property and surrounding properties are zoned M3-10,000 square feet (General Industrial, 10,000-square foot minimum lot area) and used for industrial purposes.
6. **Project Description:** The applicant requests that a Conditional Use Permit be granted to authorize the installation and operation of a new wireless communication facility (WCF). The WCF is designed as a 50-foot tall faux palm tree (monopalm) located within an 870-square foot lease area. The monopalm

will contain three sectors with four panel antennas per sector, for a total of twelve 6-foot tall panel antennas.

The 870-square foot lease area will be enclosed by an 8-foot tall chain link fence equipped with an access gate. The lease area will contain five equipment cabinets and one generator mounted on concrete pads. Three GPS antennas will be mounted on three of the equipment cabinets. The lease area will contain a 325-gallon propane tank. The WCF will be unmanned and operate 24 hours a day for 365 days per year.

**7. List of Responsible and Trustee Agencies:** None

**8. Methodology for Evaluating Cumulative Impacts:** To evaluate the cumulative impacts of the proposed project, the following pending and recently approved projects located within the North Ventura Area Plan have been evaluated (Attachment B, Map of Projects):

Permit No.	Permit Type	Description
LU07-0047	PDP	Pending application for the continued use of transport and warehousing services.
LU09-0082	CUP	Pending application for the outdoor storage of recreational vehicles.
PL12-0152	PDP	Pending Planned Development permit for development of a contractor service yard.
PL13-0174	CUP	Pending application for the continued use of a manufactured home as a caretaker dwelling unit accessory to a commercial storage facility.
PL13-0126	CUP	Pending application for a Minor Modification of an existing wireless communications facility.

## Section B – Initial Study Checklist and Discussion of Responses<sup>1</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								

<sup>1</sup> The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

1a. Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will not have a significant impact on regional air quality.

1b. Based on information in the project application, the subject project will generate local air quality impacts but those impacts are not likely to be significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2A. Water Resources – Groundwater Quantity (WPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?	X				X			
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?	X				X			
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?	X				X			
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

2A-1 through 2A-5. The proposed project does not involve the consumption of groundwater. The project is an unmanned wireless communication facility that does not require water service. Thus, no impact on groundwater resources would occur.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

2B-1 through 2B-4. The project will not individually or cumulatively degrade the quality of groundwater and cause groundwater to fail to meet groundwater quality objectives set by the Los Angeles Regional Water Quality Control Board Basin 4a plan for the Ventura-Santa Paula area. The project does not involve the storage of substantial amounts of hazardous materials or petroleum products. A smaller 200-gallon propane tank will be installed in lieu of a diesel tank. Some fuel and batteries will be stored on the site for use as a backup power supply. These materials will be stored in compliance with State and Local regulations. The project is unmanned and does not require any sewage disposal. Based on these factors, no impact on groundwater quality is anticipated.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

2C-1 through 2C-3. The project is an unmanned wireless communication facility that does not require water service. Thus, no impact on surface water quantity will occur with project implementation.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?	X				X			
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed Less than Significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The proposed project will not involve the construction of new buildings or impervious area. No vegetation removal or grading is required to improve the site. This project will not directly or indirectly cause stormwater or surface water quality to exceed water quality objectives or standards in the applicable Municipal Stormwater Permit or any other NPDES Permits. The proposed installation activities may involve soil disturbance of less than one acre. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site less than one acre to protect surface water quality during construction (Table 6 in Subpart 4.F). As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3A. Mineral Resources – Aggregate (PIng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?								
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

3A-1 and 3A-2. The County of Ventura Non-Coastal Zoning Ordinance (2011) includes Mineral Resource Protection (MRP) overlay zones for areas where important mineral resources do or may exist and the extraction of these resources may be a compatible land use. The project site is not located within the MRP overlay zone. Additionally, the project site is not located adjacent to a road used a principal means of access to an existing CUP for aggregate extraction. Therefore, the proposed project will not result in adverse project-specific or cumulative impacts on aggregate resources.

3A-3. The applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines are: Resources Goals 1.4.1-1, 1.4.1-2, and 1.4.1-3, and Resources Policies 1.4.2-6, 1.4.2-7, and 1.4.2-8. Based on the discussion in items 3A-1 and 3A-2 above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will have a less than significant impact on aggregate mineral resources.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3B. Mineral Resources – Petroleum (PIng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

3B-1. The proposed project site is located within a known petroleum resource area. The site is adjacent to the lands subject to Conditional Use Permits CUP 48 and CUP 19. These permits authorize oil and gas exploration and production activities. In addition, a major pipeline is located approximately 200 feet to the subject property. The proposed project would not, however, interfere with any oil and gas operations or affect future exploration of the area. The proposed facility would not affect the operation of the nearby pipeline.

Based on the above discussion, the proposed project will have no impacts project-specific or cumulative impacts on petroleum resources.

3B-2. The applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines are: Resources Goals 1.4.1-1, 1.4.1-2, 1.4.1-3, and 1.4.1-4, and Resources Policies 1.4.2-1, 1.4.2-4, 1.4.2-5, 1.4.2-6, 1.4.2-8, and 1.4.2-9. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on petroleum resources.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								
<b>4A. Species</b>								
<b>Will the proposed project, directly or indirectly:</b>								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			

**Impact Discussion:**

4A-1 and 4A-2. The project site and surrounding properties are entirely developed with industrial uses, devoid of vegetation, and do not contain suitable habitat for special status species. The proposed project will not affect migratory, nesting, or special status birds. Therefore, there will be no project-specific or cumulatively considerable impacts to special status plant and animal species.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	X				X			

**Impact Discussion:**

4B-1 and 4B-2. Because the entire project site and surrounding properties are developed with industry, no sensitive plant communities exist on the site or in the vicinity. In addition, no watercourses or wetlands exist on the site. Therefore, there will be no project specific or cumulatively considerable impact sensitive ecological communities.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

**Impact Discussion:**

4C-1 through 4C-4. No waters or wetlands occur on the project site. The nearest wetland, Ventura River, is located approximately 1,500 feet west of the proposed wireless communications facility. The proposed project does not include site disturbance or grading, and will not affect hydrology, plant communities, or wetland function associated with the Ventura River. There will be no project specific or cumulatively considerable impacts to wetlands.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

**Impact Discussion:**

4D-1 and 4D-2. The proposed facility is located outside the coastal zone. Therefore, the project will have no direct or indirect impacts on Environmentally Sensitive Habitat Areas (ESHA).

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4E. Habitat Connectivity</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	X				X			

**Impact Discussion:**

4E-1 through 4E-2. The project site is not part of a wildlife movement corridor. The project is proposed in an existing industrial facility. The project site is not located within a known habitat connectivity feature, such as a regional linkage, local riparian corridor, or other identified important feature for wildlife movement. The project site is surrounded by industrial uses that buffer the location from habitat connectivity features in the region. Consequently, there will be no project specific or cumulatively considerable impacts to habitat and connectivity within a wildlife movement corridor.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?</b>	X				X			

**Impact Discussion:**

4F-1. The proposed project is consistent with the Ventura County General Plan Goals, Policies and Programs (2011) for biological resources. The project has been evaluated for potential impacts on biological resources and will not result in any impacts on biological resources. In addition, no wetland buffers are required, because the project site is not located near any watercourses or wetland habitats.

**Mitigation/Residual Impact(s)**

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5A. Agricultural Resources – Soils (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

5A-1. According to the State Important Farmland Inventory Maps, the project site has a soil designation of Developed. The proposed facility will utilize an 870-square foot area of the subject property. This does not constitute a direct or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance. Therefore, the loss of agricultural soils as a result of the proposed project will be less than significant.

5A-2. The proposed project does not involve a General Plan Amendment that will result in the loss of agricultural soils.

5A-3. The applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines are: Resources Goals 1.2.1-1 and 1.2.1-2, and Resources Policies 1.6.2-6. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 5a of the Initial Study Assessment Guidelines, agricultural soils.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5B. Agricultural Resources - Land Use Incompatibility (PIng.)</b>								
<b>Will the proposed project:</b>								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

5B-1. The proposed project is not defined as Agriculture or Agricultural Operations in the zoning ordinances and is closer to offsite agricultural operations than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines. The proposed project is a wireless communication facility located within an industrial site and would not have any adverse effect on nearby farming operations.

5B-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines. The proposed facility will not result in a loss of soils designated Prime, Statewide Importance, Unique or Local Importance. The proposed project is compatible with its adjacent uses and the development of the character of the area.

Based on the above discussions, impacts related to land use incompatibility will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (PIng.)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

6a and 6b. The proposed project site is not located in a Scenic Resource Protection overlay zone and no scenic resources exist onsite. The site is located approximately 1,000 feet east from State Route 33. The roadway is designated as Eligible State Scenic Highways. The proposed faux palm tree will be visible from State Route 33. However, the faux palm tree will not be prominently visible as other palm trees are located in the vicinity. The equipment and facility to be installed in the lease area will be located in an industrial area where similar industrial uses currently exist.

6c. The applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines are: Resources Goals 1.7.1-1 and 1.7.1-2, and 1.7.2-3 and Resources Policies 1.7.2-1. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on scenic resources.

Based on the above discussion, the project would result in less than significant impacts on scenic resources.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

7a and 7b. The project site is located in a developed industrial area that has not been previously mapped for paleontological resources as per the County UMS maps. In the unlikely event that paleontological resources are uncovered during ground disturbance activities, the proposed project will be conditioned to require that construction be suspended until the find can be evaluated, recovered, and curated. This condition will cause a temporary cessation of all ground disturbances, notification of the Planning Director, and assessment of the find by a paleontological consultant or professional geologist. The Planning Director will review the recommendations of the consultant and decide on the disposition of the resources. With this standard condition of approval, the proposed project will create less than significant impacts related to paleontological resources.

7c. The applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines are: Resources Goals 1.8.1-1, 1.8.1-2, and Resources Policies 1.8.2-1, 1.8.2-2, and 1.8.2-3. Based on the discussion provided under items 7a and 7b above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines.

Based on the above discussion, impacts on paleontological resources will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8A. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

8A-1 and 8A-2. A search of the County's Archeological Report database found that there are no archeologically important sites within one mile of the proposed project site. The proposed project will not affect any known cultural resources.

8A-3. The applicable General Plan Goals and Policies for Item 8a of the Initial Study Assessment Guidelines are: Resources Goals 1.8.1-1 and 1.8.1-2, and Resources Policy 1.8.2-1. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 8 of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will have no impact on archeological resources.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8B. Cultural Resources – Historic (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

**Impact Discussion:**

8B-1 through 8B-3. Nicole Doner, Ventura County Cultural Heritage Board (CHB) Planner, has reviewed and determined that no historic resources are recorded within the Project's Area of Potential Effect. The remains of a historic resource (Ventura River and Ojai Valley Railway line) is located approximately 450 feet west of the proposed unmanned wireless telecommunications facility per the Cultural Resources Assessment Class I Inventory prepared by LSA Associates, Inc. in December of 2012. Therefore, the project will have no impact on cultural resources.

8B-4. The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in CCR §15064.5, including those resources defined in the Ventura County Cultural Heritage Ordinance.

Based on the above discussion, impacts on historic resources will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

9a and 9b. The proposed project site is located in the Ventura County unincorporated area of Ventura and is approximately three miles from the nearest coastal beach or sand dune. The project does not include any activities that could lead to degradation, erosion or destruction of coastal dunes. Therefore, the proposed project will have no impacts on coastal beaches and sand dunes.

9c. The applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines are: Resources Goal 1.10.1, and Resources Policies 1.10.2-1,

1.10.2-2, 1.10.2-3, and 1.10.2-4. Based on the discussion under Impact 9a above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines. Therefore, the proposed project will not result in a significant impact on coastal beaches and sand dunes.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>10. Fault Rupture Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

10a through 10c. There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zones in accordance with the Alquist Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Furthermore, no proposed habitable structures are within 50 feet of a mapped trace of an active fault. There is no impact (N) from potential fault rupture hazard.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

11a and 11b. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2010, Chapter 16, Section 1613 requires the structures be designed to withstand this ground shaking. There are no habitable structures associated with this application, the effects of ground shaking are considered to be less than significant.

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>12. Liquefaction Hazards (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X			X			

**Impact Discussion:**

12a and 12b. The site is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. A January 14, 2013 geotechnical report prepared by AESCO concludes that the liquefaction potential is low to moderate. This report did not recommend mitigation for the effects of liquefaction as the hazard was found to be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from seiche and tsunami will affect each project individually. No cumulative seiche and tsunami hazard would occur as a result of other projects.

13a. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated December 2011, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, December 2011) and is not subject to seiche hazard.

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact (N) from potential hazards from tsunami.

13c. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (Aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, December 2011) and would not be subject to seiche hazard. The project is also not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact (N) from potential hazards from seiche and tsunami.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from landslides/mudslides will affect each project individually. No cumulative landslide/mudslide hazard would occur as a result of other projects.

14a and 14b. The proposed facility would not be located on a mapped landslide, on a hillside or within a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690 and 2699.6. The proposed project would not cause or be affected by a landslide hazard.

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>15. Expansive Soils Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from expansive soils will affect each project individually. No cumulative expansive soils hazard would occur as a result of other projects.

15a and 15b. Future construction of structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. The expansive soil design procedures in the VCBC are intended to safeguard against major structural damage. The geotechnical report, prepared by AESCO indicates the near surface soils consists of silty sand which typically have low expansion potential. The project compliance with the building code will reduce the effects of expansive soil to less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>16. Subsidence Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

The hazards from subsidence will affect each project individually. No cumulative subsidence hazard would occur as a result of other projects.

16a and 16b. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004) and the project is not for oil, gas or groundwater withdrawal, the subsidence hazard is considered to have no impact (N) for the proposed project.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

17A-1. The project will be completed according to current codes and standards. The original development of the property included detention of runoff. Therefore, the impacts of the project on Non FEMA Flood Hazards are less than significant.

17A-2. The project will be completed according to current codes and standards. The original development of the property included detention of runoff. Therefore the project is consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines.

## Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17b. Hydraulic Hazards – FEMA (WPD)</b>								
<b>Will the proposed project:</b>								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

17B-1 through 17B-4. The impact of the project is deemed to be Less Than Significant (LS) because the subject property is located outside of the 1% annual chance floodplain as evidenced on the latest "Effective" Digital Flood Insurance Rate Maps (DFIRMs) issued by FEMA (January 20, 2010) (Panel 0733 of 1275, Map # 06111C0733E). The subject property is located within an 'X Unshaded Zone' on the DFIRM Rate Map (outside the 500 year floodplain).

17B-5. The proposed development complies with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2 2 and 2.10.2 3.

Based on the above discussion, impacts of the project related to flood hazards will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

18a. The proposed project will not be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas.

18b. The project will meet plan goals and policies.

Based on the above discussion, there will be no impact related to fire hazards.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>19. Aviation Hazards (Airports)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

19a. The proposed project is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. Therefore, the proposed project will be in compliance with the County's Airport Comprehensive Land Use Plan and Federal Aviation Regulation Part 77. Thus, there will not be any impact on the proposed project as a result of aviation hazards.

19b. The applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines are: Resources Goal 2.14.1-1, and Resources Policy 2.14.2-2. Based on the discussion under Impact 19a above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

20A-1 and 20A-2. The proposed project includes the use of hazardous materials typically associated with backup power supply. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. Compliance with applicable state and local regulations will reduce potential project specific and cumulative impacts to a level considered less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

20b-1 and 20b-2. The proposed project is not considered an activity that generates hazardous waste. The project will not have any project specific or cumulative impacts relative to hazardous wastes.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>21. Noise and Vibration</b>								
<b>Will the proposed project:</b>								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

21a. Under normal operation, the proposed project will not generate any noise that would be perceptible from offsite locations. Some noise will be temporarily generated from the infrequent operation of the emergency generator. This temporary noise would not exceed the standards for noise in General Plan Policy 2.16. Therefore, the proposed project will have a less than significant impact on noise and vibration.

21b. The proposed project will include construction activities. However they will be temporary in nature. By restricting the noise-generating activities to the days and times during which residential uses are not "noise-sensitive", noise impacts would be less than significant. To ensure this, the project will be subject to standard conditions of approval that limit noise-generating construction activities to the daytime (i.e., 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM, Saturday, Sunday, and local holidays), which is the time during which residential uses typically are not noise sensitive (County of Ventura Construction Noise Threshold Criteria and Control Plan, July 2010, page 5, Figure 3).

21c. The proposed project does not include any transit use. Therefore, the proposed project will have no impact on noise and vibration.

21d. The proposed project does not include any long-term heavy vehicle traffic trips. Therefore, the proposed project will have no impact on vibration.

21e. The proposed project will include construction activities. However they will be temporary in nature. By restricting the noise-generating activities to the days and times during which residential uses are not "noise-sensitive", noise impacts would be less

than significant. To ensure this, the project will be subject to standard conditions of approval that limit noise-generating construction activities to the daytime (i.e., 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM, Saturday, Sunday, and local holidays), which is the time during which residential uses typically are not noise sensitive (County of Ventura Construction Noise Threshold Criteria and Control Plan, July 2010, page 5, Figure 3).

21f. The applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines are: Resources Goal 2.16.1, and Resources Policies 2.16.2-1, 2.16.2-2, and 2.16.2-3. Based on the discussion provided under items 21-a through 21b above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will have a less than significant impact related to noise and vibration.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>22. Daytime Glare</b>								
<b>Will the proposed project:</b>								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

22a. The proposed monopalm tower would not have reflective surfaces that could create a new source of disability glare or discomfort glare for motorists or persons travelling along any road of the County Regional Road Network, such as State Route 33. Therefore, the project will not have any project-specific or cumulative impacts relative to daytime glare.

22b. The applicable General Plan Policy for Item 22 of the Initial Study Assessment Guidelines is Policy 3.4.2-4. Based on the above discussion, the proposed project will

be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
<b>Will the proposed project:</b>								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X			X			

**Impact Discussion:**

23a and 23b. The proposed project may have impacts to public health associated with hazardous materials. Compliance with applicable state and local regulations will reduce potential project specific and cumulative impacts to a level considered less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

**Impact Discussion:**

24a. The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (Plng.)</b>								
<b>Will the proposed project:</b>								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

25a. The facility would include a 50-foot high faux palm tree antenna tower and associated equipment. The facility will be located in an industrial area where similar industrial uses currently exist. The monopalm will not be prominently visible from State Route 33. Therefore, project-specific and cumulative impacts on community character would be less than significant.

25b. The applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines are: General Land Use: Goals 3.1.1-2 through -5 , and Policies 3.1.2-2, -3, -5, -6, -7, -8, -10, & -11; Land Use Designations: Goals 3.2.1-1 through -7, and Policies 3.2.2-1, -2, -3, -5, -6, & -7; Population and Housing: Goals 3.3.1-6 through -8, and Policy 3.3.2-6(2); Employment and Commerce/Industry: Goals 3.4.1-1, -2, -3, -4, & -6, and Policies 3.4.2-1, & -3 through -7. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (PIng.)</b>								
<b>Will the proposed project:</b>								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?	X				X			
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

26a. The project does not include the elimination of any existing dwelling units. The project will not create a demand for new housing. Therefore, the project will not have any impacts related to housing.

26b. As stated in the Initial Study Assessment Guidelines (146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions.

26c. The proposed project will not result in 30 or more new full time equivalent lower income employees. The project site is unmanned. Therefore, the proposed project will have no impact on housing.

26d. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines, regarding housing.

Based on the above discussion, impacts on housing will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(1). Transportation &amp; Circulation - Roads and Highways - Level of Service (LOS) (PWA)</b>								
<b>Will the proposed project:</b>								
a) Will the proposed project cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

**Impact Discussion:**

27a(1)-a. The project is an unmanned wireless communication facility. The project will not generate additional traffic on the County of Ventura Regional Road Network and local public roads. Therefore, the project does not have the potential to alter the level of service (LOS) of County roads near the project. Therefore, adverse traffic impacts relating to LOS will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**

	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
a) Does the existing Public Road or intersection comply with current County Road Standards, and would the proposed Public Road or intersection improvement or encroachment associated with the project or required by the CEQA lead agency also comply with County Road Standards?	X				X			

**Impact Discussion:**

27a(2)-a. The project is an unmanned wireless communication facility. The project will not generate additional traffic on the County of Ventura Regional Road Network and local public roads. Therefore, the project does not have the potential to alter the level of service (LOS) of County roads near the project. Therefore, adverse traffic impacts relating to safety/design will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27a(3)-a. The project site already has access available to serve the new facility equipment.

27a(3)-b. The project meets the goals and policies of the general plan guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27a(4)-a. The access to the proposed lease area will be provided by a private roadway connected to East Shell Road. According to the VCFPD, this driveway provides adequate tactical access for fire suppression. Thus, impacts related to tactical access will be less than significant.

27a(4)-b. This project meets the goals and policies of the general plan guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/PIng.)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Will the proposed project cause actual or potential barriers to existing or planned pedestrian/bicycle facilities?		X				X		
2) Will the proposed project generate or attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

27b-1. The proposed project will not generate additional traffic on the County of Ventura Regional Road Network. Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a “Less Than Significant.”

27b-2. The proposed project is not anticipated to generate or attract any pedestrian/bicycle traffic. The proposed project is not anticipated to create any adverse impacts on protected highway crossings or pedestrian and bicycle facilities. Therefore, the proposed project will have no impact on Transportation and Circulation.

27b-3. The applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-6, 4.2.1-8, 4.2.1-9 and 4.2.1-10, and Policies 4.2.2-2, 4.2.2-8, and 4.2.2-9. Based on the above discussion under items 27b-1 and 27b-2, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27c-1. The project site is located near bus transit facilities. The nearest bus transit stop is located near the intersection of North Ventura Avenue and Shell Road. The project is an unmanned wireless communication facility. The project will not generate additional traffic. Thus, the proposed project will not substantially interfere with existing bus facilities or routes, or create a substantial increased demand for additional or new bus transit facilities/services. Therefore, the proposed project will have no impacts on bus transit.

27c-2. The applicable General Plan Goals and Policy for Item 27c of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-6, 4.2.1-7, 4.2.1-8 and 4.2.1-9, and Policy 4.2.2-8. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Transportation & Circulation – Bus Transit.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27d. Transportation &amp; Circulation - Railroads</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27d-1. The project is an unmanned wireless communication facility. The project will not generate additional traffic or the need for railroad transport. As a result, the proposed project is not anticipated to interfere with an existing railroad's facilities or operations. Therefore, the proposed project will have no impacts on railroads.

27d-2. The applicable General Plan Goals and Policy for Item 27d of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-11, and 4.2.1-12, and Policy 4.2.2-9. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27e-1 and 27e-2. The proposed project site is not located within two miles of any public airport. Therefore, the proposed project will not have the potential to generate complaints and concerns regarding interference with airports. Thus, the proposed project will have no impacts on airports.

27e-3. The applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-13, and 4.2.1-14, and Policies 4.2.2-10, and 4.2.2-11. Based on the above discussion provided for items 27e-1 and 27e-2, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27f-1. The proposed project is not adjacent to any harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. Therefore, the proposed project will not have any impacts related to harbors.

27f-2. The applicable General Plan Goal for Item 27f of the Initial Study Assessment Guidelines is Resources Goal 4.2.1-1. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27g-1. A major pipeline is located approximately 200 feet to the subject property. The proposed project would not interfere with this pipeline. The proposed use will not create additional impacts to surrounding oil facilities. Thus, the proposed project will not substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline.

27g-2. The applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines are: Resources Goal 2.14.1-2, and Policy 2.14.2-4. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines, pipelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

28a-1 and 28a-2. The proposed project will not require a supply of domestic water. Thus, the proposed project will not have any project specific or cumulative impacts related to water quality.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Have a permanent supply of water?	X				X			
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

28b-1 through 28b-3. Project is an unmanned wireless communication facility so no water supply is necessary. No impact related to water supply will occur with the proposed project.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Meet the required fire flow?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

28c-1. The proposed project is not in a high fire hazard area and does not require a water supply for fire suppression. Thus, no impact related to the adequacy of fire flow will occur with implementation of the project.

28c-2. The project meets the goals and policies of the general plan guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

29a-1 and 29a-2. The proposed project will not require the use of an individual sewage disposal system. The proposed project will not create any project specific or cumulative impacts relative to individual sewage disposal.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

29b-1 and 29b-2. The proposed project will not require sewage disposal. The project will not have any project specific or cumulative impacts to a sewage collection facility.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than significant project specific impacts, and will not make a cumulatively considerable

contribution to significant cumulative impacts related to Ventura County's solid waste disposal capacity.

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment & Disposal Facility Goals 4.4.1 1 and 2 and Policies 4.4.2 1, 2, 4, and 6. Therefore, the proposed project will have less than significant project specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the Ventura County's General Plan goals and policies for solid waste disposal capacity.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

29d-1 and 29d-2. The proposed project does not include a solid waste facility. The proposed project will not have any project specific or cumulative impacts relating to solid waste facilities.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

30a and 30b. The project site is located in an area in which electrical, gas, and telephone services are available. No facility will need to be re-routed or expanded to serve the proposed project. Thus, the proposed project will not cause a disruption or re-routing of an existing utility facility or cause an increased demand on a utility. Therefore, the proposed project will have less than significant impacts related to utilities.

30c. The applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines are: Resources Goal 4.5.1, and Policies 4.5.2-1, 4.5.2-2, and 4.5.2-3. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on utilities.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

31a-1. The site is located approximately 1,760 feet easterly of the Ventura River which is a Ventura County Watershed Protection District (District) jurisdictional red line channel. No direct connections to District jurisdictional red line channels are included in the project. It is understood that impacts from increases in impervious area will be required to be mitigated to less than significant under conditions imposed by the Engineering Services Department, Development and Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the site will be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determines that the project design with the conditions mentioned above mitigates the direct and indirect project specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is less than significant on red line channels under the jurisdiction of the Watershed Protection District.

31a-2. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines, flood control facilities/watercourses.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

31b-1 through 31b-5. The project will be completed according to current codes and standards. The original development of the property included detention of runoff. Therefore, the impacts of the project on drainage facilities not under the jurisdiction of the Watershed Protection District are less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

32a. The proposed communications facility is not a use that could generate a potentially significant increase in demand for law enforcement or emergency services. In addition, the project includes certain security measures to address potential increases in crime (e.g. theft, vandalism). A 8-foot high chain link fence would surround the facility lease area. Therefore, the proposed project has no project-specific impacts, and will not contribute to cumulative impacts, related to law enforcement and emergency services.

32b. The applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines are: Resources Goals 4.7.1-1 through -7, and Policies 4.7.2-1 through -5. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33a. Fire Protection Services - Distance and Response (VCFPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

33a-1. The proposed project will be located within the required response distance to the nearest fire station. A fire station is located adjacent to the project site.

33a-2. The proposed project will not require additional fire stations and personnel, given the estimated response time from the nearest full time paid fire department to the project site.

33a-3. The project will meet plan goals and policies. Based on the above discussion, impacts related to fire protection services (i.e. response time) will be less than significant.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

33b-1 and 33b-2. The proposed project will not result in the need for additional personnel, new facilities or equipment. Thus, impacts will be less than significant.

33b-3. The project will meet the goals and policies of the general plan guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

34a-1. The Ventura Unified School District serves the project area. The proposed project does not involve a residential use. Thus, the proposed use will not substantially interfere with the operations of an existing school facility. Therefore, there would not be any impact on the proposed project as a result of schools.

34a-2. The applicable General Plan Goals and Policies for Item 34a-2 of the Initial Study Assessment Guidelines are: Resources Goal 4.9.1-1, and Policies 4.9.2-1 and 4.9.2-2. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 34a-2 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34b. Education - Public Libraries (Lib. Agency)</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

34b-1. The closest County Library is the Ventura County Library, which is located more than 5 miles from the project site. Thus, the proposed project will not substantially interfere with the operations of an existing public library facility. Therefore, the proposed project will have no impact on education – public libraries.

34b-2. The proposed project will not put additional demands on a public library facility which is currently deemed overcrowded. Therefore, the proposed project will have no impact on education – public libraries.

34b-3. The proposed project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. Therefore, the proposed project will have no impact on education – public libraries.

34b-4. The proposed project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. Therefore, the proposed project will have no impact on education – public libraries.

34b-5. The applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines are: Resources Goals 4.9.1-1 and 4.9.1-5, and Policy 4.9.2-3. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>• <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population;</li> <li>• <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or,</li> <li>• <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population?</li> </ul>	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

35a through 35c. The proposed use would not result in an increase in population within the Ventura area. The project is expected to have no adverse impacts on current and future recreation, parks, and/or trails or corridors.

35d. The applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines are: Resources Goals 4.9.1-1 and 4.9.1-5, and Policy 4.9.2-3. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Public Libraries.

**Mitigation/Residual Impact(s)**

None

**\*Key to the agencies/departments that are responsible for the analysis of the items above:**

- |                                     |                                       |   |
|-------------------------------------|---------------------------------------|---|
| Airports - Department Of Airports   | AG. - Agricultural Department         | VCAPCD - Air Pollution Control District |
| EHD - Environmental Health Division | VCFPD - Fire Protection District      | GSA - General Services Agency           |
| Harbors - Harbor Department         | Lib. Agency - Library Services Agency | Plng. - Planning Division               |
| PWA - Public Works Agency           | Sheriff - Sheriff's Department        | WPD - Watershed Protection District     |

**\*\*Key to Impact Degree of Effect:**

N – No Impact

LS – Less than Significant Impact

PS-M – Potentially Significant but Mitigable Impact

PS – Potentially Significant Impact

## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:				
	N	LS	PS-M	PS
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X			
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	X			
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)	X			
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X			

### Findings Discussion:

1. As stated above in Section B, Item 4, the proposed project will not cause significant impacts on biological resources. Therefore, the proposed project will not pose any threat to fish and wildlife, nor will it degrade the quality of the environment.
2. As stated above in Section A, the proposed use of wireless communications facility will not create any significant impacts that would affect long term environmental goals.
3. As stated in Sections A and B, the proposed project will not create any impacts that are individually limited but cumulatively considerable.
4. As stated in Section B, the proposed project does not involve the use of hazardous materials in a manner that pose any unusual risks. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, adverse

impacts to water bodies located on or around the project site, and will not generate any hazardous wastes. Therefore, the proposed project will not create any environmental effects that will cause substantial adverse effects, either directly or indirectly on human beings.

## Section D – Determination of Environmental Document

**Based on this initial evaluation:**

[ X ]	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
[ ]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.*
[ ]	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required.</b>

  
 Hai Nguyen, Case Planner

11/27/13  
 Date

**Attachments:**

Attachment 1 – Aerial Location Map

Attachment 2 – Project Plans

Attachment 3 – Map of Past, Present, and Reasonably Foreseeable Future Projects  
Used in the Cumulative Impacts Analysis



Ventura County  
Resource Management Agency  
Information Systems

Date Printed: 10/01/2013

## Exhibit 2 - Aerial Location Map PL13-0112

0 70 140 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





15505 SAND CANYON AVE  
BUILDING 'D', 1st FLOOR  
IRVINE, CA 92618



15505 SAND CANYON AVE  
BUILDING 'D', 1st FLOOR  
IRVINE, CA 92618  
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 11/05/2013  
PROJECT No. FA110702  
DRAWN BY: EA CHECKED BY: EF

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
0	07/11/12	ZONING REVIEW	EA
1	07/17/12	CLIENT COMMENTS	EA
2	07/26/12	SURVEY UPDATE	EA
3	08/20/13	CITY COMMENTS	EA
4	09/05/13	CITY COMMENTS	EA
5	09/24/13	CLIENT COMMENTS	JM
6	11/05/13	REDESIGN	EA

**CORNSTOCK**  
100 E. SHELL ROAD  
VENTURA, CA 93001

SHEET TITLE

**TITLE SHEET**

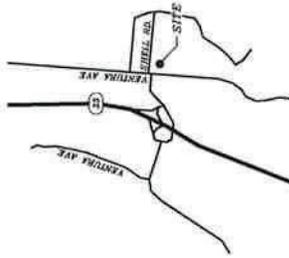
SHEET NUMBER

**T-1**



**CORNSTOCK**  
100 E. SHELL ROAD  
VENTURA, CA 93001

**VICINITY MAP**



**DRIVING DIRECTIONS**

- STARTING FROM VERIZON WIRELESS IRVINE OFFICE:
- START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
  - MERGE ONTO I-405 N.
  - MERGE ONTO US-101 N TOWARD VENTURA
  - MERGE ONTO CA-33 N TOWARD OJA
  - TAKE THE SHELL RD EXIT.
  - TURN LEFT ONTO SHELL RD W.
  - TURN LEFT ONTO N VENTURA AVE.
  - 100 E SHELL RD.

**GENERAL CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OR BE RESPONSIBLE FOR SAME.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

**PROJECT DESCRIPTION**

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.  
PROJECT CONSISTS OF  

- (1) MONOPALM
- (12) PANEL ANTENNAS TOTAL
- (1) MICROWAVE DISH
- (5) EQUIPMENT CABINETS
- (3) GPS ANTENNAS
- (1) CELL SITE ENCLOSURE
- (1) CHAIN LINK FENCE ENCLOSURE
- CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

**PROJECT TEAM**

**ARCHITECT**  
FULSANG ARCHITECTURE INC.  
3400 VIA OPORITO SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

**SURVEYOR**

BERT HAZE & ASSOCIATES  
3188 AIRWAY AVE #K1  
COSTA MESA, CA 92626  
CONTACT: BERT HAZE  
PHONE: (714) 357-1587

**PROJECT REPRESENTATIVE**

CORE COMMUNICATIONS  
2748 SATURN STREET  
BREA, CA 92821  
CONTACT: TANYA ROTH (LEASING)  
PHONE: (714) 514-3874  
CONTACT: MICHELLE BOGOTEN (ZONING)  
PHONE: (714) 514-8942

**PROJECT INFORMATION**

**APPLICANT/LESSEE**

VERIZON WIRELESS  
15505 SAND CANYON AVE  
BUILDING 'D', 1st FLOOR  
IRVINE, CA 92618  
24 HR EMERGENCY CONTACT  
PHONE: (949) 286-7000

**PROPERTY OWNER**

PROPERTY OWNER: SISU PROPERTIES LLC  
CONTACT PERSON: CHRIS KARBUM  
(805) 432-9920  
CONTACT NUMBER:  
3486 N. VENTURA AVE  
VENTURA, CA 93001  
PROPERTY OWNER ADDRESS:

**PROPERTY INFORMATION**

A P N: 083-D-270-145  
JURISDICTION: VENTURA COUNTY  
OCCUPANCY TYPE: M3-10,000 SQ FT  
CURRENT ZONING: S-2  
TYPE OF CONSTRUCTION: V-B  
ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, PROJECT ACCESS NOT REQUIRED TO CIRC SECTION 11039 EXCEPTION 1

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS

**COAX/ANTENNA SCHEDULE**

ANTENNA SECTION	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	190°	TBD	55'	7/8"
BETA	270°	TBD	55'	7/8"
GAAMA	350°	TBD	55'	7/8"
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES. CHECK RF DATA SHEET

**APPROVAL**

LANDLORD:	_____
PROJECT MANAGER:	_____
CONSTRUCTION MANAGER:	_____
RF ENGINEER:	_____
SITE ACQUISITION:	_____
ZONING MANAGER:	_____
UTILITY COORDINATOR:	_____
NETWORK OPERATIONS:	_____



**VeriZon Wireless**  
 15555 SAND CANYON AVE  
 BUILDING 7D 1ST FLOOR  
 IRVINE, CA 92618  
 PHONE (949) 285-7000

**FULSANG ARCHITECTURE**  
 1400 VIA PORTO, SUITE 204  
 NEWPORT BEACH, CA 92663  
 PHONE (949) 266-1129



PREPARED BY  
**BERT BABB AND ASSOCIATES, INC.**  
 LAND SURVEYING & MAPPING  
 318 ARROY AVENUE, SUITE 101  
 COSTA MESA, CA 92626  
 PHONE (714) 537-1562 FAX (714) 537-1568

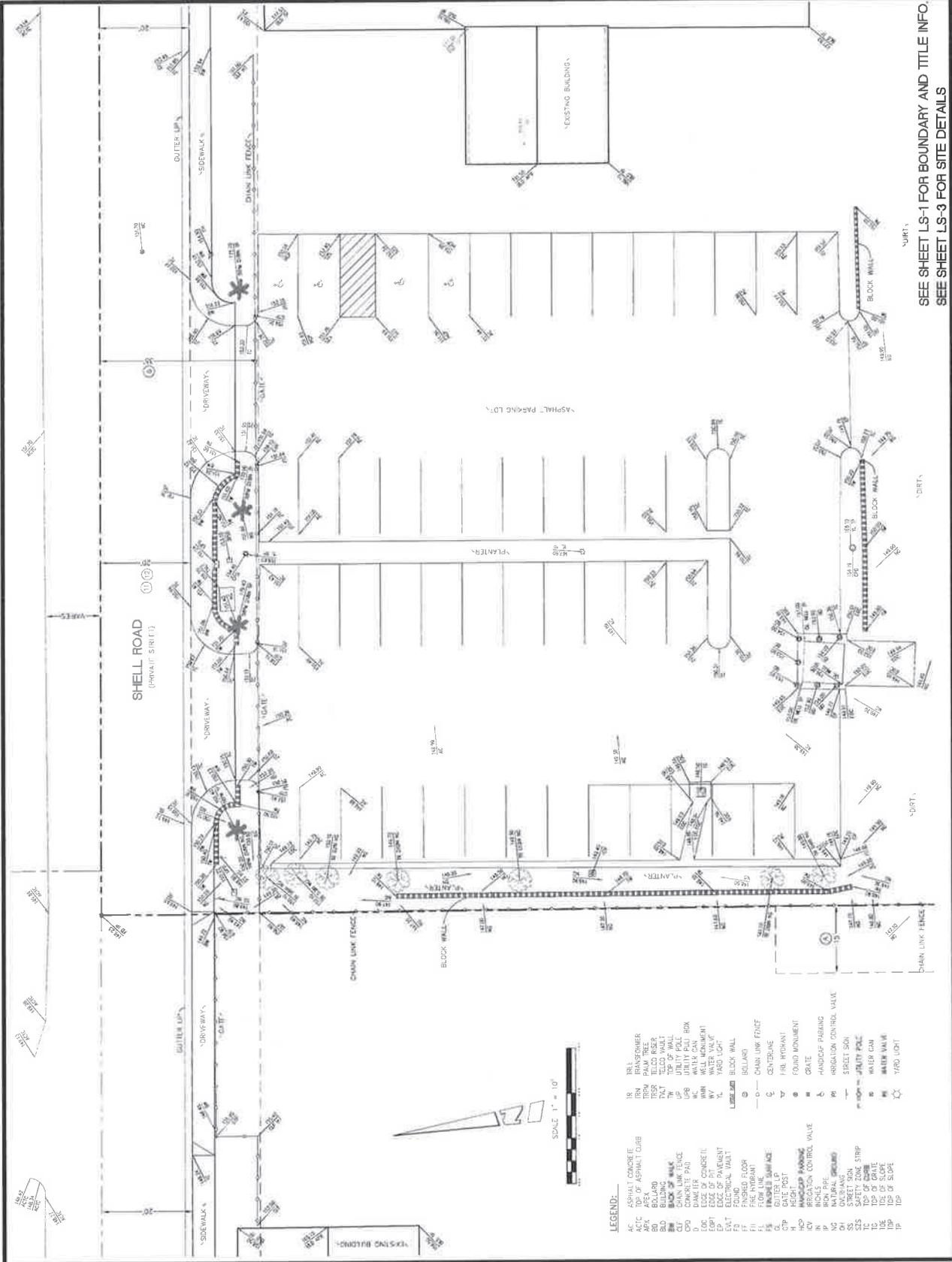
**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
1	07/05/14	ISSUED FOR REVIEW	RF
2	07/26/12	ADDED TITLE INFO	JA
2	07/26/13	REVISED ORDER, LOC.	JA
3	10/03/13	REVISED TITLE INFO	JA

CORNSTOCK  
 100 E. SHELL ROAD  
 VENTURA, CA 93001

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER  
**LS-2**



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.  
 SEE SHEET LS-3 FOR SITE DETAILS





**verizon**wireless  
 15505 SAND CANYON AVE  
 BUILDING 0, 1st FLOOR  
 IRVINE, CA 92618

**TULSANG**  
**ARCHITECTURE**  
 1400 BAYVIEW BLVD, SUITE 200  
 ANAHEIM, CALIF. 92805  
 PHONE: (949) 438-1133

SEAL

ISSUED FOR: ZONING REVIEW  
 ISSUE DATE: 11/05/2013  
 PROJECT No. FAT10702  
 DRAWN BY: EA CHECKED BY: EF

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
0	07/11/12	ZONING REVIEW	EA
1	07/17/12	CLIENT COMMENTS	EA
2	07/26/12	SURVEY UPDATE	EA
3	08/20/13	CITY COMMENTS	EA
4	08/05/13	CITY COMMENTS	EA
5	08/24/13	CLIENT COMMENTS	JW
6	11/05/13	REDESIGN	EA

**CORNSTOCK**  
 100 E. SHELL ROAD  
 VENTURA, CA 93001

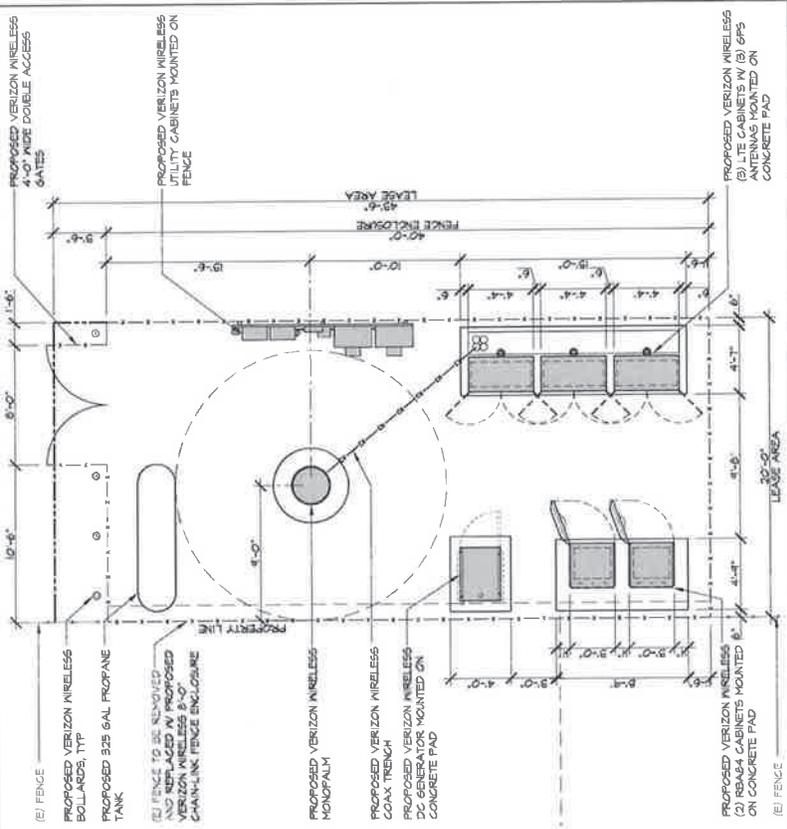
**SHEET TITLE**  
**ENLARGED SITE PLAN,  
 EQUIPMENT LAYOUT, &  
 ANTENNA LAYOUT**

SHEET NUMBER

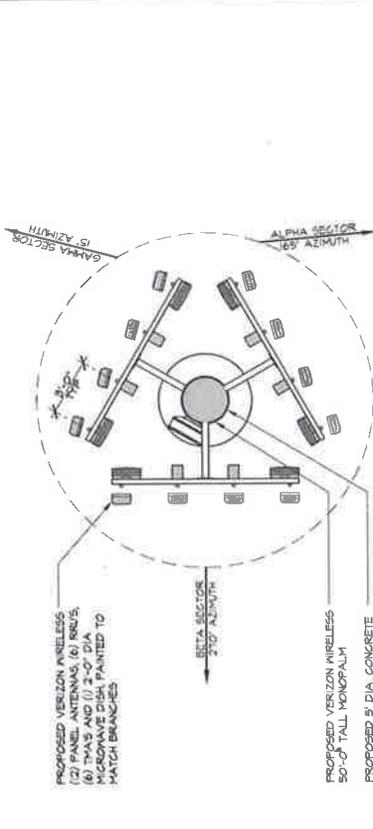
**A-2**



**1**  
**ENLARGED SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/4" = 1'-0"



**2**  
**EQUIPMENT LAYOUT**  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/4" = 1'-0"



**3**  
**ANTENNA LAYOUT**  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/4" = 1'-0"



15505 SAND CANYON AVE.  
BUILDING 3, 1st FLOOR  
IRVINE, CA 92618



3465 W. CENTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 338-4139

SEAL

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 11/05/2013  
PROJECT No. FA110702  
DRAWN BY: EA CHECKED BY: EF

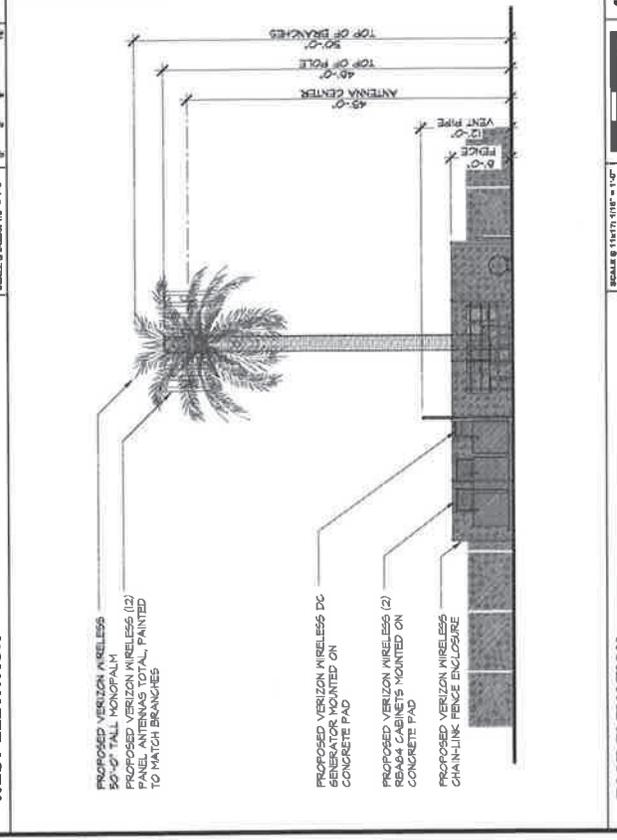
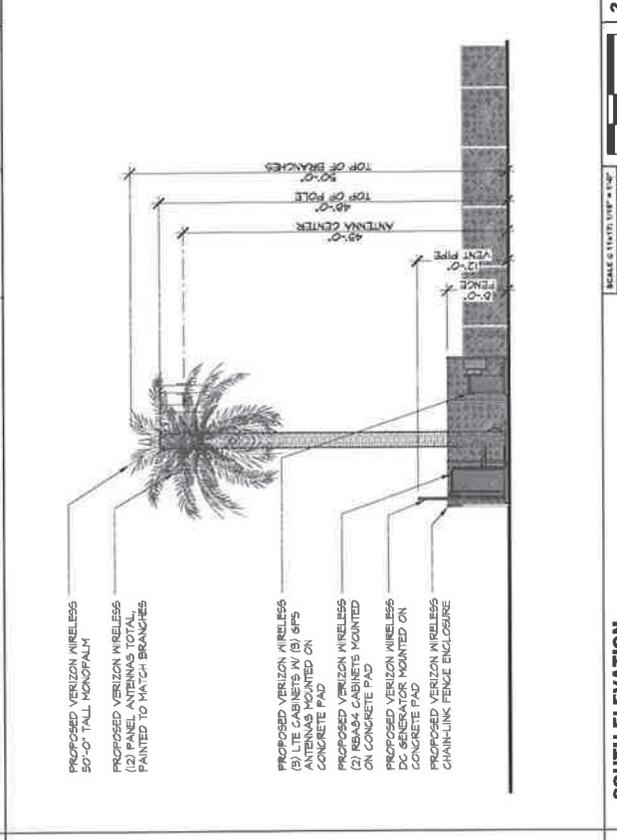
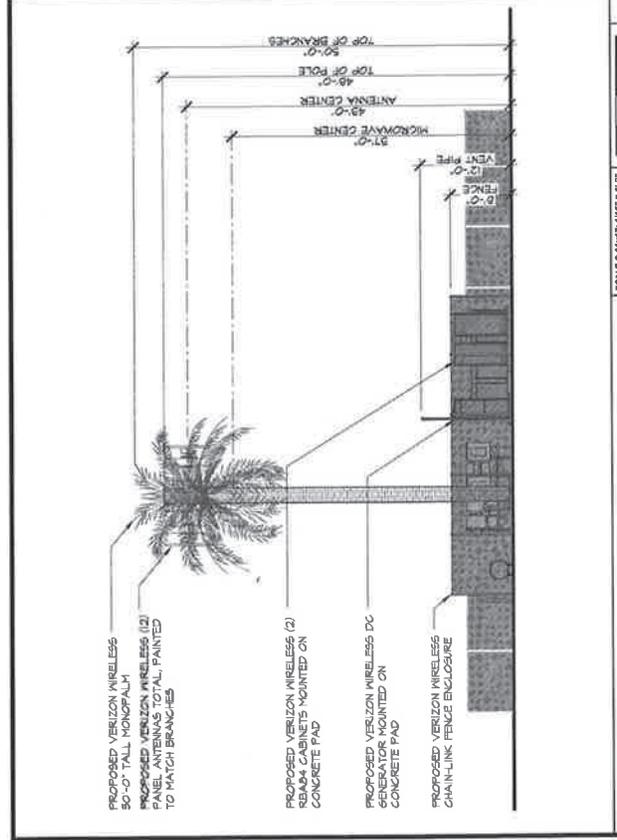
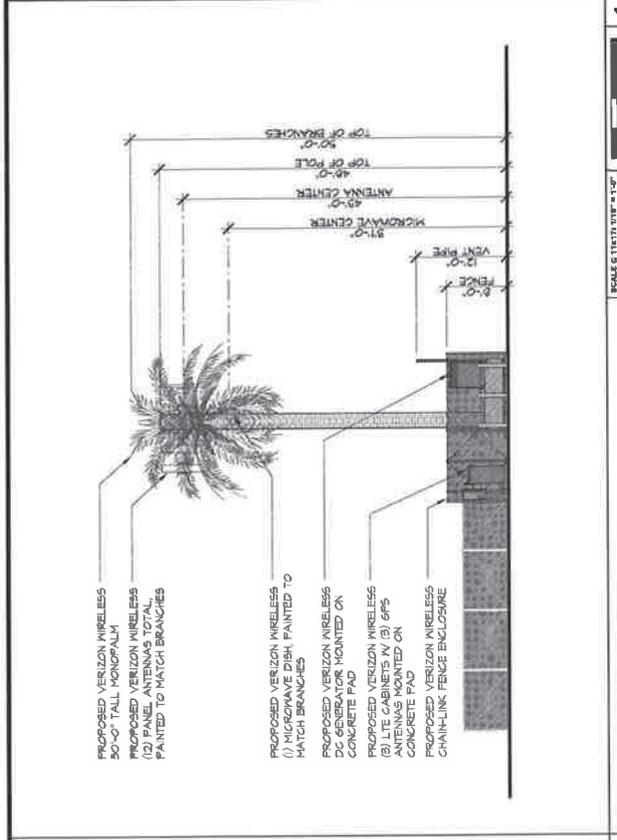
**SUBMITTALS**

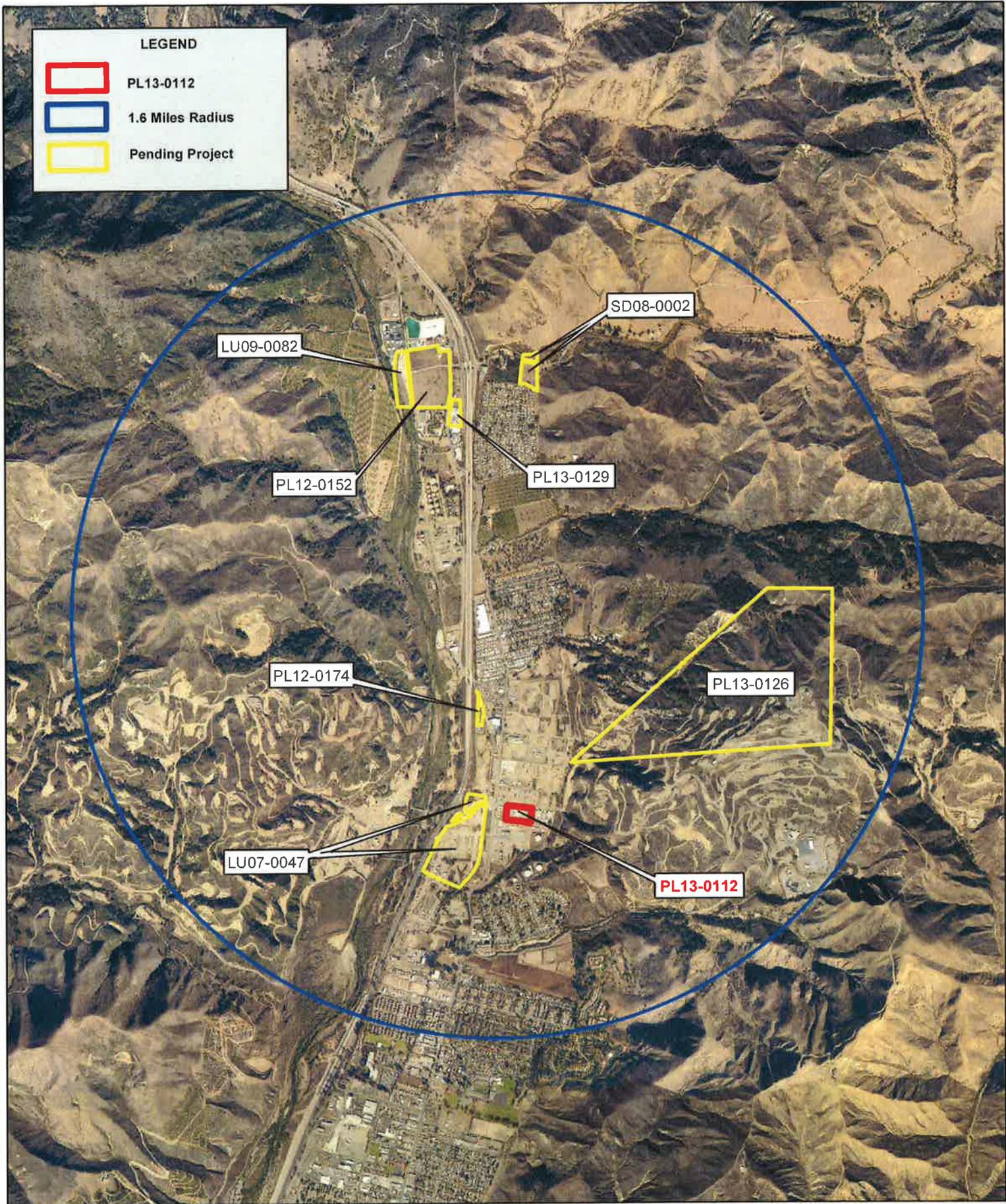
REV	DATE	DESCRIPTION	BY
0	07/11/12	ZONING REVIEW	EA
1	07/17/12	CLIENT COMMENTS	EA
2	07/26/12	SURVEY UPDATE	EA
3	08/20/13	CITY COMMENTS	EA
4	09/05/13	CITY COMMENTS	EA
5	09/24/13	CLIENT COMMENTS	JM
6	11/05/13	REDESIGN	EA

CORNSTOCK  
100 E. SHELL ROAD  
VENTURA, CA 93001

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-3**

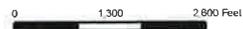




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 Resource Management Agency  
 GIS Development & Mapping Services  
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**PL13-0112**  
**063-0-220-145**  
**Cumulative Impacts**



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