



Planning Director Staff Report – Hearing on April 21, 2016

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

VERIZON WIRELESS COMMUNICATIONS FACILITY Ojai Valley - Mira Monte Area Case No. PL14-0197

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the construction and operation of a wireless communication facility. (Case No. PL14-0197)
2. **Applicant:** Verizon Wireless c/o Eukon Group, 3905 State Street Suite 7-188, Santa Barbara, CA 93105
3. **Property Owner:** Charles and Neyreda Seymour, 11570 North Ventura Avenue, Ojai, CA 93023
4. **Applicant's Representative:** Jerry Ambrose, Eukon Group, 3905 State Street Suite 7-188, Santa Barbara, CA 93105
5. **Decision-Making Authority:** Pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (NCZO) (§ 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The project site is located at 11570 North Ventura Avenue, in the Mira Monte area, near the City of Ojai, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that constitutes the project site is 033-0-020-385 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Existing Community
 - b. Ojai Valley Area Plan Land Use Map Designation: Commercial
 - c. Zoning Designation: CPD (Commercial Planned Development)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-20,000 sq. ft. (Rural Exclusive, 20,000 square foot minimum lot size)	Residential
East	RE-20,000 sq. ft.	Residential
South	CPD	Restaurant use
West	RE-20,000 sq. ft.	Residential

9. History: The project property is currently developed with a 2,400-square foot building used as a feed store (Ventura Hay Company & Pet Supplies). This commercial use is authorized by CUP 3687-1. Discretionary and ministerial development on the property includes the following:

- On September 1, 1977, the Planning Commission approved a Conditional Use Permit No. 3687 (CUP 3687) for a retail store for a combination party equipment and tool rental business. The use was granted for 10 years and was subsequently administratively extended with an expiration date of September 15, 1997.
- On May 21, 1998, the Planning Commission approved a modification of CUP 3687 (CUP 3687-1) for the continued use of Ojai Rental Center, a party equipment and tool rental business (Planning Commission Resolution No. R-98-06). CUP 3687-1 expired on May 21, 2008.
- On April 6, 1999, the Planning Director approved a Permit Adjustment of CUP 3687-1 for the Change Of Use from a combination party equipment and tool rental business (Rental and Leasing of Durable Goods) to a feed store (Retail Trade – Feed Store) called Ventura Hay Company & Pet Supplies.
- On August 28, 2006, the Code Compliance Division confirmed and issued a Notice of Violation (V05-0353) for the unpermitted roof structure that is used to shade an inventory storage area. The violation was abated and the case closed on December 4, 2015.
- On August 2, 2010, the Planning Director approved a Permit Adjustment (LU08-0028) of CUP 3687-1 to authorize the continued operation of a feed store (Ventura Hay Company & Pet Supplies) with the expiration date on August 2, 2020. The Permit Adjustment also legalized an existing 1,200-square foot storage shelter to store bag feed.

- On December 31, 2014, the applicant submitted the PL14-0197 application for a CUP to authorize the construction and operation of a new wireless communication facility to be owned by Verizon Wireless.

10. Project Description: The applicant requests that a CUP be granted to authorize the construction and operation of a new wireless communication facility (WCF) with a “stealth” design. The WCF would be owned and operated by Verizon Wireless. The WCF includes an antenna structure designed as a 40-foot tall faux eucalyptus tree (mono-eucalyptus). This “stealth” structure and the associated equipment would be installed within a 180-square foot lease area. The proposed facility would be located adjacent to an existing commercial building which is owned and operated by Ventura Hay Company. The lease area will be enclosed with a gated 6-foot tall chain link fence. The WCF will be unmanned and in operation 24 hours a day, 365 days per year. The wireless communication equipment proposed to be mounted on the mono-eucalyptus structure includes:

- 12, 8-foot tall panel antennas mounted at 34 feet above the ground. These include four panel antennas mounted in each of three sectors (Sectors A, B, and C); and,
- 12 Remote Radio Units (RRUs) mounted at 34 feet above the ground.

Access to the proposed facility is available from an existing paved driveway connected to State Highway 33. Water service is not required for the project.

Note: *The applicant has expressed an intention to seek future County approval of a modification to the WCF that would increase its overall height by 20 feet should the 40-foot tall facility currently under review by the County be approved, constructed and placed in operation. Such a future modification to the facility could potentially be eligible to be authorized with a ministerial Zoning Clearance issued by the County pursuant to Section 6409(a) of the federal 2012 Middle Class Tax Relief and Job Creation Act (“Section 6409(a)”)¹. Under Section 6409(a) – which is a federal law that preempts state and local laws – certain “non-substantial” changes in existing wireless communication facilities are exempt from local discretionary review. This potential future modification to the facility as may be mandated by federal law is not part of the project under consideration by the County decision-makers. Please see section F below for additional discussion regarding the processing of a potential, subsequent Section 6409(a) modification.*

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

¹ Codified at 47 U.S.C. §1455(a).

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

County staff prepared an Initial Study in accordance with the County’s Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from June 25, 2015 to July 16, 2015. This MND evaluates the potential impacts of the WCF designed with a 40-foot mono-eucalyptus antenna structure. The applicant has expressed an intention to seek a future modification to the facility to increase its overall height by 20 feet (to a total of 60 feet) should the 40-foot tall facility under review by the County be approved, constructed and placed in operation. Such a future modification could potentially be eligible to be authorized with a ministerial Zoning Clearance issued by the County pursuant to Section 6409(a). In order to disclose this potential future change in the proposed facility, the MND was revised to evaluate the potential impacts of a 60-foot mono-eucalyptus antenna structure. The revised MND was circulated for public review and comment from September 10, 2015 to September 30, 2015.

A MND is a written statement briefly describing the reasons that a proposed project will not result a significant effect on the environment, based on feasible mitigation measures incorporated into the project. Absent a significant and unavoidable impact, the preparation of an Environmental Impact Report is not required. As described below, the Initial Study identified one potentially significant effect on the environment that would result from the proposed project. A feasible mitigation measure that would reduce the potential impact to a less than significant level was identified and incorporated into the project by applicant agreement before the MND was released for public review.

The MND identifies a potential significant impact on Biological Resources. Construction of the proposed project could generate significant indirect impacts on nesting birds, such as noise, vibration, and human presence. A mitigation measure will be included in the project conditions to prevent impacts on birds protected under the Migratory Bird Treaty Act during any land clearing or construction activities.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [§ 15074(b)] state that a MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency’s independent judgment and analysis.

The MND concludes that the proposed project, absent mitigation, may have a significant effect on the environment. The identified mitigation measure is feasible and would reduce the impact to a less than significant level. The proposed final MND, including written comments on the MND and staff’s responses to those comments, is attached as Exhibit 4.

In comment letters on the MND, some members of the public expressed concern that the proposed project would result in significant impacts on scenic resources and that the project would be detrimental to community character. The staff responses to these comments (included in Exhibit 4) generally find that the proposed WCF (with either a 40-foot tall stealth antenna structure or a 60-foot tall stealth antenna structure) would not obstruct or significantly alter views from public viewing areas. The proposed facility would not stand out as a noticeable feature in the surrounding neighborhood. This is because the WCF antenna structure would be designed as a stealth “mono-eucalyptus” tree. There are existing trees in the vicinity of the proposed WCF up to 88 feet tall that would conceal and blend the facility into the surrounding environment.

The environmental document (MND, Exhibit 4) evaluates the anticipated Section 6409(a) Modification request (to increase the height to the proposed facility from 40 feet to 60 feet) to inform the County decision-makers and the public of the potential future changes in the facility. The issue of compatibility with community character is both a CEQA issue and an issue of the required findings that the decision-maker must make to grant the requested CUP. In terms of CEQA, the proposed facility (primarily a faux eucalyptus tree) would not constitute a structure incompatible in form or design with the surrounding community. The evaluation of the ability of the decision-makers to make the required findings of approval is included in Section E of this staff report.

The MND was revised in response to public comment (see Exhibit 4) to clarify that the parcels on Orchard Drive are designated Urban Residential in the Ojai Valley Area Plan (see Exhibit 2). Additional analysis of a public viewing location was incorporated into the MND (see diagrams attached to the MND). A segment of Orchard Drive (a local residential street) that is about 30 feet long provides a public view corridor to the mountains located to the west of the Ojai Valley. It was found that the proposed 40-foot tall mono-eucalyptus would have negligible to no visual impact on this public view corridor because it would be screened by existing trees. A potential future 60-foot tall facility would be mostly screened by existing trees, but some of the faux branches in the upper 20 feet of the antenna structure would be visible. However, the visible portion of the potential future 60-foot mono-eucalyptus would not be prominently visible as it would blend in with the adjacent trees and only affect a short segment on one residential street. Public views would not be significantly altered. These clarifications did not affect the environmental determinations included in the MND, and recirculation of the MND is not required.

Based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence that the proposed project will have a significant impact on the environment and that the MND (Exhibit 4) reflects the County’s independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [§ 15091(d)] state that, when approving a project for which a MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or

substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

A mitigation monitoring and reporting program (MMRP) has been prepared in compliance with the CEQA Guidelines. The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. Any land clearing or construction activities during the breeding and nesting season (February 1 to August 31) shall be prohibited unless the Permittee conducts site-specific surveys prior to land clearing and construction activities during the breeding and nesting season and avoid occupied bird nests. The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for land clearing or construction activities. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. These requirements are included in the Conditions of Approval (Exhibit 5) which constitute the MMRP for the proposed project.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan Goals, Policies and Programs (page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

Furthermore, NCZO section 8111-1.2.1.1.a states that in order to be approved, a proposed project must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan.

1. General Plan Goals, Policies and Programs, Water Resources Policy 1.3.2-4:
Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.

The proposed project will not involve the long term use of water. The project will be constructed in an area that has already been paved and disturbed. There will be no additional impervious areas added to the site. The project would not substantially affect groundwater recharge or surface water runoff. Thus, the project would not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.

Based on the above discussion, the proposed project is consistent with Policy 1.3.2-4.

2. **General Plan Goals, Policies and Programs, Biological Resources Policy 1.5.2-1:** *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

General Plan Goals, Policies and Programs, Biological Resources Policy 1.5.2-4: *Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.*

Ojai Valley Area Plan Biological Resources Policy 1.4.2-3: *Discretionary development shall be located to avoid loss or damage to protected trees as defined in the County's Tree Protection Ordinance. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.*

Ojai Valley Area Plan Biological Resources Policy 1.4.2-6: *Discretionary development within high fire hazard areas shall be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. Brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20 feet apart should be encouraged, as permitted by the Ventura County Fire Protection District.*

The proposed WCF would be located on a site previously developed with the construction and ongoing operation of the Ventura Hay Company. The site is approximately 900 feet from the nearest wetland. The project will not result in the removal or damage to protected trees or any new disturbance of native vegetation. There are existing large trees and ornamental vegetation near the property boundary. All of these trees are more than 50 feet from the WCF and will remain in place. Birds have the potential to use these trees for roosting, foraging, and nesting despite their location in or adjacent to a developed lot in a semi-urbanized setting. Construction of the proposed project could generate significant indirect impacts such as noise,

vibration, and human presence to nesting birds. A Mitigation Measure (Exhibit 5, Condition No. 22) will reduce potential impacts on nesting birds to a less than significant level.

The Ventura County Fire Protection District (VCFPD) has determined that the site is located within a Hazardous Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the Ventura County Building Code and the Fire Code, thereby reducing the fire hazard impacts to a less than significant level.

Based on the above discussion, the proposed project is consistent with the above Policies.

3. **General Plan Goals, Policies and Programs, Scenic Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*
4. **General Plan Goals, Policies and Programs, Public Utilities Policy 4.5.2-4:** *Wireless communication facilities shall be designed to minimize visual impacts from public viewpoints and to blend with the surrounding area in a manner that is consistent with the community character, natural environment, and existing development.*

Ojai Valley Area Plan Scenic Resources Policy 1.6.2-1: *Discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land shall be prohibited, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.*

Ojai Valley Area Plan Scenic Resources Policy 1.6.2-3: *Discretionary development permits for wireless communication facilities may be granted only when necessary for public safety or to provide a substantial public benefit. Such facilities shall be conditioned to minimize visual impacts to the maximum extent feasible.*

Ojai Valley Area Plan Scenic Resources Policy 1.6.2-4: *Discretionary development permits for wireless communication facilities shall limit the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. Several shorter facilities are preferable to one large facility.*

The WCF will be designed to include a 40-foot tall faux mono-eucalyptus tree antenna structure. The faux eucalyptus stealth design of the antenna tower and location of the facility will be compatible with the existing setting and blend in with the existing vegetation of surrounding area. The proposed project site is surrounded by various species of trees with heights up to 88 feet. The WCF will not significantly degrade

public views of visual resources, be located in a Scenic Resource Protection overlay zone, or be located on a ridgeline. The site is located adjacent to State Route 33. State Route 33 is designated as an Eligible County Scenic Highway but the WCF would not obstruct or substantially alter public views from the highway.

The proposed lease area and the equipment cabinets are located at the base of the mono-eucalyptus tower and will be screened by an existing fence. The proposed lease area and the equipment cabinets will not be visible from public viewing areas.

The WCF under consideration by the County is proposed to be 40 feet tall. As acknowledged in the revised MND (Exhibit 4), after a 40-foot tall facility is constructed and in operation, it may be modified to increase the height of the antenna structure by 20 feet pursuant to federal law. As indicated in the MND, a 60-foot tall facility would also blend into the setting of natural trees and no additional impact on scenic resources was identified.

The analysis of the potential future 60-foot tall facility included in the MND and this staff report is provided for informational purposes only. The County is precluded from taking any action on the proposed project on the basis that the applicant may, in the future, assert its right under federal law to increase the height of the proposed WCF by 20 feet.

The federal government has determined that wireless communication service provides a substantial public benefit. The need to facilitate universal access to broadband network services, including wireless communication service, was a reason cited by federal authorities for enacting and implementing Section 6409(a) of the federal Spectrum Act.

The State of California Public Utilities Commission is the regulatory authority for telecommunications, and utilities provide a substantial public benefit. Additionally, in recent legislation (Assembly Bill 57, 2015-2016 Reg. Session), the State declared that wireless telecommunications facilities have a significant economic impact on California and are not a municipal affair, but are a matter of statewide concern.

Based on the above discussion, the proposed project is consistent with the above Policies.

- 5. Paleontological and Cultural Resources Policy 1.8.2-1:** *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

Ojai Valley Area Plan Cultural Resources Policy 1.7.2-1: *All discretionary development permits involving construction or earth movement within the Ojai Valley*

shall be reviewed by the County's designated archaeological resource review organization.

- a. Whenever such discretionary development requires a field reconnaissance study, such study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.*
- b. A qualified archaeological monitor shall be present to monitor significant trenching or earth movement at any such site if deemed to be needed by the study. If the archaeological monitor is not a Native American and Native American cultural resources are found at the site, then a Native American monitor shall be required.*
- c. In the event that artifacts of historical or archaeological significance are uncovered, the qualified archaeological monitor shall be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.*

Ground disturbance would be limited to minor grading for the installation of concrete pads to support the proposed equipment cabinets and the installation of the foundation for the antenna structure. This work would occur in a previously disturbed area. Thus, it is very unlikely that intact (or any) cultural resources will be encountered. If paleontological or cultural resources are encountered, the applicant will be required to cease construction until such resources are evaluated, recovered, and curated per Condition No. 23 of Exhibit 5. This condition may cause a temporary cessation of all ground disturbance activities. It would require notification to the Planning Director, and an assessment of the discovery by a paleontological/archeological consultant or professional geologist/archeologist. The Planning Director will review the recommendations of the consultant and decide on the disposition of the resources.

Based on the above discussion, the proposed project is consistent with the above Policies.

- 6. Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

Ojai Valley Area Plan Fire Hazards Policy 2.3.2-1: *Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District. Adequate access and fire flow improvements shall be completed prior to combustible construction.*

Ojai Valley Area Plan Fire Hazards Policy 2.3.2-3: *Discretionary development in "high" and "very high" fire hazard areas, as determined by the Ventura County Fire Protection District (VCFPD) shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with Fire Protection District standards.*

Ojai Valley Area Plan Fire Hazards Policy 2.3.2-4: *A Fire Protection District approved fuel modification zone (fuel break) of at least 100 linear feet shall be provided around all combustible structures located in "high" or "very high" fire hazard areas.*

The project site is located within a Hazardous Fire Area. The VCFPD has recommended conditions of approval that would ensure fire prevention on the project site. The proposed project does not require the provision of any water service for fire suppression.

The VCFPD reviewed the proposed project and has determined that adequate access is available to the site. Access to the site is provided by an existing paved driveway in an easement connected to North Ventura Avenue (State Highway 23).

Based on the above discussion, the proposed project is consistent with the above Policies.

7. Noise Policy 2.16.2-1: *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts...*

(4) *Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

- a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*
- b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.*
- c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

Section 2.16.2(4) is not applicable to increased traffic noise along any of the roads identified within the 2020 Regional Roadway Network (Figure 4.2.3) Public Facilities Appendix of the Ventura County General Plan (see 2.16.2-1(1)). In addition, State and Federal highways, all railroad line operations, aircraft in flight, and public utility facilities are noise generators having Federal and State regulations that preempt local regulations...

Ojai Valley Area Plan Noise Policy 2.4.2-1: *Discretionary development which would create significant noise impacts shall not be permitted to locate near residences and other noise sensitive uses (dwellings, schools, hospitals, nursing homes, churches and libraries) unless the impact is mitigated to an insignificant level, as defined in Section 2.16.2.1(4) of the Countywide General Plan.*

Ojai Valley Area Plan Noise Policy 2.4.2-2: *Noise sensitive uses shall be buffered from excessive road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits, installation of double glazed windows, or other appropriate means.*

During the construction phase of the proposed project, noise is expected to be produced. However, the construction phase will be temporary in nature. Noise-generating activities will be restricted to the days and times during which residential uses are not "noise-sensitive." The applicant will be required to limit noise-generating construction activities to the daytime (7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM, Saturday, Sunday, and local holidays).

Under normal operation, the proposed facility will not generate any noise that would be perceptible from offsite locations. There will be temporary noise that would be generated by the infrequent operation of the emergency generator. This temporary noise would not exceed the allowable noise levels specified in General Plan Noise Policy 2.16.2-1(4).

Based on the above discussion, the proposed project is consistent with the above Policies.

- 8. Public Facilities and Services Policy 4.1.2-2:** *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

Adequate public services (e.g. access, electricity) are available to serve the proposed project.

Based on the above discussion, the proposed project is consistent with Policy 4.1.2-2.

- 9. Public Facilities and Services Policy 4.8.2-1:** *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

The VCFPD has recommended conditions of approval that would ensure adequate fire prevention on the project site. The proposed project does not require the provision of any water service for fire suppression.

The VCFPD has determined that adequate access is available to the site. The project is located within five miles of the nearest full time fire station and response time to the site meets established standards.

Based on the above discussion, the proposed project is consistent with Policy 4.8.2-1.

D. ZONING ORDINANCE COMPLIANCE

The proposed project has been designed in compliance with the requirements of the NCZO. Pursuant to NCZO section 8105-5 the proposed use is allowed in the CPD zone district with the granting of a CUP.

The proposed project includes the installation and use of structures that are subject to the generally-applicable development standards of NCZO section 8106-1.2. Table 1 lists the applicable development standards and a description of whether the proposed project is designed in conformance with these standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	In conformance?
Minimum Lot Area (Gross)	No requirement	Yes
Maximum Percentage of Building Coverage	60 percent	Yes
Front Setback	5 feet or as specified by permit	Yes
Side Setback	5 feet	Yes
Rear Setback	5 feet or as specified by permit	Yes
Maximum Building Height	As specified by permit	Yes

On March 24, 2015, the County of Ventura Board of Supervisors adopted new regulations for wireless communication facilities as section 8107-45 of the NCZO. The proposed project has been designed in conformance with the development standards for wireless communication facilities set forth in section 8107-45 of the NCZO. This newly-enacted ordinance section requires a “stealth” design for antenna structures and specifies a height limit of 80 feet for a faux mono-eucalyptus. However, this new NCZO section also requires the proposed antenna structure to conform to the 40-foot height limit specified in the Ojai Valley Area Plan. The ordinance also requires that new facilities be located at least 50 feet from any offsite residential structure. The 40-foot tall proposed mono-eucalyptus antenna structure, and other facility components, meet these standards.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to section 8111-1.2.1.1 of the 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 [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development (a WCF with a 40-foot tall antenna structure) 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 can be made.

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

The project site is located on a 0.38-acre lot near the intersection of North Ventura Avenue (Highway 33) and Baldwin Road (Highway 150). The project is surrounded by properties zoned RE-20,000 sq. ft. and CPD. The surrounding uses are a restaurant and single-family dwellings. The addition of the proposed WCF with a 40-foot tall antenna structure will not substantially alter the appearance of the site or the character of the land uses in the area. The proposed facility is not out of character with the surrounding established uses because it is a faux tree which will blend with existing, taller trees located within proximity to the project.

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

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

The construction and operation of a wireless communications facility with a 40-foot tall faux eucalyptus antenna structure would not cause any new adverse effects on the surrounding properties or uses. Additionally, the proposed project will be conditioned to include a contact person for the timely resolution of complaints and the reporting of all major incidents so as to prevent a recurrence of such an incident (Exhibit 5, Conditions Nos. 14 through 16).

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

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

The proposed project involves the construction and operation of a WCF on an existing commercial site. The proposed communications facility will be unmanned, will not generate significant noise, and will not create any unusual risks or hazards. Only minor grading is required to prepare the site.

It is illegal under federal law for the County to prohibit the siting of WCF on the basis of potential health effects of radio frequency emissions to the extent the regulated

services and facilities comply with regulations of the Federal Communications Commission (FCC).

No adverse effect on the public interest, health, safety or welfare has been identified.

Based on the above discussion, 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 [§ 8111-1.2.1.1.e].

The proposed project involves the construction and operation of a WCF on an existing commercial site. The addition of the proposed WCF with a 40-foot tall antenna structure will not substantially alter the appearance of the site or the character of the land uses in the area. The proposed facility is not out of character with the surrounding established uses because it is a faux tree which will blend with existing, taller trees located within proximity to the project. The surrounding properties are developed with existing commercial and residential land uses. Future changes in land use, zoning or land use designation are not foreseeable at this time, especially in the limited 10-year effective period of the requested permit. Thus, the project will be compatible with the existing and potential land uses in the vicinity.

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

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

The subject property is a legal lot that was created in its current configuration with the approval and recordation of a Parcel Map (Map of Record 025PM 075).

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

F. INFORMATION ON SECTION 6409(A) MODIFICATIONS

The proposed project before the County decision-makers is a wireless communication facility that includes a 40-foot tall mono-eucalyptus antenna structure. The applicant has indicated a desire to seek future County approval of a 20-foot increase in the height of this facility, as the County may be required to approve under federal law pursuant Section 6409(a).

The following factors affect the current County consideration of the application for a WCF with a 40-foot tall antenna structure and the future processing of a Section 6409(a) modification request.

- An application for a CUP to authorize a WCF cannot be denied by the County on the basis that the Permittee may exercise rights available under federal law that may allow modifications of County-permitted facilities which do not conform to local regulations.

- The federal 6409(a) exemption could allow this County-permitted facility to be modified to add 20 feet in height after the proposed WCF is constructed and in operation. The federal exemption preempts the height limits established in the Ventura County General Plan, Ojai Valley Area Plan, and Non-Coastal Zoning Ordinance.
- A proposed Section 6409(a) modification may be denied if it is determined that the modification is a “substantial change” or it would “defeat the concealment elements” of an existing facility, as these terms have been specifically defined by the Federal Communications Commission.
- Modifications made to a WCF pursuant to federal law, which cause the WCF to exceed height limits or other development standards applicable to the facility pursuant to the NCZO, may result in the WCF becoming a legal non-conforming structure subject to NCZO section 8107-45.13.

G. 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 and Ventura County NCZO section 8111-3.1. The Planning Division mailed a notice to interested parties and owners of property and placed a legal ad in the Ventura County Star on April 1, 2016.

As of the date of this document, 13 comment letters have been received by the Planning Division. The comments generally describe reasons why the proposed WCF would cause impacts on scenic resources and be incompatible with neighborhood character. To a large degree, the comments express opposition to the potential future 60-foot height of the antenna structure that could ultimately be allowed under federal law. The comment letters and staff responses to each separate comment are provided in Exhibit 4 of this staff report.

In the review of the comments, staff found that they suggested that the County take actions beyond its authority, did not provide substantial evidence of a significant impact, and did not identify an inconsistency with County ordinance or land use policy. Importantly, the proposed project under consideration by the County decision-makers is a WCF with a 40-foot tall antenna structure. The County discretionary decision on this project cannot be based on the potential future actions of the applicant in exercising rights available under federal law.

As described in Section B above, the environmental analysis provided in the MND (Exhibit 4) concludes that the proposed project will not result in erection of structures that will cause a significant visual impact or be incompatible with the neighborhood. The proposed WCF has been designed to include a stealth “mono-eucalyptus” tree antenna structure. This faux tree will be surrounded by other types of trees with heights up to 88 feet and it will not stand out as a noticeable feature in the surrounding environment or substantially alter views from any public viewpoint.

Based on staff's analysis of the public views from Orchard Drive, the proposed 40-foot mono-eucalyptus would not be visible, or at most would be minimally visible from the street. The potential future 60-foot height, should a federal Section 6409(a) modification be sought and granted in the future, would have some faux branches which are visible, but they would blend with surrounding trees and the view corridor would largely remain intact.

It is recognized that the antenna structure will be visible from private homes (especially on Orchard Drive) and would be seen in the foreground of the private views of the local mountains. In any case, project effects on private views are not environmental impacts under CEQA pursuant to California case law. In addition, no County land use regulations expressly protect private views. As indicated in Section E above, the County decision-makers must make a general finding that the project is compatible with surrounding land uses. As stated previously, the County decision-makers cannot cite concerns arising from the potential future changes to the facility that may be allowed under federal law as a basis for denying the current project based on its lack of compatibility with surrounding land uses.

Many of the public comments included in the MND (Exhibit 4) express confusion over a permitting process that could authorize a 40-foot tall facility through a County-granted CUP and then potentially allow a modification to include another 20 feet in height after the facility is constructed and in operation. This confusion is warranted and is due to the complicated patchwork of federal, state, and local regulations governing the deployment of wireless communication facilities. As stated previously, the discretionary project under consideration by the County is a WCF with a 40-foot tall faux eucalyptus antenna structure. Subsequent modifications are governed by a separate County ministerial permitting process which involves assessing whether the subsequent modifications qualify for mandatory approval under federal law (Section 6409(a)). For purposes of full disclosure, a revised MND was prepared and circulated for public review that evaluates the potential impacts of a 60-foot tall antenna structure.

On Monday, July 20, 2015, the Ojai Valley Municipal Advisory Council (MAC) considered the proposed project (Exhibits 6 and 7). Staff as well as the applicant's representative presented the proposed project to the Ojai Valley MAC and the public expressed the same concerns included in the letters in Exhibit 4. The Ojai Valley MAC voted 4-1 to recommend that Verizon explore additional locations in light of the neighborhood dissatisfaction with the proposed site.

The project site is located within the City of Ojai's Area of Interest. Therefore, on March 4, 2015, the Planning Division notified the City of Ojai of the proposed project and requested the City of Ojai to submit any comments that the City might have on the proposed project. The City of Ojai has not provided any comment.

H. RECOMMENDED ACTIONS

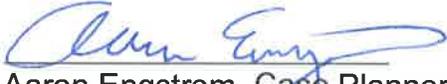
Based upon the preceding analysis and information provided, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, including the MND (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the Mitigated Negative Declaration (Exhibit 4);
4. **MAKE** the required findings to grant Conditional Use Permit No. PL14-0197 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;
5. **GRANT** Conditional Use Permit No. PL14-0197, subject to the conditions of approval (Exhibit 5).
6. **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 10th 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 Aaron Engstrom at (805) 654-2936 or via e-mail at Aaron.Engstrom@ventura.org,

Prepared by:


Aaron Engstrom, Case Planner

Reviewed by:


Brian R. Baca, Manager
Commercial and Industrial Permits Section

EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations Map
- Exhibit 3 - Plans (40-Foot Height Plans and 60-Foot Height Plans)
- Exhibit 4 - Mitigated Negative Declaration (with comments and responses to comment)
- Exhibit 5 - Draft Conditions of Approval
- Exhibit 6 - Ojai Valley Municipal Advisory Council July 20, 2015 Minutes
- Exhibit 7 - Ojai Valley Municipal Advisory Council Staff Presentation



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 03-25-206
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, Jan. 2015



County of Ventura
 Planning Director Hearing
 PL14-0197
**Exhibit 2 – Aerial Location,
 General Plan and
 Zoning Designation Maps**

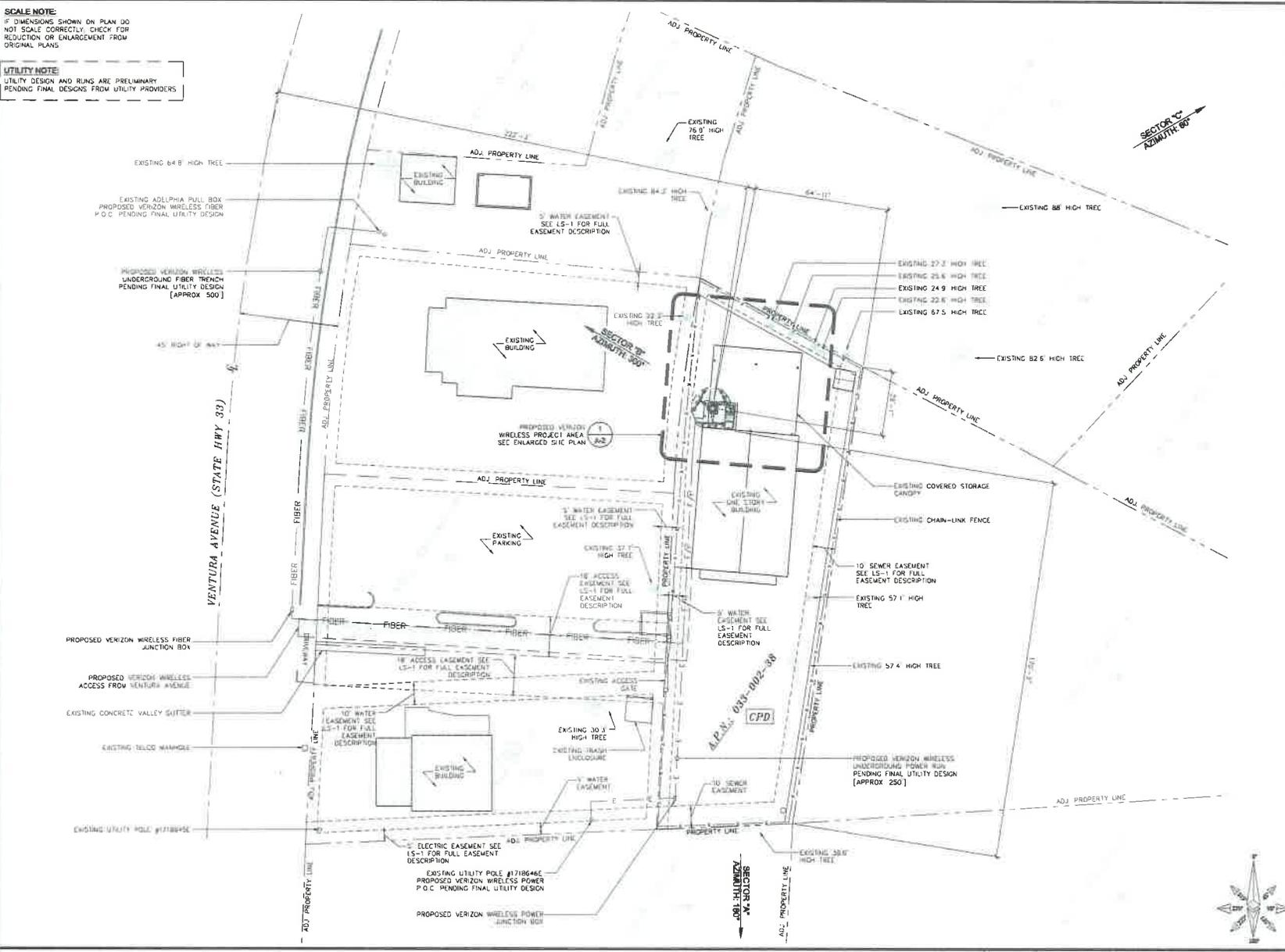


Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic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



SCALE NOTE
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS

UTILITY NOTE
 UTILITY DESIGN AND RINGS ARE PRELIMINARY PENDING FINAL DESIGNS FROM UTILITY PROVIDERS



SITE PLAN

APPLICANT:

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

ENGINEER:

 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8586

DRAWN BY: JUD
 CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
0	01/08/15	100% ZONING DRAWING
B	12/19/14	UL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENBER:

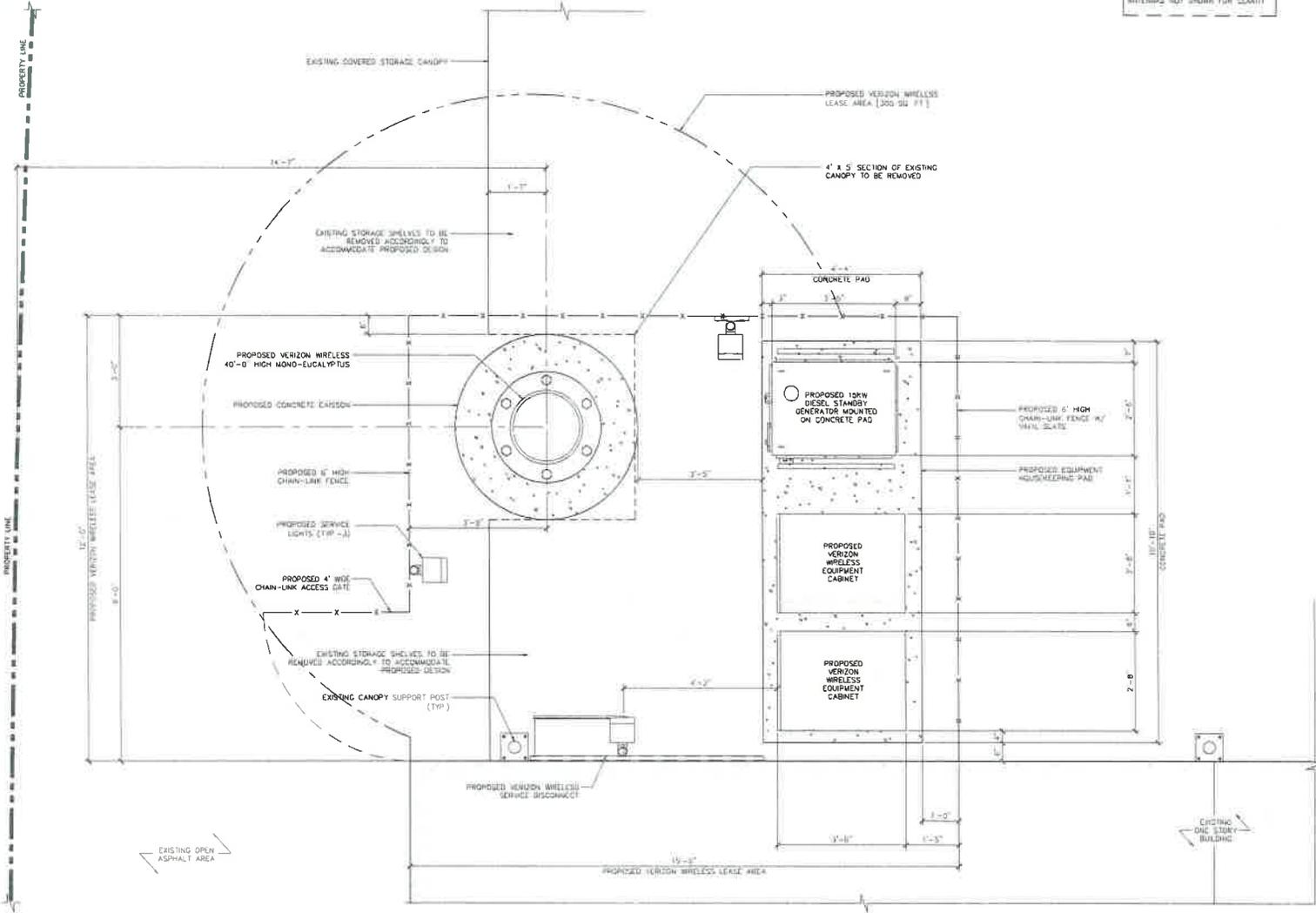
PROJECT INFORMATION:
LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 91323

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

SCALE NOTE
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
 PROPOSED VERIZON WIRELESS PANEL ANTENNAS NOT SHOWN FOR CLARITY



APPLICANT:

 15505 SAND CANYON AVE.
 BUILDING 'D', FIRST FLOOR
 IRVINE, CA 92618

ENGINEER:

 85 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8566

DRAWN BY: JJD
 CHECKED BY: HT

REVISIONS	
REV	DESCRIPTION
T	06/04/15 ZONING COMMENTS
D	01/08/15 100% ZONING DRAWING
B	12/19/14 LL COMMENTS
A	11/25/14 90% ZONING DRAWING

LICENSER	

PROJECT INFORMATION:
LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE:
PROPOSED EQUIPMENT LAYOUT @ GRADE

SHEET NUMBER:
A-3

PROPOSED EQUIPMENT LAYOUT @ GRADE

SCALE: 3/8" = 1'-0"

 1

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

ANTENNA AND COAX SCHEDULE							
SECTOR	ANTENNA TYPE	ANTENNA SIZE	AZIMUTH	RAD CENTER	SIZE	QTY OF CABLE	CABLE LENGTH
ALPHA-1	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID	6x12 HYBRID CABLE	±60
ALPHA-2	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID		±60
ALPHA-3	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID		±60
ALPHA-4	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID		±60
BETA-1	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID	6x12 HYBRID CABLE	±60
BETA-2	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID		±60
BETA-3	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID		±60
BETA-4	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID		±60
GAMMA-1	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID	6x12 HYBRID CABLE	±60
GAMMA-2	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID		±60
GAMMA-3	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID		±60
GAMMA-4	SBNHH-IDSSC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID		±60

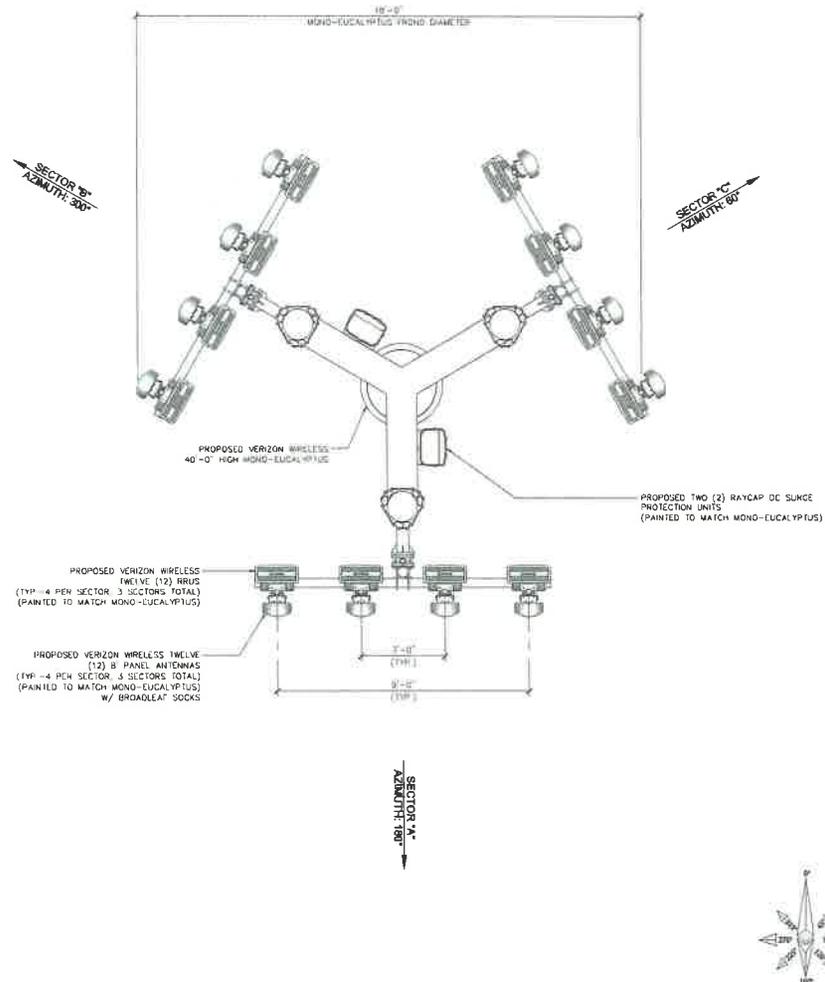
REMOTE RADIO UNITS (RRU'S)						
SECTOR	RRU TYPE	COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	1	< 15'-0"	16"	8"	0"
	A2	1	< 15'-0"	16"	8"	0"
	A3	1	< 15'-0"	16"	8"	0"
	A4	1	< 15'-0"	16"	8"	0"
BETA SECTOR	B1	1	< 15'-0"	16"	8"	0"
	B2	1	< 15'-0"	16"	8"	0"
	B3	1	< 15'-0"	16"	8"	0"
	B4	1	< 15'-0"	16"	8"	0"
GAMMA SECTOR	C1	1	< 15'-0"	16"	8"	0"
	C2	1	< 15'-0"	16"	8"	0"
	C3	1	< 15'-0"	16"	8"	0"
	C4	1	< 15'-0"	16"	8"	0"

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RF DESIGN PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE MANUFACTURER'S FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

NOTES:

- PROPOSED MONO-EUCALYPTUS FOLIAGE NOT SHOWN FOR CLARITY
- PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS



ANTENNA AND RRU SCHEDULE

1 PROPOSED ANTENNA LAYOUT

SCALE
1/2" = 1'-0"



2

APPLICANT:

verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D', FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

Eukon
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JUD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
0	01/08/15	100% ZONING DRAWING
0	12/19/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

LA LUNA

11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

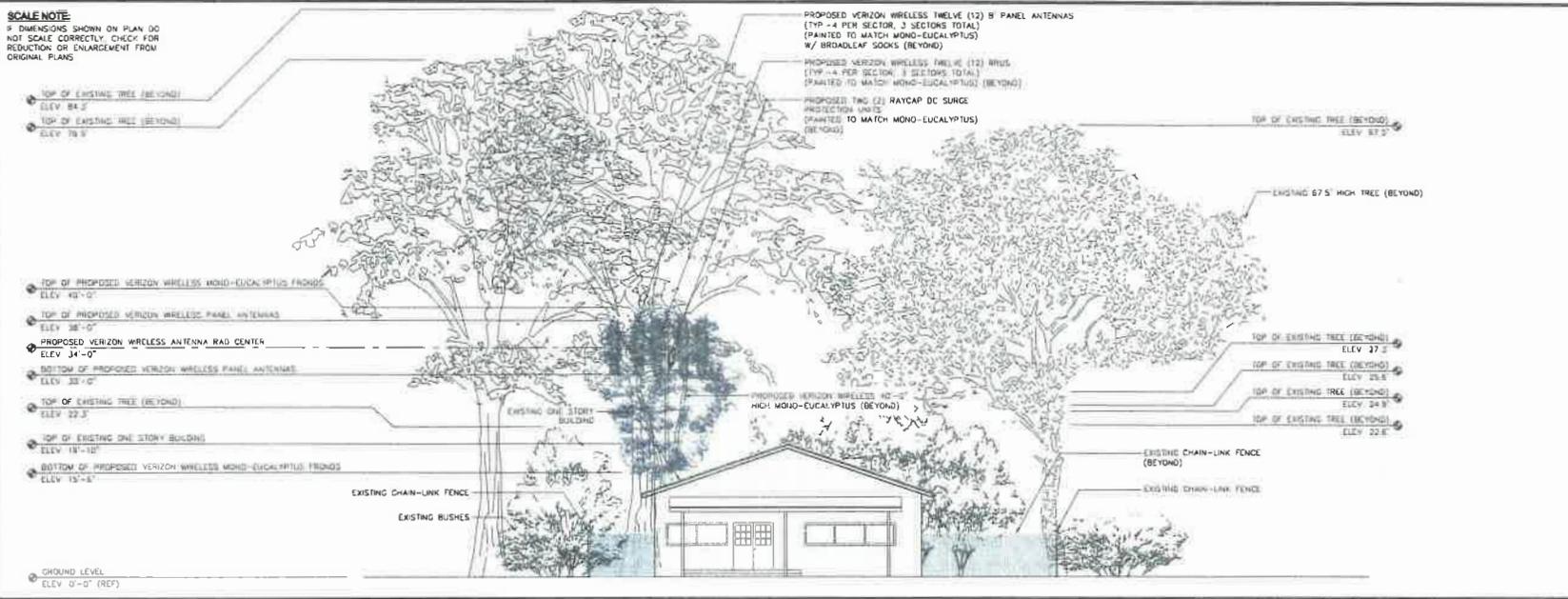
**PROPOSED ANTENNA
LAYOUT/ANTENNA AND
RRU SCHEDULE**

SHEET NUMBER:

A-4

SCALE NOTE

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS



PROPOSED SOUTH ELEVATION



APPLICANT:



15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER:



85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8586

DRAWN BY: JJD
CHECKED BY: HJL

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
2	01/20/15	100% ZONING DRAWING
3	12/19/14	LL COMMENTS
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LICENSER:

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PROJECT INFORMATION:

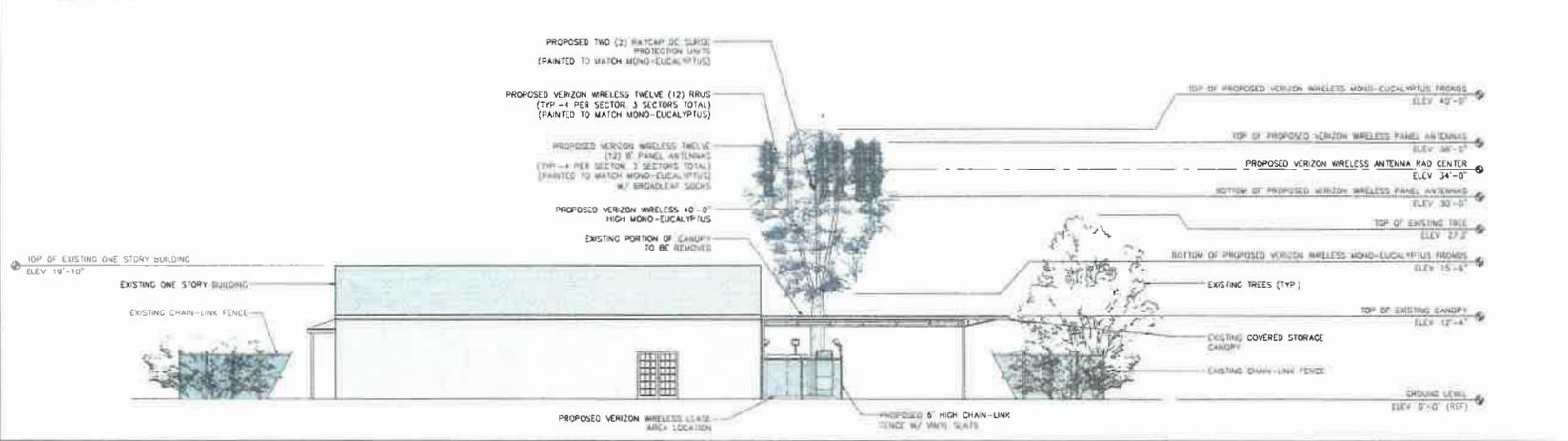
LA LUNA
11570 N. VENTURA AVENUE
CJAI, CA 93023

SHEET TITLE:
PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NUMBER:
A-5

NOTES:

1 PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS



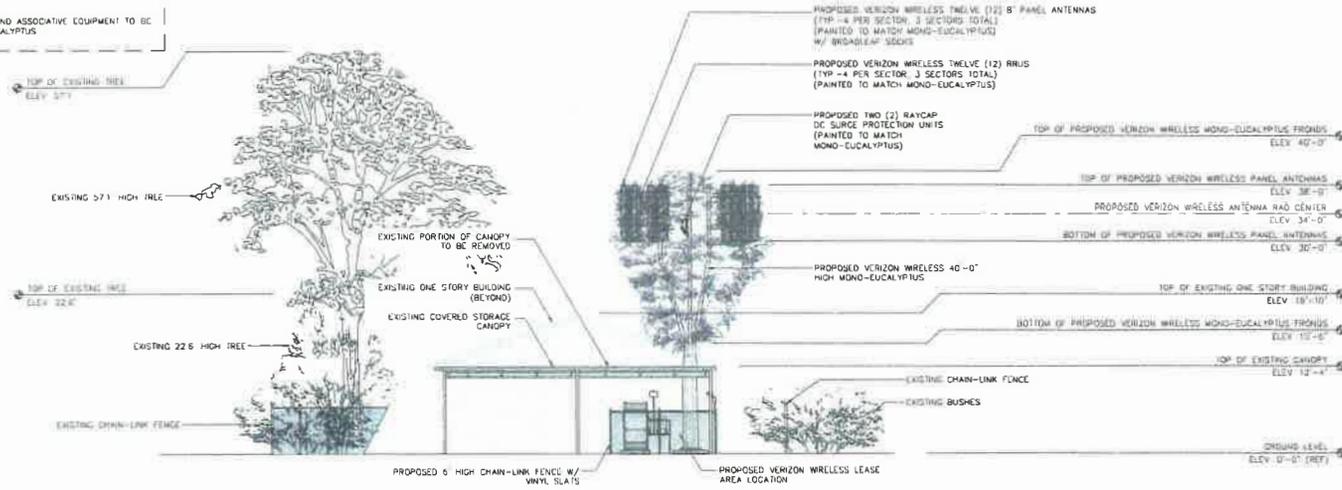
PROPOSED EAST ELEVATION



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

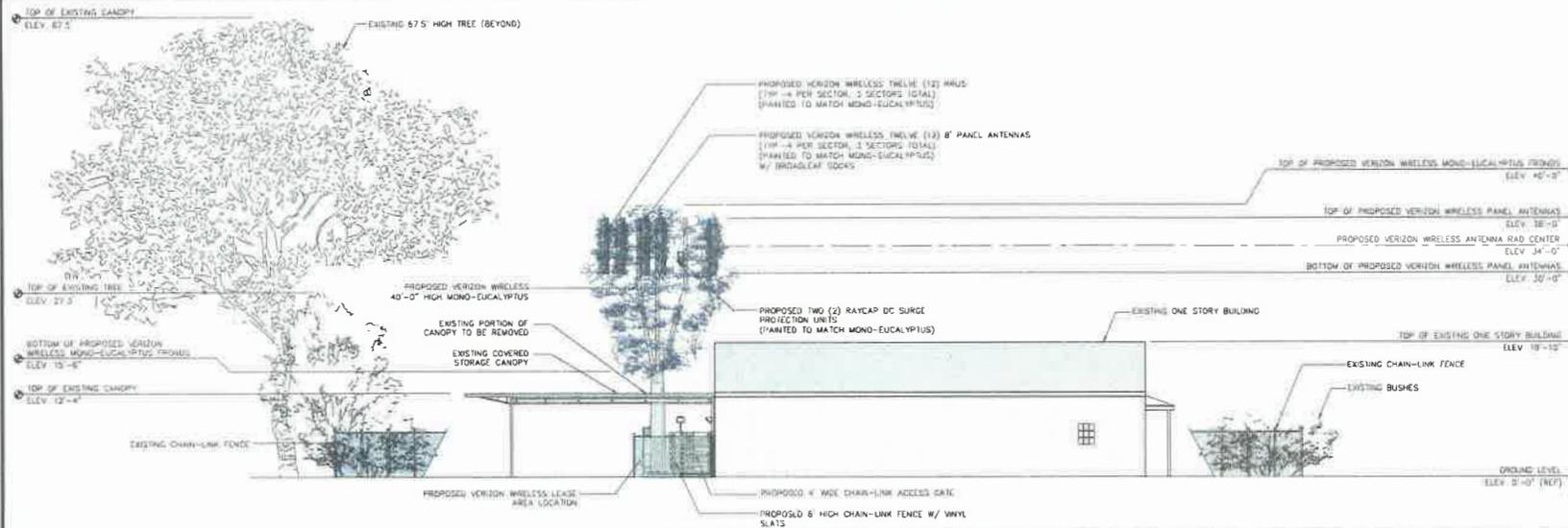
NOTES:

- 1. PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS



PROPOSED NORTH ELEVATION

SCALE 1/8"=1'-0" 1



PROPOSED WEST ELEVATION

SCALE 1/8"=1'-0" 2

APPLICANT:

verizonwireless
15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

Eukon
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JJD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
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0	01/08/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/25/14	BOX ZONING DRAWING

LICENBER:

PROJECT INFORMATION:

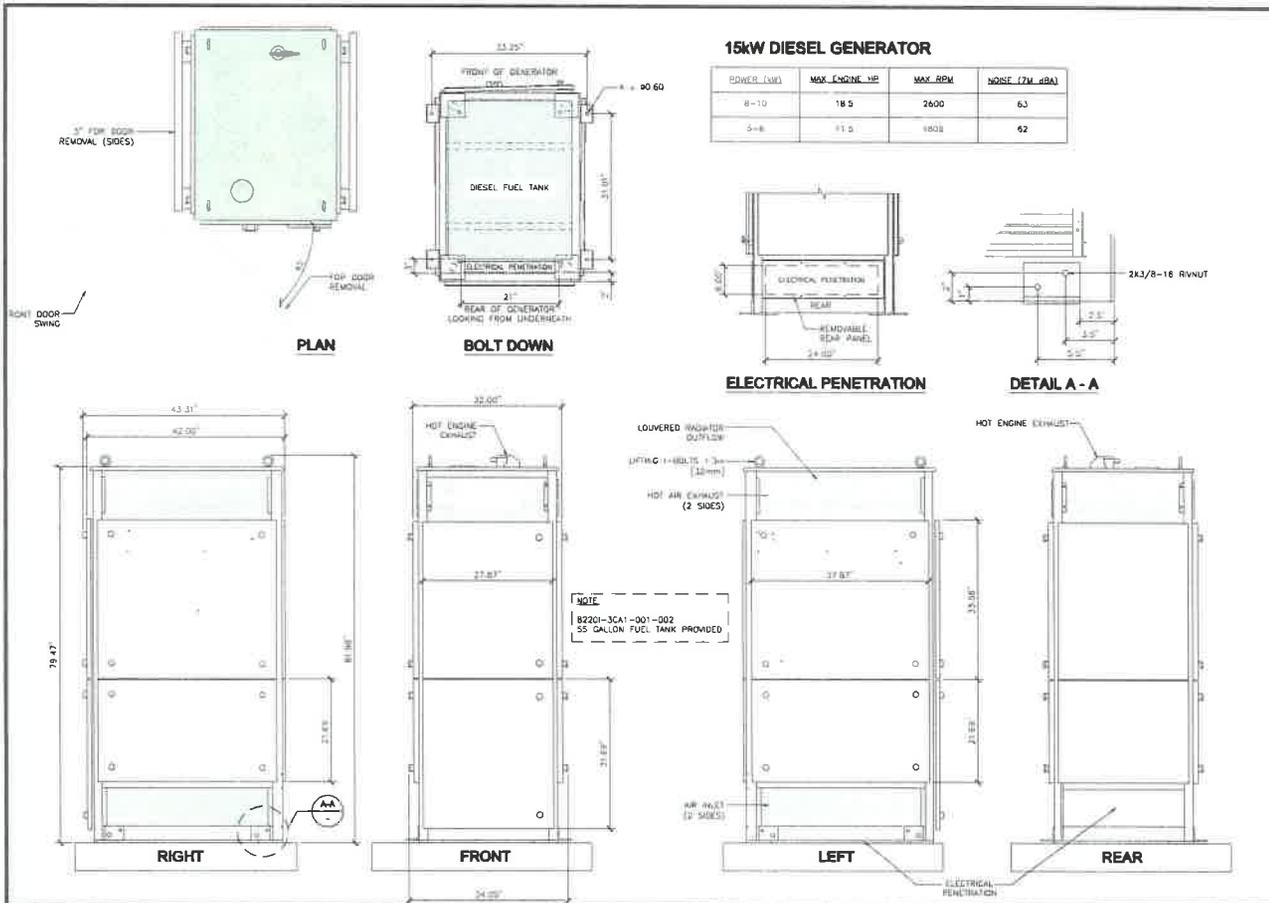
LA LUNA
11570 N VENTURA AVENUE
O.JAI, CA 93023

SHEET TITLE:

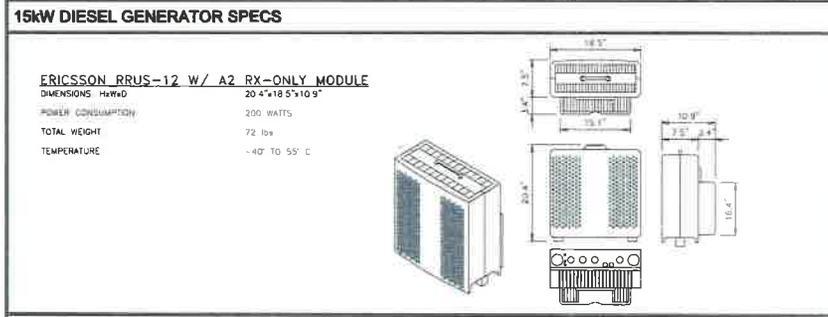
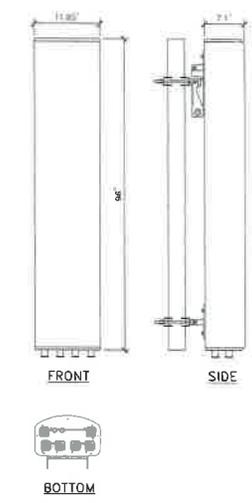
PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER:

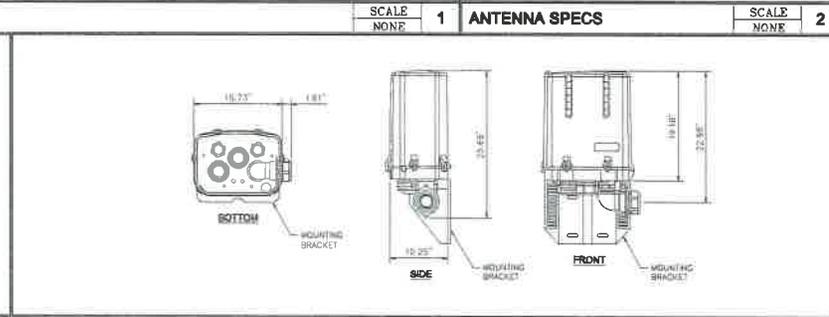
A-6



SBNHH-1D65C
RADOME COLOR/MATERIAL: LIGHT GRAY / FIBERGLASS UV RESISTANT
CONNECTOR INTERFACES / LOCATION / QUANTITY: 7-16 DIN FEMALE/BOTTOM/6
WIND LOADING: UNKNOWN
WIND SPEED, MAXIMUM: 879.0 N @ 150 km/h / 197.6 lbf @ 150 km/h
DEPTH: 241.4 mm / 9.5 in
LENGTH: 181.0 mm / 7.1 in
WIDTH: 243.84 mm / 9.6 in
NET WEIGHT: 30.00 kg / 66.14 lbs
NET INTERFACE: RS-485 Female (daisy chain part. 1) / RS-485 Male (input part. 1)



RRUS DETAIL SCALE NONE 3



FIBER / POWER DEMARC BOX SCALE NONE 4

APPLICANT:
Verizon Wireless
15505 SAND CANYON AVE.
BUILDING 'D', FIRST FLOOR
IRVINE, CA 92618

ENGINEER:
Eukon
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8586

DRAWN BY: JLD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
0	01/08/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/23/14	90% ZONING DRAWING

LICENSEE:

PROJECT INFORMATION:
LA LUNA
11570 N. VENTURA AVENUE
CJAJ, CA 93023

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-7



Material Safety Data Sheet
Product name: Nickel-Cadmium TelX Battery

1. IDENTIFICATION

Product Name: Nickel-Cadmium battery used in TelX equipment

Manufacturer: TelX, Inc. 11111 National Avenue, Suite 100, Irvine, CA 92618

Emergency Contact: TelX, Inc. 949.440.1000

2. CHEMICAL COMPOSITION

Component	Weight %	Element	Weight %
Nickel	10.0	Nickel	10.0
Cadmium	1.0	Cadmium	1.0
Lead	0.1	Lead	0.1
Other	88.9	Other	88.9

3. HEALTH HAZARD IDENTIFICATION

Health Hazard	Signal	Prevention	Response	Control	Personal Protection
Respiratory Irritation	Warning	Use only in well-ventilated areas.	Move to fresh air.	Respiratory Protection	Respiratory Protection
Eye Irritation	Warning	Avoid contact with eyes.	Rinse with water.	Eye Protection	Eye Protection
Skin Irritation	Warning	Avoid contact with skin.	Wash with soap and water.	Skin Protection	Skin Protection
Acute Toxicity	Warning	Avoid ingestion.	Do not eat, drink, or smoke.	Acute Toxicity	Acute Toxicity

4. OTHER INFORMATION

Environmental Precautions: Do not dispose of in household waste. Recycle or dispose of according to local regulations.

Material MFR Date: February 1, 2010 - MSDS_02-10-000000



Material Safety Data Sheet
Product name: Nickel-Cadmium TelX Battery

4. FIRST AID MEASURES

5. FIRE AND EXPLOSION HAZARDS

6. ACCIDENTAL RELEASE MEASURES

7. HANDLING AND STORAGE

8. EXPOSURE CONTROLS AND PERSONAL PROTECTION

Exposure Control	Personal Protection
Engineering Controls: Local Exhaustion	Respiratory Protection: NIOSH N95 or higher
Administrative Controls: Training	Eye Protection: Safety glasses
Personal Protective Equipment (PPE): Gloves	Skin Protection: Protective clothing

Material MFR Date: February 1, 2010 - MSDS_02-10-000000



Material Safety Data Sheet
Product name: Nickel-Cadmium TelX Battery

8. EXPOSURE CONTROLS AND PERSONAL PROTECTION (continued)

9. PHYSICAL PROPERTIES

10. STABILITY AND REACTIVITY

11. TOXICOLOGICAL INFORMATION

12. ECOLOGICAL INFORMATION

13. DISPOSAL CONSIDERATIONS

14. TRANSPORTATION INFORMATION

15. REGULATIONS

16. OTHER INFORMATION

Material MFR Date: February 1, 2010 - MSDS_02-10-000000



Material Safety Data Sheet
Product name: Nickel-Cadmium TelX Battery

16. OTHER INFORMATION

17. ADDITIONAL INFORMATION

18. ADDITIONAL INFORMATION

Material MFR Date: February 1, 2010 - MSDS_02-10-000000

Tel X Technical data

Tel X Phys (per 1000 grams)

Component	Weight %	Element	Weight %
Nickel	10.0	Nickel	10.0
Cadmium	1.0	Cadmium	1.0
Lead	0.1	Lead	0.1
Other	88.9	Other	88.9

TOTAL ELECTROLYTE CONTENT

(1) TLX 180-7 BATTERY = 80.6 lbs
60 lbs = 7.2 Gallons
23% of 7.2 Gallons = 1.6 Gallons
1.6 Gallons x (6) BATTERIES = 9.93 Gallons of Electrolytes (Per Equipment cabinet)
2 Cabinets proposed = 19.86 Gallons of Electrolytes (Total)

APPLICANT:

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 853-8566

DRAWN BY: JLD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
2	07/08/15	100% ZONING DRAWING
3	12/19/14	LL COMMENTS
4	11/25/14	80% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

LA LUNA
11570 N VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

BATTERY INFORMATION

SHEET NUMBER:

FD-1



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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
 HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE TITLE CODE PART 2 TITLE 24 CHAPTER 11B, SECTION 1103B

CODE COMPLIANCE

SITE REFERENCES: 11570 N. VENTURA AVENUE OJAI, CA 93023
APR: 033-00-070-383
LAND OWNER: CHARLES B. MEYERDA SEYMOUR 11570 N. VENTURA AVENUE OJAI, CA 93023 CONTACT: CHARLES SEYMOUR PHONE: (805) 792-4003
LAITUDE: 34° 25' 43.5" N (NAD 83)
LONGITUDE: -119° 17' 17.1" W (NAD 83)
GROUND ELEVATION: 530 FT AMSL
HEIGHT OF STRUCTURE: 60 - 67' AGL
JURISDICTION: COUNTY OF VENTURA
ZONING: OFD

PROJECT INFORMATION

APPLICANT/LESSEE: VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1ST FLOOR IRVINE, CA 92618-3114 PHONE: (714) 342-7273 EMAIL: jsm@wireless.com
ENGINEER: EUKON 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JERRY AMBROSE PHONE: (949) 553-8566 EMAIL: jerry@eukon.com
PLANNING CONTACT: EUKON 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JERRY AMBROSE PHONE: (949) 553-8566 EMAIL: jerry@eukon.com
RF ENGINEER: VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1ST FLOOR IRVINE, CA 92618-3114 CONTACT: EMRAN ELIAS PHONE: (949) 224-7501 EMAIL: emr@wireless.com
LEASING MANAGER: EUKON 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JERRY AMBROSE PHONE: (949) 553-8566 EMAIL: jerry@eukon.com
CONSTRUCTION MANAGER: JACOBS 1981 MICHELSON DRIVE SUITE 500 IRVINE, CA 92618 CONTACT: TOM VANMEETER PHONE: (949) 224-7501 EMAIL: tom.vanmeeter@jacobsv.com

PROJECT TEAM

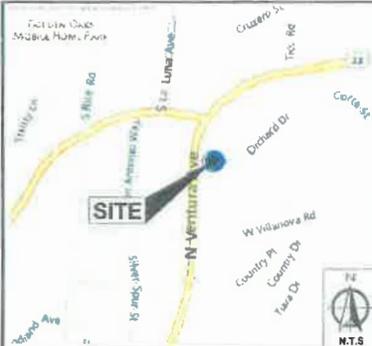


LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023
 (NCD)

FROM VERIZON WIRELESS OFFICE, IRVINE, CA

1. HEAD SOUTHEAST TOWARD SAND CANYON TRAIL
2. TURN LEFT ONTO SAND CANYON AVE
3. TURN LEFT AT MERGE ONTO I-5 N
4. KEEP LEFT AT THE FOR TO CONTINUE ON I-5/SANITA MONICA
5. SCAVENHED
6. KEEP RIGHT AT THE FOR 30 SEASIDE BL-HIGH BL FOLLOW SIGNS FOR MENLOCA FREEWAY
7. EXIT THE FREEWAY ON RHT TOWARD OJAI
8. CONTINUE ONTO 24 -32 N
9. TURN RT 11570 N VENTURA AVE. OJAI, CA 93023

DRIVING DIRECTIONS



VICINITY MAP

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS WITHIN A NEW 15' 0" X 12' 0" LEASE AREA @ GRADE
- PROPOSED 80' 0" HIGH MONO-LUCALYPTUS
- INSTALLATION OF TWELVE (12) 8' PANEL ANTENNAS ON PROPOSED MONO-LUCALYPTUS
- INSTALLATION OF TWELVE (12) RRUS ON PROPOSED MONO-LUCALYPTUS
- INSTALLATION OF 1 (UN-4) SUNSH PROTECTION UNITS 1 (2) @ GRADE AND 1 (2) ON PROPOSED MONO-LUCALYPTUS
- INSTALLATION OF ONE (1) POLAR 10KW DIESEL STAND BY GENERATOR WITH 55 GALLON FUEL TANK @ GRADE
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF NEW FIBER SERVICE

PROJECT DESCRIPTION



AERIAL

DO NOT SCALE DRAWING
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	B
LS-1	SITE SURVEY	1
A-1	SITE PLAN	B
A-2	UNLANGED SITE PLAN	B
A-3	PROPOSED EQUIPMENT LAYOUT @ GRADE	B
A-4	PROPOSED ANTENNA LAYOUT / ANTENNA AND RRU SCHEDULE	B
A-5	PROPOSED SOUTH AND EAST ELEVATIONS	B
A-6	PROPOSED NORTH AND WEST ELEVATIONS	B
A-7	DETAILS	B
FD-1	BATTERY INFORMATION	B

SHEET INDEX

APPROVED BY:	DATE:	DATE:
LANDLORD:		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION MANAGER		
LEASING MANAGER		
UTILITY COORDINATOR		
PROGRAM REGIONAL MANAGER		
NETWORK OPERATIONS MANAGER		

APPROVALS

APPLICANT

 15505 SAND CANYON AVE
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618

ENGINEER

 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL (949) 553-8566

DRAWN BY: J.S.D.
 CHECKED BY: J.S.D.

REVISIONS

REV	DATE	DESCRIPTION
B	12/19/14	COMMENTS
A	11/25/14	ISSUE ZONING DRAWING

LICENSOR

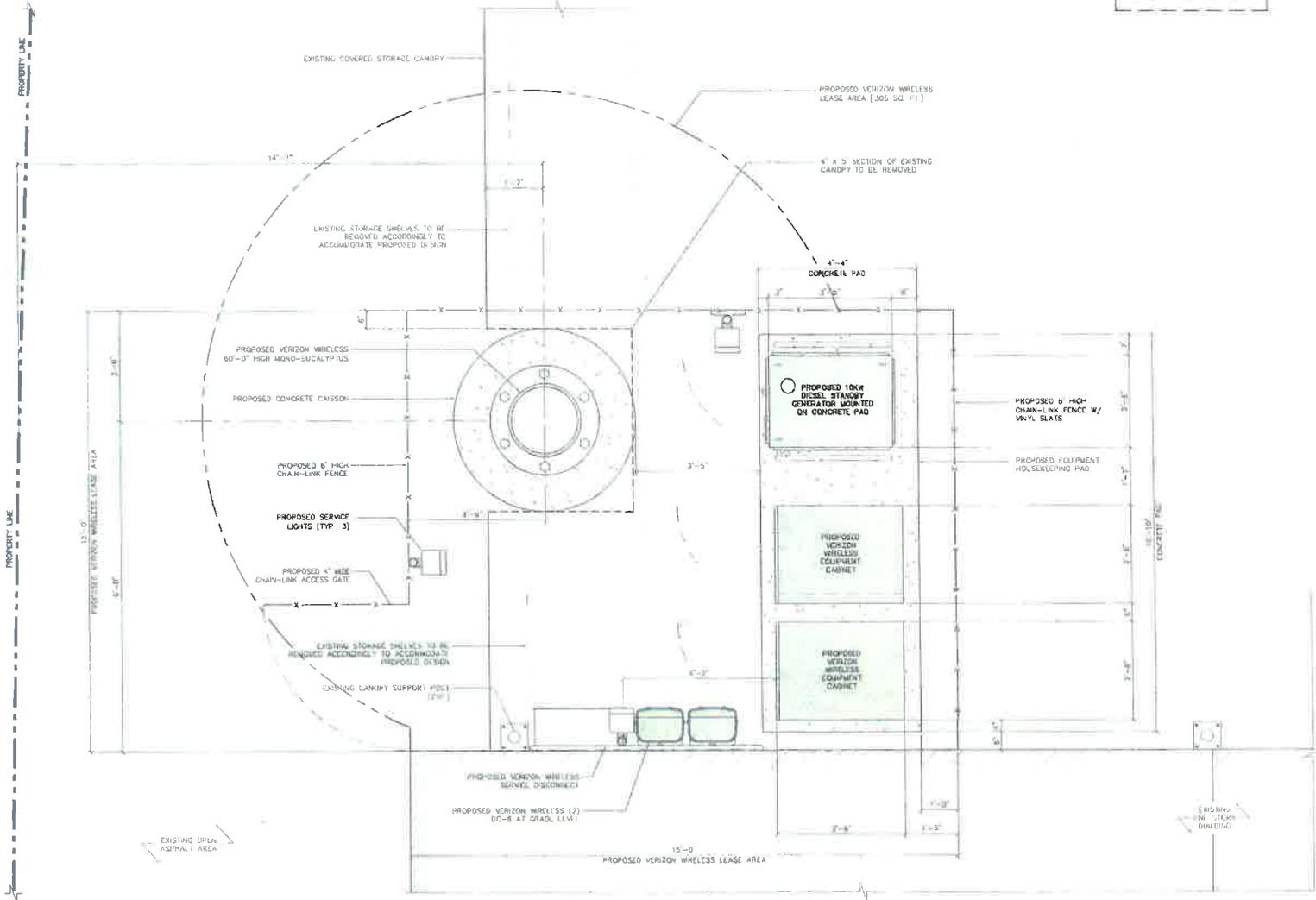
PROJECT INFORMATION
LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SCALE NOTE
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE
 PROPOSED VERIZON WIRELESS FENCE (ATTACHED) NOT TO DRAW FOR CLARITY.



PROPOSED EQUIPMENT LAYOUT @ GRADE

SCALE: 1/8" = 1'-0"
 1

APPLICANT

15505 SAND CANYON AVE
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618

ENGINEER

65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL (949) 553 8566

DESIGN BY: JUD
 CHECKED BY: HT

REVISIONS

NO.	DATE	DESCRIPTION
B	12/19/14	COMMENTS
A	11/25/14	BOC ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSER

PROJECT INFORMATION

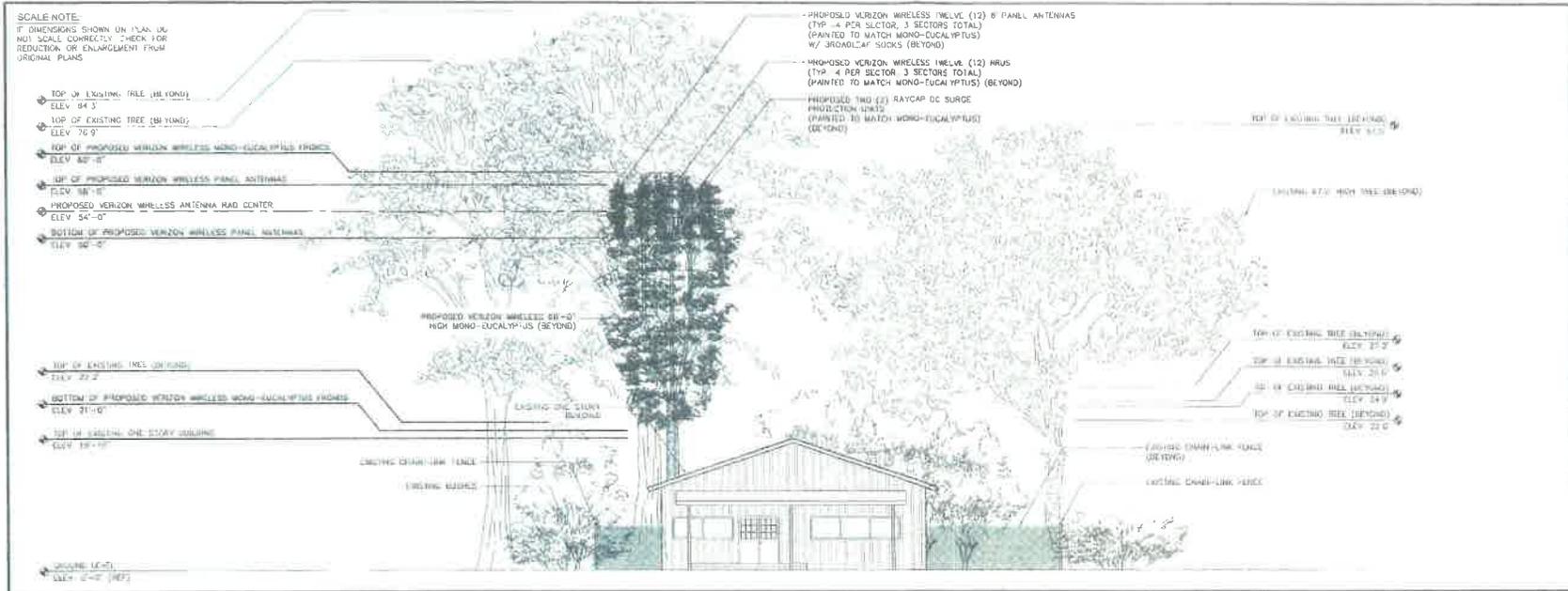
LA LUNA
 11570 N. VENTURA AVENUE
 OJALA, CA 93023

SHEET TITLE

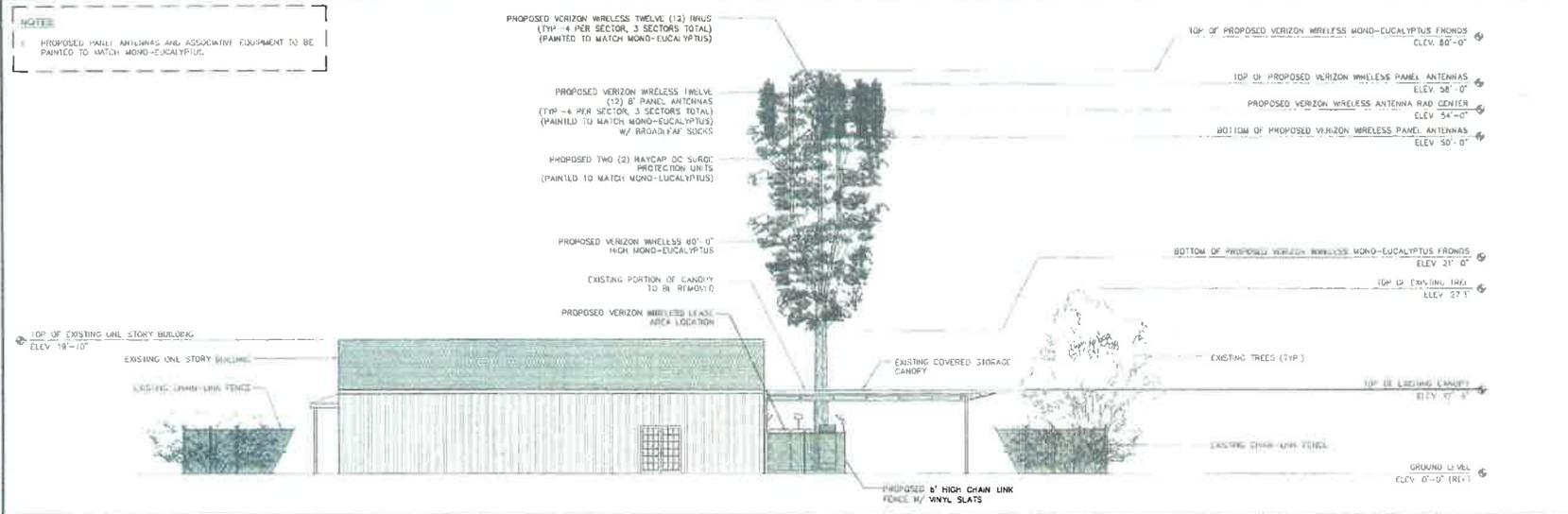
PROPOSED EQUIPMENT LAYOUT @ GRADE

SHEET NUMBER

A-3



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



APPLICANT

15505 SAND CANYON AVE
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER

65 POST, SUITE 1000
IRVINE, CA 92618
TEL (949) 553-8566

DRAWN BY	JDD
CHECKED BY	JIT

REV	DATE	DESCRIPTION
D	12/19/14	CL COMMENTS
A	11/25/14	FOR ZONING DRAWING

LICENSER

PROJECT INFORMATION

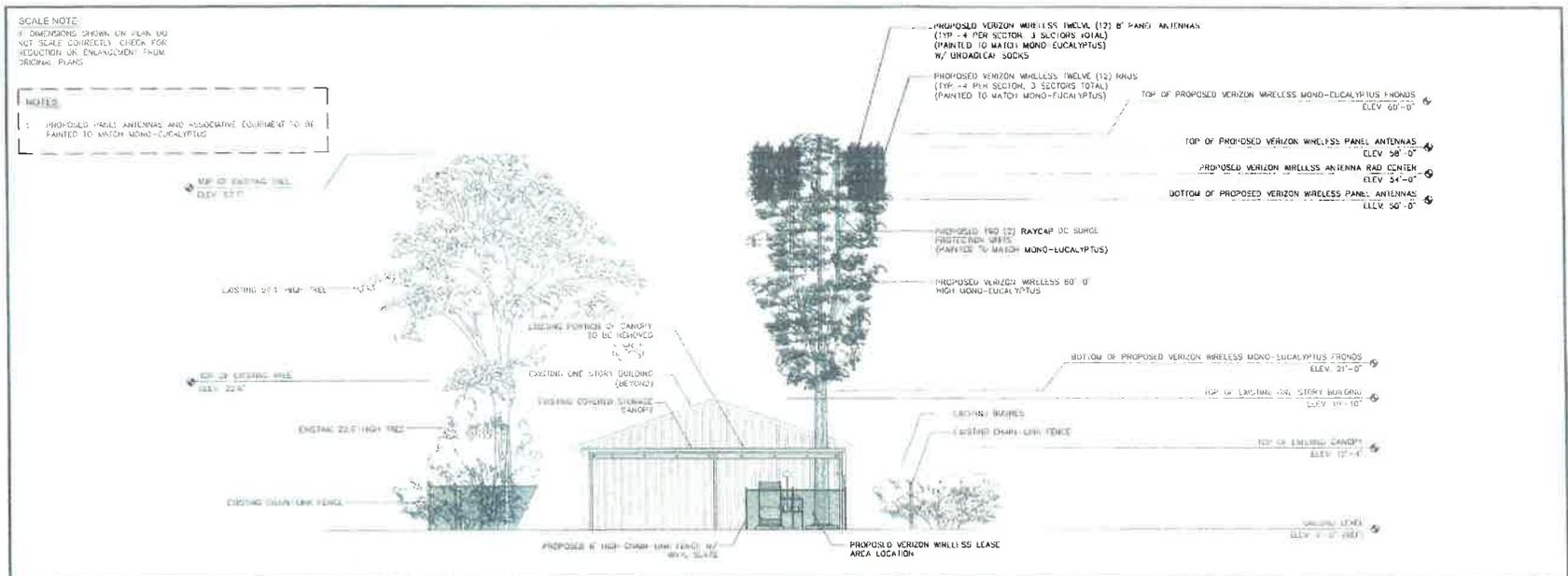
LA LUNA
11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE

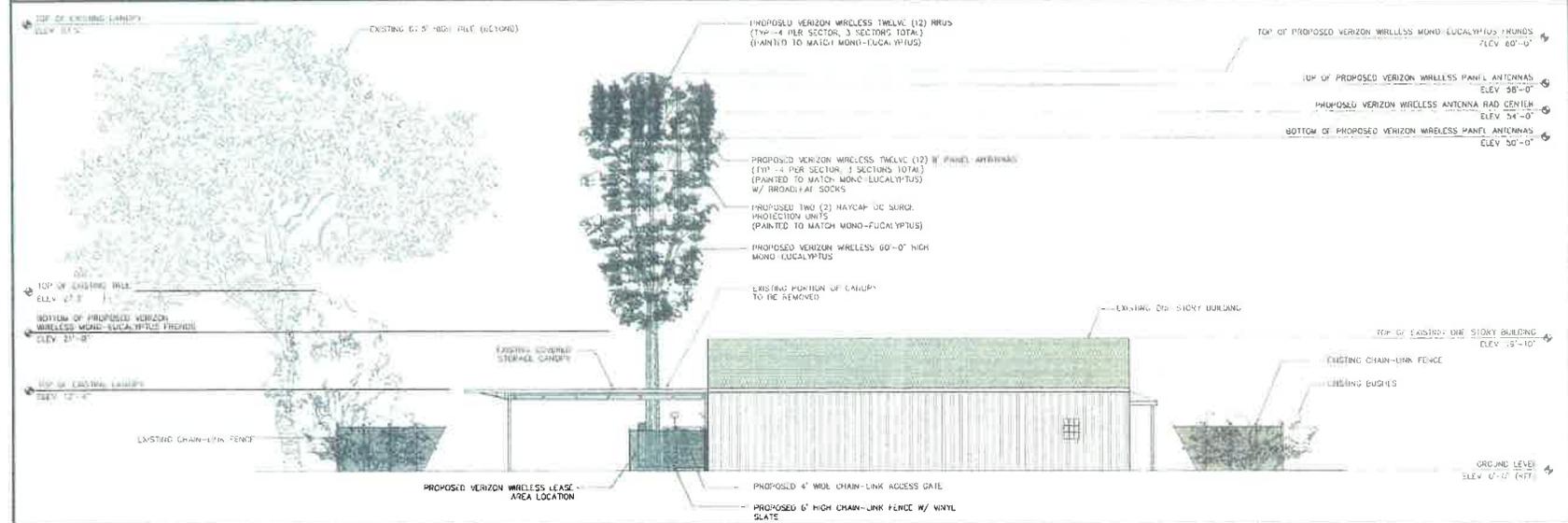
PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NUMBER

A-5



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



APPLICANT

15505 SAND CANYON AVE
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER

65 POST, SUITE 1000
IRVINE, CA 92618
TEL (949) 553 8566

DRAWN BY: JUD
CHECKED BY: JH

REVISIONS

NO.	DATE	DESCRIPTION
1	12/21/14	ISSUE ZONING DRAWING
2	11/25/14	REVISION

OWNER

PROJECT INFORMATION

LA LUNA
11570 N. VERLURA AVENUE
OJAI, CA 93023

SHEET TITLE

PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER

A-6

Material Safety Data Sheet
Product name: Nickel Cadmium Tel X Battery

1. IDENTIFICATION

Product name: Nickel Cadmium Tel X Battery
 Manufacturer: Tel X Battery, Inc.
 Address: 11111 Sycamore, Santa Ana, CA 92704
 Phone: (714) 261-1111
 Fax: (714) 261-1111
 Email: info@telx.com
 Website: www.telx.com

2. HAZARD IDENTIFICATION

Signal Word	Precedence	Precedence	Precedence	Precedence	Precedence
DANGER	1	2	3	4	5

3. HEALTH HAZARD INFORMATION

Health Hazard	Signal Word	Precedence	Precedence	Precedence	Precedence
Acute toxicity	DANGER	1	2	3	4
Flammable liquid	WARNING	1	2	3	4
Flammable solid	WARNING	1	2	3	4

4. OTHER INFORMATION

Prepared by: [Name]
 Date: [Date]

Material Safety Data Sheet
Product name: Nickel Cadmium Tel X Battery

4. FIRST AID MEASURES

5. FIRE AND EXPLOSION HAZARD

6. EXPOSURE CONTROL AND PERSONAL PROTECTION

Control Measure	Control Measure	Control Measure	Control Measure
Engineering Controls	Personal Protective Equipment	Hygiene Practices	Respiratory Protection

7. HANDLING AND STORAGE

8. TRANSPORTATION INFORMATION

9. PHYSICAL AND CHEMICAL PROPERTIES

Property	Value
Appearance	Dark grey/black solid
Odor	None
Color	Dark grey/black
Form	Solid
Freezing Point	20°C (68°F)
Boiling Point	300°C (572°F)
Density	1.8 g/cm³
Specific Gravity	1.8
Flash Point	None
Auto-ignition Temperature	None
Decomposition Temperature	None
Stability	Stable under normal conditions
Reactivity	Reactive with strong oxidizers

10. TOXICOLOGICAL INFORMATION

11. ECOLOGICAL INFORMATION

12. DISPOSAL CONSIDERATIONS

13. REGULATORY INFORMATION

14. TRANSPORTATION INFORMATION

15. OTHER INFORMATION

Material Safety Data Sheet
Product name: Nickel Cadmium Tel X Battery

4. FIRST AID MEASURES

5. FIRE AND EXPLOSION HAZARD

6. EXPOSURE CONTROL AND PERSONAL PROTECTION

Control Measure	Control Measure	Control Measure	Control Measure
Engineering Controls	Personal Protective Equipment	Hygiene Practices	Respiratory Protection

7. HANDLING AND STORAGE

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9. PHYSICAL AND CHEMICAL PROPERTIES

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10. TOXICOLOGICAL INFORMATION

11. ECOLOGICAL INFORMATION

12. DISPOSAL CONSIDERATIONS

13. REGULATORY INFORMATION

14. TRANSPORTATION INFORMATION

15. OTHER INFORMATION

Material Safety Data Sheet
Product name: Nickel Cadmium Tel X Battery

16. OTHER INFORMATION

Prepared by: [Name]
 Date: [Date]

Technical data

Parameter	Value	Unit
Weight per cell	1.8	kg
Weight per cabinet	18	kg
Volume per cell	0.2	L
Volume per cabinet	2.0	L

TOTAL ELECTROLYTE CONTENT

(1) Tel X 180-7 BATTERY = 60 R lbs.
 60 lbs ÷ 7.2 Gallons = 8.33 Gallons
 2.3% ÷ 7.2 Gallons = 16 Gallons
 1.6 Gallons x (8) BATTERIES = 12.8 Gallons of Electrolytes
 (Per Equipment cabinet)
 2 Cabinets proposed = 19.86 Gallons of Electrolytes (Total)

APPLICANT

15505 SAND CANYON AVE
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618

ENGINEER

65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL (949) 553-8566

DRAWN BY: JAD
 CHECKED BY: HT

REVISIONS

REV	DATE	DESCRIPTION
1	12/19/14	LL COMMENTS
2	11/25/14	90% ZONING DRAWING

LICENSER

PROJECT INFORMATION

LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE

BATTERY INFORMATION

SHEET NUMBER

FD-1

county of ventura

MITIGATED NEGATIVE DECLARATION (MND)

Case No. PL14-0197

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit No. PL14-0197

Applicant: Verizon Wireless

Location: 11570 North Ventura Avenue, Ojai area

Assessor's Parcel Number: 033-0-020-385

Parcel Size: 0.38 acre

General Plan Designation: Existing Community

Zoning Designation: CPD (Commercial Planned Development)

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 and equipment would be owned and operated by Verizon Wireless. The site name is La Luna. The WCF is designed as a stealth facility with a 180-square foot lease area located at the base of a 40-foot tall faux eucalyptus tree (mono-eucalyptus). The WCF is located adjacent to an existing commercial building, owned and operated by Ventura Hay Company. The lease area is enclosed with a gated 6-foot high chain link fence and contains equipment cabinets and ancillary equipment. The equipment on the mono-eucalyptus includes:

- 12, 8-foot panel antennas are mounted at 34 feet above the ground: Four panel antennas mounted in each of the three sectors (Sectors A, B, and C); and,
- 12 Remote Radio Units (RRUs) are mounted at 34 feet above the ground.

The WCF will be unmanned and operate 24 hours a day for 365 days per year.

Note: *The applicant has expressed an intention to seek future County approval of a modification to the WCF that would increase its overall height by 20 feet should the 40-foot tall facility currently under review by the County be approved, constructed and placed in operation. Such a future modification to the facility could potentially be eligible to be authorized with a ministerial Zoning Clearance issued by the County pursuant to Section 6409(a) of the federal 2012 Middle Class Tax*



Relief and Job Creation Act (“Section 6409(a)”).¹ Under Section 6409(a) – which is a federal law that preempts state and local laws – certain “non-substantial” changes in existing wireless communication facilities are exempt from local discretionary review. This potential future modification to the facility as may be mandated by federal law is not part of the project under consideration by the County decision-makers. Please see section F below for additional discussion regarding the processing of a potential, subsequent Section 6409(a) modification.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, 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 may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

Biological Resources: Avoidance of Nesting Birds. Mitigation measures are included in the MND to address this issue.

D. 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: September 10, 2015 to September 30, 2015.

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

¹ Codified at 47 U.S.C. §1455(a).

Prepared by:



Aaron Engstrom, Case Planner
(805) 654-2936

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial & Industrial Permit Section



Initial Study for Case No. PL14-0197

County of Ventura · Resource Management Agency · Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 · (805) 654-2478 · ventura.org/rma/planning

INITIAL STUDY FOR VERIZON WIRELESS COMMUNICATIONS FACILITY (WCF)

Case No. PL14-0197

Section A – Project Description

1. **Project Case Number:** PL14-0197
2. **Name of Applicant:** Verizon Wireless
3. **Project Location and Assessor's Parcel Number:** 11570 North Ventura Avenue, Assessor's Parcel Number 033-0-020-385.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Existing Community
 - b. **Area Plan Land Use Designation:** Commercial – Ojai Valley Area Plan
 - c. **Zoning Designation:** CPD (Commercial Planned Development)
5. **Description of the Environmental Setting:** The proposed wireless facility would be installed on a 0.38-acre lot located near the intersection of North Ventura Avenue (Highway 33) and Baldwin Road (Highway 150). State Route 33 is located approximately 170 feet west of the project site. The site is also located approximately one mile south of the City of Ojai. The subject property is developed with a 2,400-square foot building and is used as a feed store (Ventura Hay Company & Pet Supplies). The project property and surrounding properties are zoned CPD and RE-20,000 square feet (Rural Exclusive, 20,000-square foot minimum lot area) and restaurant and single-family dwelling units.
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 and equipment would be owned and operated by Verizon Wireless. The site name is La Luna. The WCF is designed as a stealth facility with a 180-square foot lease area located at the base of a 40-foot tall faux eucalyptus tree (mono eucalyptus). The WCF is located adjacent to an existing commercial building, owned and operated by Ventura Hay Company.

The lease area is enclosed with a gated 6-foot tall chain link fence and contains equipment cabinets and ancillary equipment. The Verizon Wireless equipment on the mono eucalyptus includes:

- Twelve 8 foot panel antennas are mounted at 34 feet above the ground: Four panel antennas mounted in each of the three sectors (Sectors A, B, and C); and,
- Twelve Remote Radio Units (RRUs) are mounted at 34 feet above the ground.

The WCF will be unmanned and operate 24 hours a day for 365 days per year.

~~The applicant has expressed their intention to potential seek a federal exemption to modify the WCF's overall height.~~

~~Pursuant to Section 6409(a) of the federal 2012 Middle Class Tax Relief and Job Creation Act (now codified at 47 U.S.C. §1455(a)), as such law may be amended, a modification of an existing wireless tower or base station that does not involve a substantial change in the physical dimensions of such wireless tower or base station qualifies for approval without additional permitting by a local agency.~~

~~A substantial modification of the physical dimensions of a wireless tower or base station involves an increase in the height of the tower by more than 10 percent or by 20 feet, whichever is greater.~~

~~Thus, the overall height of the mono eucalyptus antenna tower included in the proposed WCF may ultimately have a maximum height of 60 feet (40 feet under the County of Ventura's jurisdiction and 20 feet under the federal exemption).~~

Note: The applicant has expressed an intention to seek future County approval of a modification to the WCF that would increase its overall height by 20 feet should the 40-foot tall facility currently under review by the County be approved, constructed and placed in operation. Such a future modification to the facility could potentially be eligible to be authorized with a ministerial Zoning Clearance issued by the County pursuant to Section 6409(a) of the federal 2012 Middle Class Tax Relief and Job Creation Act ("Section 6409(a)").¹ Under Section 6409(a) – which is a federal law that preempts state and local laws – certain “non-substantial” changes in existing wireless communication facilities are exempt from local discretionary review. This potential future modification to the facility as may be mandated by federal law is not part of the project under consideration by the County decision-makers. Please see section F below for additional discussion regarding the processing of a potential, subsequent Section 6409(a) modification.

7. List of Responsible and Trustee Agencies: None

8. Methodology for Evaluating Cumulative Impacts:

Pursuant to the CEQA Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the

¹ Codified at 47 U.S.C. §1455(a).

proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The projects listed in Table 2 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project (Attachment 3, Map of Projects):

Permit No.	Permit Type	Description
PL14-0044	PDP	Approved Planned Development Permit (PDP) for an existing 4,003 square foot commercial building with six tenant spaces.
PL14-0048	CUP	Pending application for a Conditional Use Permit (CUP) Zone Change and Tentative Parcel Map.
PL14-0191	PAJ	Pending application for a Permit Adjustment (PAJ) to a PDP for a tenant change from a Wendy's restaurant to a Starbucks Coffee.
PL14-0132	PAJ	Approved PAJ to a PDP for the installation of new landscaping and upgraded irrigation on the project site.
PL13-0178	CUP	Pending Minor Modification application to a CUP for a 10-year time extension of the Ojai Organics Recycling Facility.
PL14-0151	CUP	Pending Minor Modification application to a CUP for co-location by T-Mobile to an existing AT&T WCF.
PL15-0009	LLA	Pending Lot Line Adjustment (LLA) application for two existing legal parcels.
SD12-0002	SD	Pending Subdivision (SD) application to create four parcels.
PL14-0142	CUP	Pending Minor Modification application to a CUP to upgrade an existing WCF.

Section B – Initial Study Checklist and Discussion of Responses²

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

² 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.

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.

1b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines, specifically Section 1.2, Air Quality (Sections 1.2.1, 1.2.2 and 1.2.3). The project is consistent with the Ventura County Air Quality Management Plan.

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
2A. Water Resources – Groundwater Quantity (WPD)								
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
2B. Water Resources - Groundwater Quality (WPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
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 and 2B-2. The proposed project includes diesel fuel for the proposed emergency backup generator. The proposed project has the potential to contaminate groundwater if the diesel fuel leaks or spills. Standard conditions of approval will be imposed on the project that require containment of fuels in accordance with State regulations. With these standard requirements, the potential for contamination will be less than significant.

2B-3. The proposed project does not propose the use of groundwater in any capacity and will not be located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The proposed project will not be inconsistent with the applicable General Plan Goals and Policies for Item 2B 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
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
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
2D. Water Resources - Surface Water Quality (WPD)								
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) 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 specified in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Impacts on Surface Water Quality are 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 involves soil disturbance activities related to the construction of a new unmanned wireless Communication Facility. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) for construction less than 1 acre designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures 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 (LS) 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
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
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?					X			
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 *Ventura County 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 permitted aggregate mine. 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 through -3, and Resources Policies 1.4.2-6 through -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 no 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
3B. Mineral Resources – Petroleum (PInG.)								
Will the proposed project:								
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 not located within a known petroleum resource area. The site is located over one mile away from the oil and gas facility authorized by Conditional Use Permit No. 15. The proposed project would not interfere with the operation of, or access to, this facility. The project would have no discernible effect on future oil exploration of the area.

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 through -4, and Resources Policies 1.4.2-1, -4, -5, -6, -8, & -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 no 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
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								
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. The proposed project site is located in a semi-urbanized area of the Ojai Valley adjacent to Highway 33/Ventura Avenue and other commercial and residential development. It contains no native vegetation communities that could support special-status plant species. Vegetation in the project area consists of pine (*Pinus* spp.), cypress (*Cedrus* spp.), and eucalyptus (*Eucalyptus* spp.) trees. The project site consists of bare ground, small areas of ruderal vegetation, and paved areas that cannot support sensitive plant species. Thus, there is no potential for the project to result in significant impacts on special-status plant species.

4A-2. The proposed project site consists of a developed commercial property with five trees within the project boundary area. There are additional large trees and ornamental vegetation near the property boundary and adjacent to the shade canopy. All of these trees are more than 50 feet from the WCF and will remain in place. Birds or bats have the potential to use these trees for roosting, foraging, and nesting despite their location in or adjacent to a developed lot in a semi-urbanized setting. Construction of the proposed project could generate significant indirect impacts such as noise, vibration, and human presence to nesting birds or roosting bats. Mitigation Measures BIO-1 (below) will reduce potential impacts on special status animals to a less than significant level.

Mitigation/Residual Impact(s)

1. Avoidance of Nesting Birds

Purpose: In order to prevent impacts on birds protected under the Migratory Bird Treaty Act, land clearing activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

1. Timing of construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – August 31) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved biologist.

The following paragraph applies to option number 2 only. An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of land clearing or construction activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing or construction activities within a setback area surrounding the nest shall be postponed or halted. Land clearing or construction activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing or construction activities can also occur outside of the setback areas. The required setback is 300 feet for most birds and 500 feet for raptors, as recommended by the California Department of Fish and Wildlife. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: Under option number 2 only, Tthe Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing or construction activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing activities will occur between February 1 and August 31, and are thus implemented under option number 2 above, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing or construction activities (whichever occurs first), and weekly thereafter, and the last survey for nesting birds shall be conducted no more

than 3 days prior to initiation of land clearing or construction activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
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. Small areas containing ruderal vegetation such as non-native grasses are present along fence lines. However, no sensitive plant communities or native vegetation communities occur on the proposed project site. No native vegetation communities occur in the vicinity of the proposed project that could be indirectly impacted by project activities. Thus, no impacts to ecological communities will occur.

4B-2. Small patches of sensitive plant communities such as oak woodlands are located approximately 500 feet east of the proposed project site. Indirect impacts associated with dust as a result of construction have been deemed to be less than significant by VCAPCD. Thus indirect impacts associated with dust would be less than significant. Indirect impacts such as stormwater runoff could affect sensitive plant communities associated with the Ventura River. Stormwater runoff BMPs consistent with Ventura County’s NPDES permit conditions will be implemented as a condition of the project. Thus, indirect impacts to oak woodlands habitats will be less than significant and have no cumulatively considerable impact to sensitive plant communities.

Mitigation/Residual Impact(s)

No impacts will occur and no mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
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. There are no waters or wetland features that occur on or adjacent to the subject property. The proposed project does not involve removal of vegetation, grading, or the obstruction or diversion of any waters or wetlands. Riparian vegetation associated with the Ventura River floodplain is located approximately 1,000 feet from the property boundary. No Indirect impacts will occur due to the considerable buffer distance between the proposed project site and the Ventura River and scale of the proposed project. Thus, project-specific impacts to waters and wetlands will not occur and there will be have no cumulatively considerable impacts to waters and wetlands.

Mitigation/Residual Impact(s)

No impacts will occur. No mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
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 project site is not located in the Coastal Zone; therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect impacts to 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
4E. Habitat Connectivity								
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) 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, 4E-2, and 4E-3. The subject property is located approximately 1,000 feet from the Ventura River which is an important wildlife linkage because it provides contiguous riparian and aquatic habitat between the Pacific Ocean and the creeks and headwaters of the upper watershed. The River’s habitat provides a critical linkage for wildlife movement for special status specie such as southern steelhead trout and other terrestrial species. Because the proposed project contains no habitat, is surrounded by development, and is located approximately 1,000 feet from the wildlife movement linkage, no direct impacts to wildlife movement are anticipated from the proposed project.

4E-4. Temporary disturbance associated with construction of the proposed project would occur including noise and increased human presence. However, the proposed project site consists of a developed parcel with commercial uses. Thus, the project site and surrounding area is already subject to noise, light, and human disturbance. In addition, the Ventura River, the primary wildlife linkage in the vicinity, is on the other side of Highway 33/Ventura Avenue from the project site which likely acts as a barrier to wildlife movement. The incremental and temporary increase in noise and human presence will not create any project-specific or cumulatively considerable impacts to wildlife movement.

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
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

4F-1. The proposed project is consistent with all biological General Plan Goals and Policies as well as all Ojai Valley Area Plan Goals and Policies.

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
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
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 a 180-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 have no impacts.

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 5a of the Initial Study Assessment Guidelines are: Resources Goal 1.6.1-1, and Resources Policies 1.6.2-1 & -4. 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
5B. Agricultural Resources - Land Use Incompatibility (PIng.)								
Will the proposed project:								
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 located farther from any 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 existing commercial development 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 discussion, the proposed project will have no impact on land use incompatibility.

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
6. Scenic Resources (PInG.)								
Will the proposed project:								
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 170 feet east from State Route 33. The roadway is designated as Eligible State Scenic Highways. Although the antenna tower included in the proposed facility is currently designed as a 40-foot tall mono eucalyptus, this tower may ultimately be constructed at a height of 60 feet above ground level. The additional 20 feet of tower height will be allowed under a Federal exemption. With the federal exemption, the proposed 60-foot tall faux eucalyptus tree will be visible from State Route 33. However, the faux eucalyptus tree will not be prominently visible as other types of trees ranging in height from 22 feet to 88 feet are located in the vicinity. The equipment and facility will be located behind a commercial building and adjacent to a restaurant. The proposed lease area and the equipment cabinets are located at the base of the mono-eucalyptus tower and will be

screened by an existing fence. The proposed lease area and the equipment cabinets will not be visible from public viewing areas.

Viewshed analysis was also added (see diagrams at the end of the MND) to demonstrate that from a 30-foot segment of Orchard Drive (a lightly traveled public residential street) which provides a viewshed corridor of mountains, a 40-foot tall mono-eucalyptus would have negligible or minimal visual impact on the viewshed because it would be screened by existing trees. A 60-foot tall facility would mostly be screened by existing trees, but some of the faux branches would be visible; however, the facility would not be prominently visible, nor would it cause a significant alternation of the viewshed.

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
7. Paleontological Resources								
Will the proposed project:								
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 commercial 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 no 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, the proposed project will have no impact on paleontological 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
8A. Cultural Resources - Archaeological								
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) 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. The County's Archeological Report database indicated 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
8B. Cultural Resources – Historic (Plng.)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
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. 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
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
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 10 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
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
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
11. Ground Shaking Hazard (PWA)								
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
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
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
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 not 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. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. There is no impact from potential hazards from liquefaction.

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
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
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 2013, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, December 2013) 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 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 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
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
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 project site is not located on a mapped landslide, on a hillside, or in 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 2699.6. The project does not include any excavations into a hillside. The proposed project would not cause or be affected by a landslide 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
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
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 development of the site will be subject to the requirements of the County of Ventura Building code adopted from the California Building Code, dated 2013, Section 1803.5.3 that require mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is considered 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
16. Subsidence Hazard (PWA)								
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
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 (October 22, 2013) and the project is not for oil, gas or groundwater withdrawal, the project is considered to have no impact on the hazard of subsidence.

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
17a. Hydraulic Hazards – Non-FEMA (PWA)								
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) 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"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 	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 and 17A-2. No substantial increase in impervious area is proposed as a part of this project and no additional grading is proposed. Should any building or increase in impervious area be proposed in the future, construction will be completed according to current codes and standards. 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
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
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 project site is not located in or adjacent to a Federal Emergency Management Agency (FEMA) 1% annual chance (100-year) floodplain as evidenced the effective Digital Flood Insurance Rate Map (DFIRM) 06111C0566E (January 20, 2010). The site is located in an "X Unshaded (500-year flood zone). The nearest floodplain is on Happy Valley Drain South which is located approximately 911.4 feet northerly of the site. A Floodplain Development Permit and a Floodplain Clearance are therefore, not required. The proposed project will not result in project-related impacts related to flooding, or contribute to cumulative impacts related to flooding.

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
18. Fire Hazards (VCFPD)								
Will the proposed project:								
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 project site is located within a Hazardous Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the VCBC and the Fire Code.

18b. The proposed project will be consistent with the applicable General 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
19. Aviation Hazards (Airports)								
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
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 of the proposed project related to 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
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
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
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
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
21. Noise and Vibration								
Will the proposed project:								
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
22. Daytime Glare								
Will the proposed project:								
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 faux eucalyptus 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
23. Public Health (EHD)								
Will the proposed project:								
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
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
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. 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
25. Community Character (PInG.)								
Will the proposed project:								
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 project site is located at 11570 North Ventura Avenue, within the unincorporated Mira Monte area of Ventura County, adjacent to State Route 33. The proposed project site is currently developed with a retail feed store. The proposed project will not be out of character with the Ceommercial and Urban Residential Ojai Valley Area Plan land use designations rural residential uses which surrounding the site.

The project would not be incompatible with the existing land uses. The WCF will be designed as a stealth facility with a 40-foot tall faux eucalyptus tree and lease area containing equipment cabinets. The overall height of the mono eucalyptus within the proposed WCF may be have a maximum height of 60 feet under the federal exemption pursuant to Section 6409(a) (40 feet under the County of Ventura's jurisdiction and 20

feet under the federal exemption). The antenna components of the proposed WCF will be mounted at 34 feet above ground on the proposed 40-foot tall faux eucalyptus tree. Should the applicant seek and obtain the federal exemption, the antenna components would be mounted at 54 feet above the ground on a 60-foot tall faux eucalyptus tree. The proposed project site is surrounded by various species of trees ranging in height from 22 feet to 84 feet. The faux eucalyptus tree will not be prominently visible. The proposed lease area and the equipment cabinets are located at the base of the mono-eucalyptus tower and will be screened by an existing fence. The proposed lease area and the equipment cabinets will not be visible from public viewing areas. Therefore, based on the design and location of the proposed project, project-specific and cumulative impacts related to 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
26. Housing (PInG.)								
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
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 	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
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
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 substantial additional traffic on the County of Ventura Regional Road Network and local public roads. The only traffic will be an occasional maintenance visit. 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
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
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 substantial 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
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
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 adequate access for fire protection provided by existing private roads.

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
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
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
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. There are public and private roads serving the project site. All roads are in compliance with either the County Public Road Standards or VCFPD Private Road Guidelines.

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
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/PInG.)								
Will the proposed project:								
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 and 27-2: The proposed project is comprised of an un-manned communications facility. This facility will not generate any additional bicycle or pedestrian traffic. Therefore, impacts related to pedestrian and bicycle uses will be less than significant.

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
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
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 is an unmanned wireless communication facility. Other than an occasion maintenance visit, 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
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
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 substantial additional traffic or the need for railroad transport. The project site is not located in the vicinity of any railroad. Thus, 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
27e. Transportation & Circulation – Airports (Airports)								
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) 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 12 miles of any public airport. Therefore, the proposed project will not have the potential to interfere with airport operations. 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
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
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
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
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. There are no major pipelines located near the subject property. The proposed use will not create additional impacts to surrounding oil facilities. Thus, the proposed project will not 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
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
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 and will not involve sewage disposal. The increase in the area of impervious surfaces will be negligible. 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
28b. Water Supply – Quantity (WPD)								
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) 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. The proposed project is comprised of an unmanned wireless communication facility that does not require water service. Thus, no impact related to water supply will occur with the proposed project. Therefore the proposed project will not either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply quantity of the hydrologic unit in which the project site is located.

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
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
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 project is served by a water purveyor that can provide the required fire flow in accordance with the VCWWM and VCFPD Fire Code. 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
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
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
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
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) 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
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
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
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
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
30. Utilities								
Will the proposed project:								
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
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
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 project site is not located adjacent to District jurisdictional red line channels, the nearest being Happy Valley Drain South which is approximately 911.4 feet northerly of the site. No direct drainage connections to District jurisdictional red line channels or facilities are indicated on any of the Applicant's submitted Project materials. 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, 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
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
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. The project runoff will be by sheetflow along the existing topography of the site and will enter natural areas. The project and subsequent runoff leaving existing impervious surfaces will not create an obstruction of flow in the existing drainage as and runoff will be similar to the present conditions and not concentrate flow and allow erosion and subsequent deposition within existing channels.

31b-2. The project will not substantially increase the impervious surface that presently exists in the area of the project. Runoff will be returned to sheetflow conditions along existing topography will not impact the capacity of any existing drainage improvements and overall drainage patterns will be unaltered. The project will not result in an increase in the potential for deposition of sediment and debris materials within existing channels and allied obstruction of flow from the existing conditions.

31b-3. The project runoff will be returned to existing natural conditions that will be similar to the present offsite flow and no increase in effects on Areas of Special Flood Hazard than the pre project condition.

31b-4. The project will not result in an increase in flow due to the impervious surface area presently existing in the area of this project, as it is similar to the present conditions. There is no impact to the natural and man-made channels and facilities due to the existing and proposed conditions being similar and runoff will be returned to natural sheet flow conditions.

31b-5. The project will not result in an increase in flow due to the impervious surface area of this project, as the impervious area is similar to the present conditions.

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
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
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 6-foot high chain link fence would surround the facility lease area. The proposed communications facility is located on private property that is surrounding by an existing fence and not accessible to the public. 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 32 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 32 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
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
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 project is located within five miles of the nearest full time fire station and has a response time not exceeding seven minutes in urban areas from the nearest full time fire station.

33a-2. The proposed project will not require additional fire stations and personnel.

33a-3. The proposed project will be consistent with the applicable General Plan Goals and Policies.

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
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
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. A new facility or additional equipment will not be required.

33b-3. The proposed project will be consistent with the applicable General Plan Goals and Policies.

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
34a. Education - Schools								
Will the proposed project:								
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 Ojai 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 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 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
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
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 1.5 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 in combination with other approved projects in its vicinity, will not cause a public library facility to become overcrowded. 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
35. Recreation Facilities (GSA)								
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
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"> Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, Regional Trails/Corridors - 2.5 miles per 1,000 population? 	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 4.10.1-1 through -7, and Policies 4.10.2-1 through -6. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 35 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:		
	Yes	No
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:

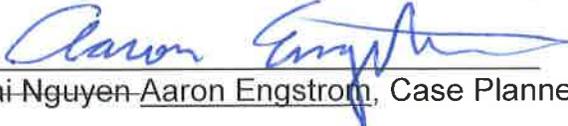
1. As stated above in Section B, Item 4, the proposed project may cause significant impacts on biological resources. However, mitigation measures have been identified that would avoid or reduce those impacts to less than significant levels. Therefore, the proposed project will not pose any threat to fish and wildlife, degrade the quality of the environment, nor will it cause substantial adverse effects on human beings, either directly or indirectly.
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:

[]	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
[X]	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 Mitigated Negative Declaration should be prepared.
[]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) 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 Environmental Impact Report 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, nothing further is required .


 Hai Nguyen-Aaron Engstrom, Case Planner

4/12/2016
 Date

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans (40-Foot Height Plans and 60-Foot Height Plans)
- Attachment 3 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 4 – Staff’s Visual Impact Analysis



Project PL14-0197

Parcel: APN: 033-0-020-385

General Plan

Zoning

Area Plan

Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 03-25-2016
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, Jan. 2015



County of Ventura
 Planning Director Hearing
 PL14-0197
**General Plan, Ojai Area Plan
 and Zoning Designations**



Disclaimer: The 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.



RH



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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRIC CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B

CODE COMPLIANCE

OVERALL HEIGHT:
40'-0"



LA LUNA

**11570 N. VENTURA AVENUE
 OJAI, CA 93023
 (NCD)**

APPROVED BY:

RF:	<input checked="" type="checkbox"/>	DATE APPROVED:	1/7/15
CM:	<input checked="" type="checkbox"/>	DATE APPROVED:	1/7/15
CE:	<input checked="" type="checkbox"/>	DATE APPROVED:	12/22/14
CE:	<input checked="" type="checkbox"/>	DATE APPROVED:	1/8/15
SAC:	<input checked="" type="checkbox"/>	DATE APPROVED:	12/18/14
ZN:	<input checked="" type="checkbox"/>	DATE APPROVED:	12/18/14

APPLICANT:

**15505 SAND CANYON AVE.
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618**

ENGINEER:

**85 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8988**

DRAWN BY: JLD
 CHECKED BY: HT

REVISIONS

NO.	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
0	01/08/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING
REV	DATE	DESCRIPTION

SITE ADDRESS: 11570 N VENTURA AVENUE OJAI, CA 93023
APN: 033-0-020-365
LAND OWNER: CHARLES & HEYREDA SEYMOUR 11570 N VENTURA AVENUE OJAI, CA 93023 CONTACT: CHARLES SEYMOUR PHONE: (805) 796-4283
LATITUDE: 34° 25' 43.5" N (NAD 83)
LONGITUDE: -119° 17' 17.1" W (NAD 83)
GROUND ELEVATION: 639.7' AMSL
HEIGHT OF STRUCTURE: 40'-0" AGL
JURISDICTION: COUNTY OF VENTURA
ZONING: CPO

FROM VERIZON WIRELESS OFFICE, IRVINE, CA

1. HEAD SOUTHEAST TOWARD SAND CANYON TRAIL
2. TURN LEFT ONTO SAND CANYON AVE
3. TURN LEFT TO MERGE ONTO W-5 N
4. KEEP LEFT AT THE FOR TO CONTINUE ON I-10/SANTA MONICA/ I-5/SACRAMENTO
5. KEEP RIGHT AT THE FOR TO STAY ON US-101 N, FOLLOW SIGNS FOR VENTURA Fwy/VENTURA
6. TAKE THE CALIFORNIA 33 N EXIT TOWARD OJAI
7. CONTINUE ONTO CA -33 N
8. ARRIVE AT 11570 N VENTURA AVE., OJAI, CA 93023

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS WITHIN A NEW 15'-0" x 12'-0" LEASE AREA @ GRADE
- PROPOSED 40'-0" HIGH MONO-EUCALYPTUS
- INSTALLATION OF TWELVE (12) 8' PANEL ANTENNAS ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF TWELVE (12) RRUS ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF FOUR (2) SURGE PROTECTION UNITS, ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF ONE (1) POLAR 15KW DIESEL STAND BY GENERATOR WITH 55 GALLON FUEL TANK @ GRADE
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF NEW FIBER SERVICE

DO NOT SCALE DRAWING.
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	0
LS-1	SITE SURVEY	1
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	PROPOSED EQUIPMENT LAYOUT @ GRADE	0
A-4	PROPOSED ANTENNA LAYOUT / ANTENNA AND RRU SCHEDULE	0
A-5	PROPOSED SOUTH AND EAST ELEVATIONS	0
A-6	PROPOSED NORTH AND WEST ELEVATIONS	0
A-7	DETAILS	0
FD-1	BATTERY INFORMATION	0

SHEET INDEX

APPROVED BY:	INITIALS	DATE
LANDLORD:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
SITE ACQUISITION MANAGER:		
ZONING MANAGER:		
UTILITY COORDINATOR:		
PROGRAM REGIONAL MANAGER:		
NETWORK OPERATIONS MANAGER:		

PROJECT INFORMATION

APPLICANT/LESSEE: VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1ST FLOOR IRVINE, CA 92618-3114 CONTACT: JAMIE SANDOVAL PHONE: (714) 342-7577 EMAIL: jmsandoval@verizonwireless.com
ENGINEER: EUKON 85 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: HUMBERTO TAPIA PHONE: (949) 553-8566 EMAIL: humberto.tapia@eukongroup.com
PLANNING CONTACT: EUKON 85 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JERRY AMBROSE PHONE: (805) 637-7407 EMAIL: jambrrose@verizonwireless.com
LEASING MANAGER: EUKON 85 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JERRY AMBROSE PHONE: (805) 637-7407 EMAIL: jambrrose@verizonwireless.com
RF ENGINEER: VERIZON WIRELESS 15505 SAND CANYON BLVD BUILDING "D", 1ST FLOOR IRVINE, CA 92618-3114 CONTACT: EMERAN ELYAS EMAIL: emeran.elyas@verizonwireless.com
CONSTRUCTION MANAGER: JACOBS 3161 MICHELSON DRIVE SUITE 500 IRVINE, CA 92612 CONTACT: TOM VANMETER PHONE: (949) 224-7501 EMAIL: tom.vanmeter@jacobcs.com

PROJECT TEAM



VICINITY MAP



AERIAL

APPROVALS

LICENSEE:

PROJECT INFORMATION:

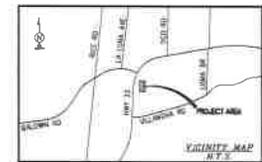
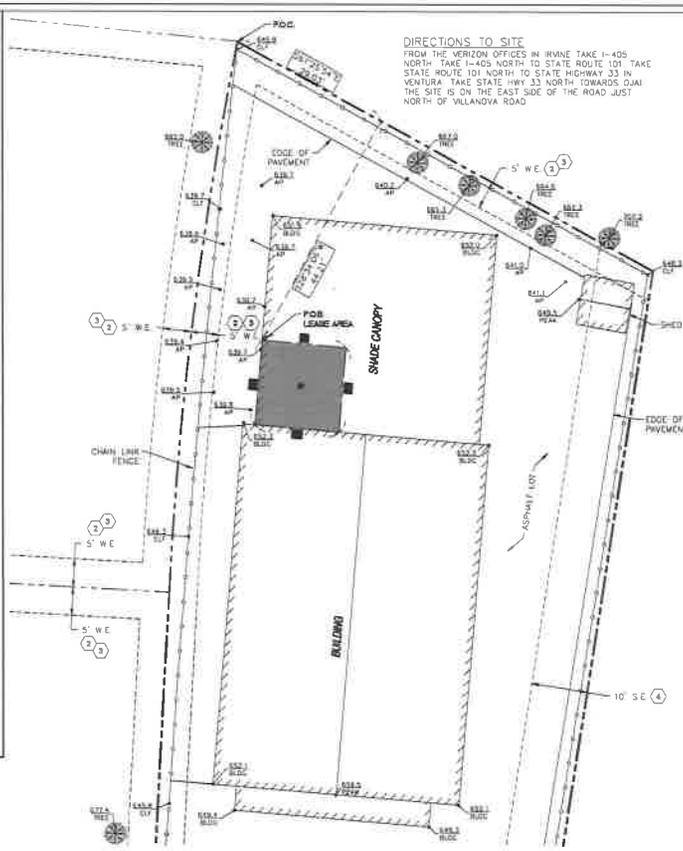
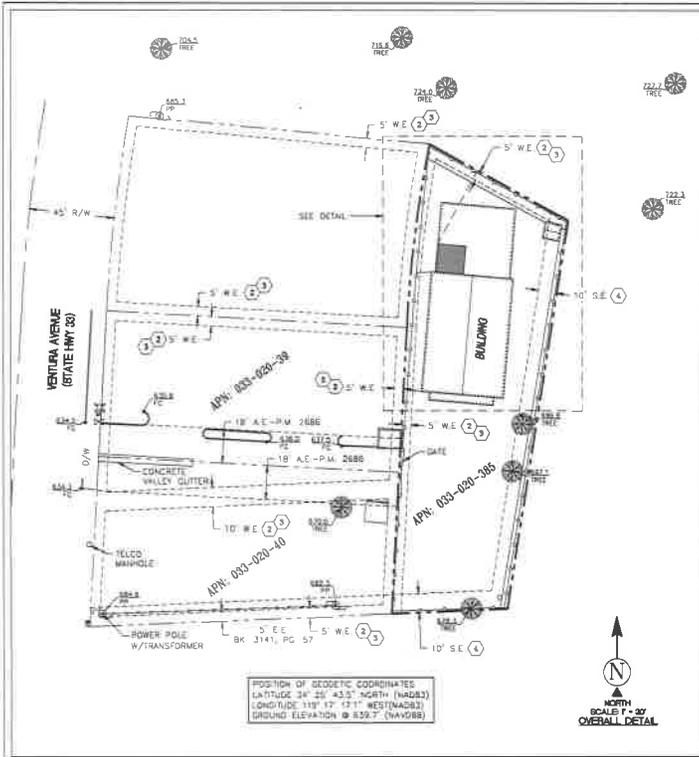
LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



LINE#	LENGTH	DIRECTION
L1	15.00'	S85°08'23"E
L2	15.00'	S04°31'23"W
L3	15.00'	N05°08'23"W
L4	15.00'	N04°11'32"E

SURVEY DATE
11/12/2014

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODEL SEPARATIONS TO GROUND HEIGHTS DETERMINED BY OBSERVATIONS TO THE NANTUCKET REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE. DETERMINED BY GPS OBSERVATIONS.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
 PARCEL D, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 25, PAGES 75 AND 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF OF THE MINERALS, OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES, AS EXCEPTED BY SYDNEY L. GRAHAM AND GRADYS H. GRAHAM, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 655, PAGE 48 OFFICIAL RECORDS.

SCHEDULE "B" NOTE
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #08024069, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED OCTOBER 28, 2014. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE "B" EXCEPTIONS 1 AND 5-B ARE NOT SURVEY ITEMS AND ARE NOT PLOTTABLE.

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREON, AS GRANTED IN A DOCUMENT

GRANTED TO:	MIRA MONTE MUTUAL WATER COMPANY
PURPOSE:	PIPE LINES
RECORDING DATE:	AUGUST 16, 1930
RECORDING NO.:	IN BOOK 324, PAGE 242, OFFICIAL RECORDS
AFFECTS:	STRIPS OF LAND 5' AND 10' FEET IN WIDTH SHOWN AND DELINEATED ON THE PARCEL MAP
	NO AFFECT-PLOTTED

③ COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE:	JANUARY 25, 1943
RECORDING NO.:	IN BOOK 655, PAGE 48, OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREON, AS GRANTED IN A DOCUMENT

GRANTED TO:	MINERS OAKS SANITARY DISTRICT
PURPOSE:	A SEWER PIPELINE AND APPURTENANT FACILITIES
RECORDING DATE:	MAY 20, 1965
RECORDING NO.:	IN BOOK 2792, PAGE 18, OFFICIAL RECORDS
AFFECTS:	NO AFFECT-PLOTTED

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AREA PREMISES SHOWN HEREON.

SURVEYOR'S NOTES
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

LEGEND

AP	ASPHALT	○	GUY WIRE
BLDG	TOP OF BUILDING	○	FIRE HYDRANT
CLF	CHAIN LINK FENCE	○	POWER POLE
CMU	CONCRETE MASONRY UNIT	○	POSITION OF GEODETIC COORDINATES
CONC	EDGE OF CONCRETE	○	BEST ELEVATION
D/W	ACCESS DRIVEWAY	○	WATER CONTROL VALVE
FC	FACE OF CURB	○	PINE TREES
NG	NATURAL GRADE	○	SUBJECT PROPERTY LINE
R/W	RIGHT OF WAY	○	ADVANCED PROPERTY LINE
P O B	POINT OF BEGINNING	○	EASEMENT LINES
P O C	POINT OF COMMENCEMENT	○	THE LINES
E.E.	ELECTRIC EASEMENT	○	LEASE AREA LIMITS
W.E.	WATER EASEMENT	○	
S.E.	SEWER EASEMENT	○	
P.M.	PARCEL MAP	○	

LEASE AREA LEGAL DESCRIPTION
 A PORTION OF PARCEL D, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 25, PAGE 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING THE NORTHERLY MOST CORNER OF SAID PARCEL D;
 THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 87°25'41" EAST, 29.03 FEET;
 THENCE DEPARTING SAID NORTH LINE, SOUTH 28°34'06" WEST, 44.21 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 85°08'23" EAST, 15.00 FEET;
 THENCE SOUTH 04°51'37" WEST, 15.00 FEET;
 THENCE NORTH 85°08'23" WEST, 15.00 FEET;
 THENCE NORTH 04°51'37" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 228 SQUARE FEET, MORE OR LESS

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

FLOOD ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #0511100568, DATED 01/20/2010

verizon wireless
 15500 SAND CANYON AVENUE
 SUITE 3, FIRST FLOOR
 IRVINE, CALIFORNIA 92618
 (949) 408-1000

PROJECT INFORMATION

LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CALIFORNIA 93023
 VENTURA COUNTY

ORIGINAL ISSUE DATE:
11/17/2014

REV. DATE: _____ **DESCRIPTION:** _____ **BY:** _____

PLANS PREPARED BY:

Eukon
 86 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8568

CONSULTANT:

Ambit
 428 MAIN STREET SUITE 208
 WASHINGTON BEACH, CA 92081 (408) 639-4072

DRAWN BY: _____ **CHK.:** _____ **APV:** _____

DRH **MF** **JG**

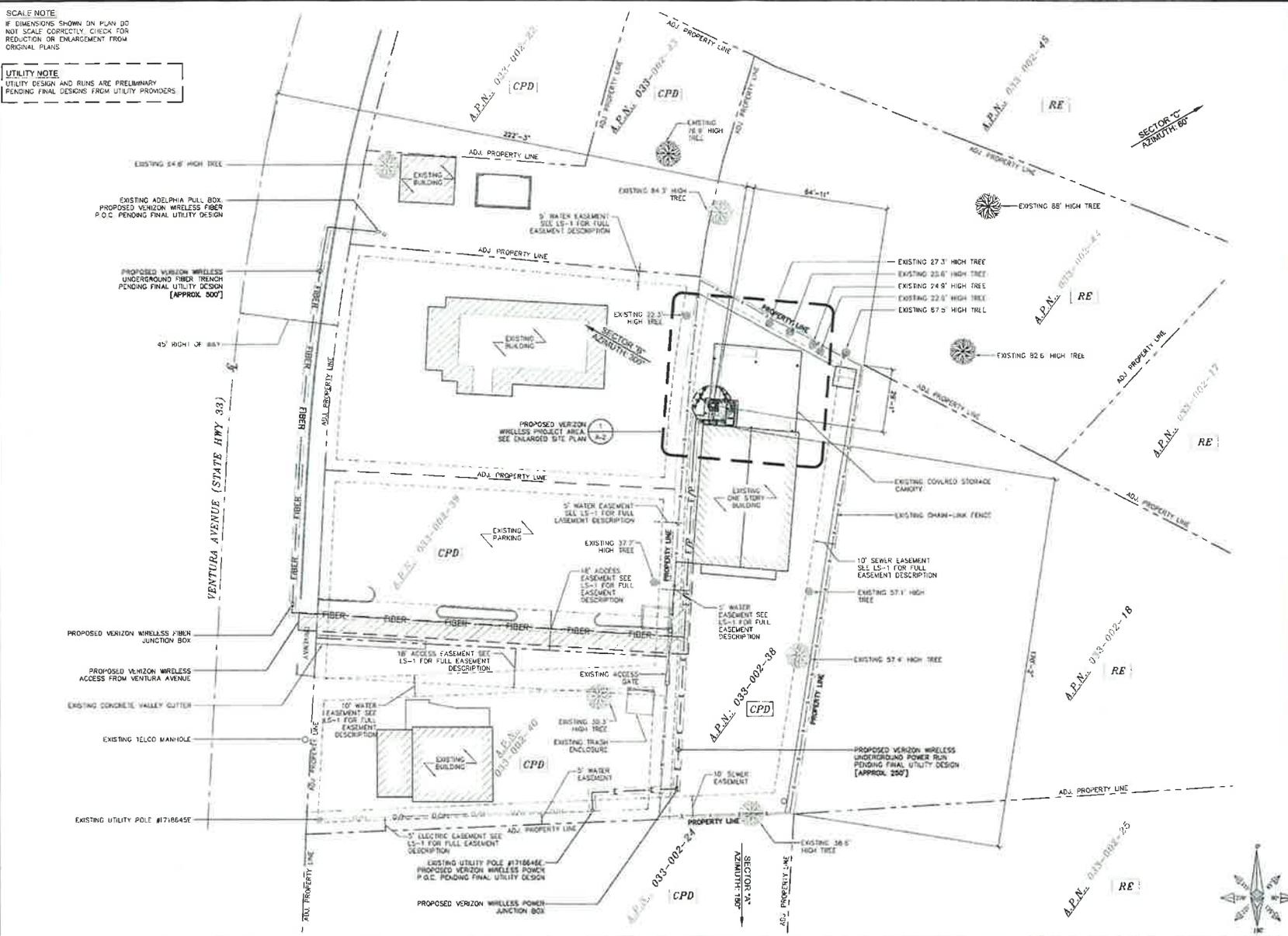
LICENSER:

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

SCALE NOTE
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS

UTILITY NOTE
UTILITY DESIGN AND RUNS ARE PRELIMINARY
PENDING FINAL DESIGNS FROM UTILITY PROVIDERS



SITE PLAN



APPLICANT:

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

ENGINEER:

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JJO
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
B	12/19/14	LL COMMENTS
A	11/25/14	BOX ZONING DRAWING

LICENSER:

PROJECT INFORMATION

LA LUNA
11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

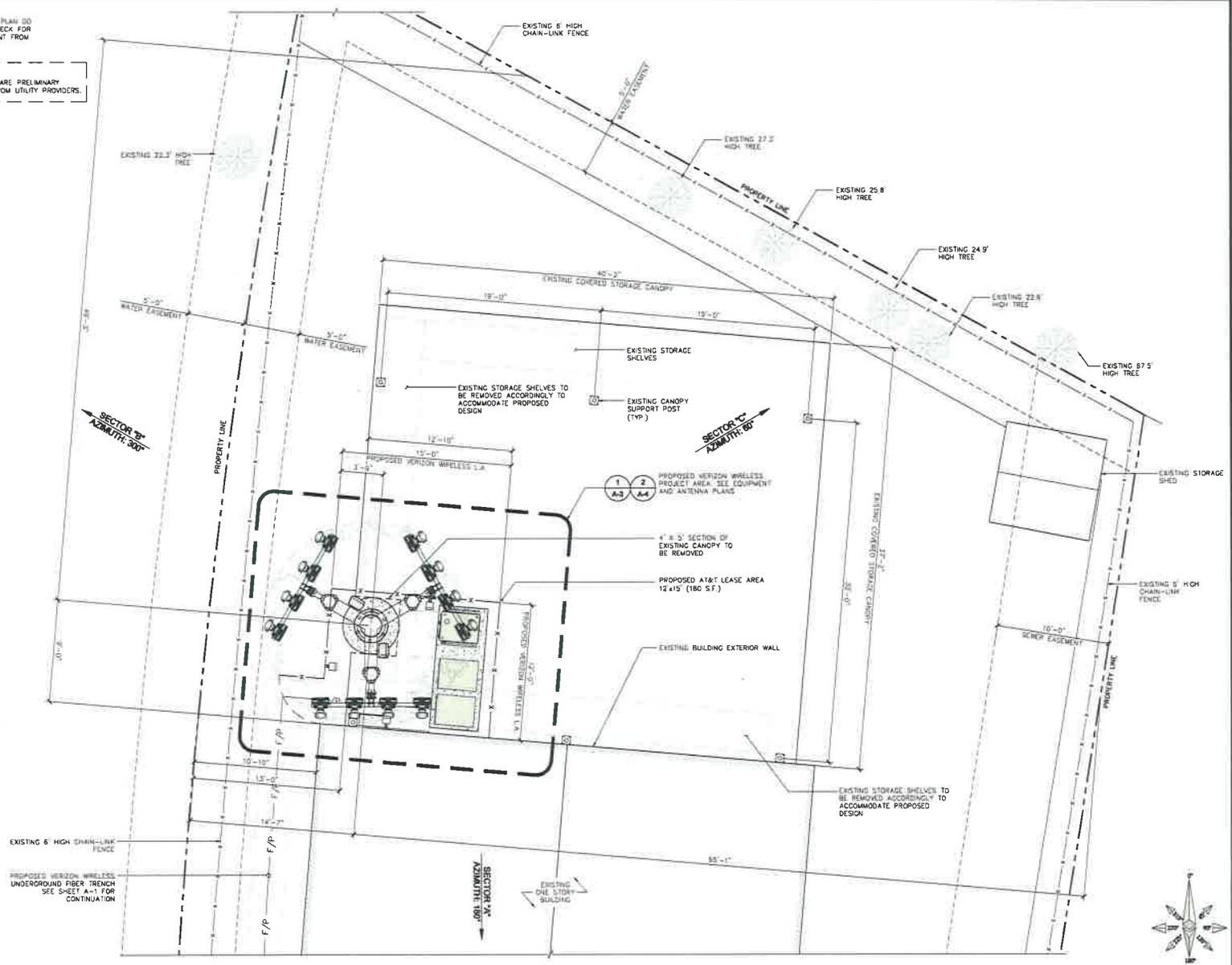
SITE PLAN

SHEET NUMBER

A-1

SCALE NOTE:
 IF DIMENSIONS SHOWN BY PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS

UTILITY NOTE:
 UTILITY DESIGN AND RUNS ARE PRELIMINARY PENDING FINAL DESIGNS FROM UTILITY PROVIDERS.



ENLARGED SITE PLAN

SCALE
 1/8" = 1'-0"

1

APPLICANT:

 15505 BAND CANYON AVE.
 BUILDING 'D', FIRST FLOOR
 IRVINE, CA 92618

ENGINEER:

 85 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8586

DRAWN BY: JJD
 CHECKED BY: HT

REVISIONS		
REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
0	01/08/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:	

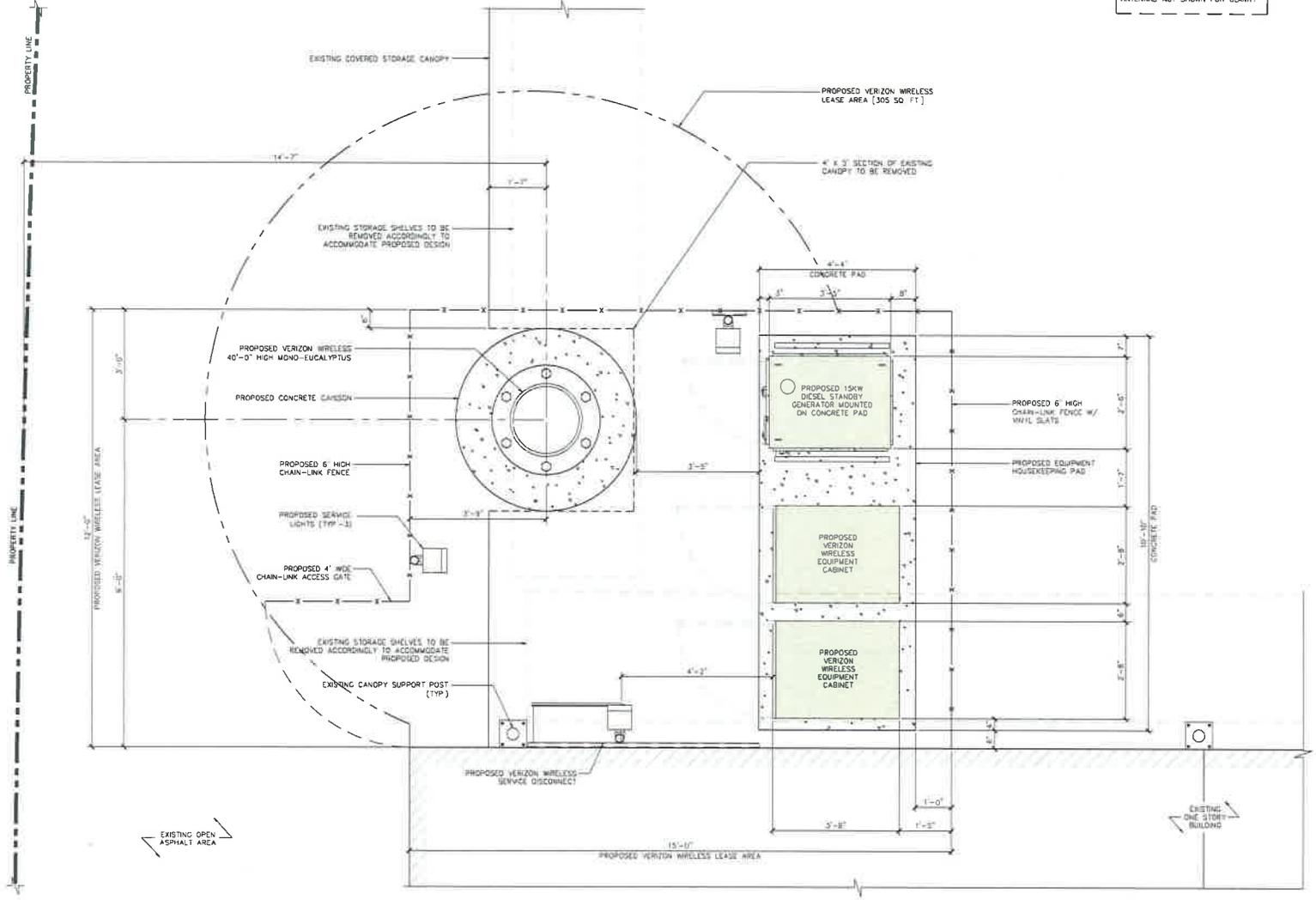
PROJECT INFORMATION:
LA LUNA
 11570 N VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
PROPOSED VERIZON WIRELESS PANEL ANTENNAS NOT SHOWN FOR CLARITY.



APPLICANT:

verizonwireless
15605 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

Eukon
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JLD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
2	01/08/15	100% ZONING DRAWING
3	12/19/14	LL COMMENTS
A	11/25/14	100% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

LA LUNA
11570 N VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

PROPOSED EQUIPMENT LAYOUT @ GRADE

SHEET NUMBER:

A-3

PROPOSED EQUIPMENT LAYOUT @ GRADE

SCALE: 3/4"=1'-0"

1

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTES:
1 - PROPOSED MONO-EUCALYPTUS FOLIAGE NOT SHOWN FOR CLARITY
2 - PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS

ANTENNA AND COAX SCHEDULE

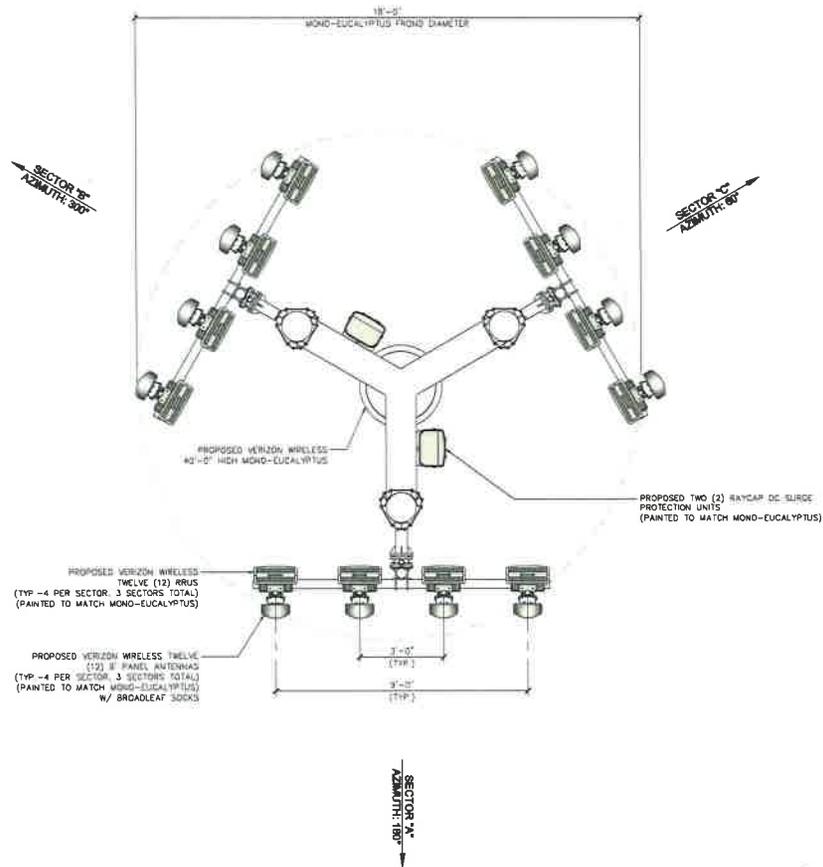
SECTOR	ANTENNA TYPE	ANTENNA SIZE	AZMUTH	RAG CENTER	SIZE	QTY OF CABLE	CABLE LENGTH
ALPHA-1	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID	6x12 HYBRID CABLE	±60'
ALPHA-2	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID		±60'
ALPHA-3	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID		±60'
ALPHA-4	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	180°	34'-0"	HYBRID		±60'
BETA-1	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID	6x12 HYBRID CABLE	±60'
BETA-2	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID		±60'
BETA-3	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID		±60'
BETA-4	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	300°	34'-0"	HYBRID		±60'
GAMMA-1	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID	6x12 HYBRID CABLE	±60'
GAMMA-2	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID		±60'
GAMMA-3	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID		±60'
GAMMA-4	SBNHH-IDESC	96"L x 7.1"W x 11.9"D	60°	34'-0"	HYBRID		±60'

REMOTE RADIO UNITS (RRU'S)

SECTOR	RRU TYPE	COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	A2	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	A3	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	A4	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
BETA SECTOR	B1	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	B2	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	B3	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	B4	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
GAMMA SECTOR	C1	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	C2	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	C3	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"
	C4	ERICSSON RRU'S	3	< 15'-0"	16"	8" 0"

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RF DESIGN PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE MANUFACTURER'S FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).



ANTENNA AND RRU SCHEDULE

1 PROPOSED ANTENNA LAYOUT

SCALE
1/2"=1'-0"



2

APPLICANT:



ENGINEER:



DRAWN BY: JUD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
2	01/08/15	100% ZONING DRAWING
3	12/19/14	LL COMMENTS
4	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

LA LUNA

11570 N. VENTURA AVENUE
OJAI, CA 93023

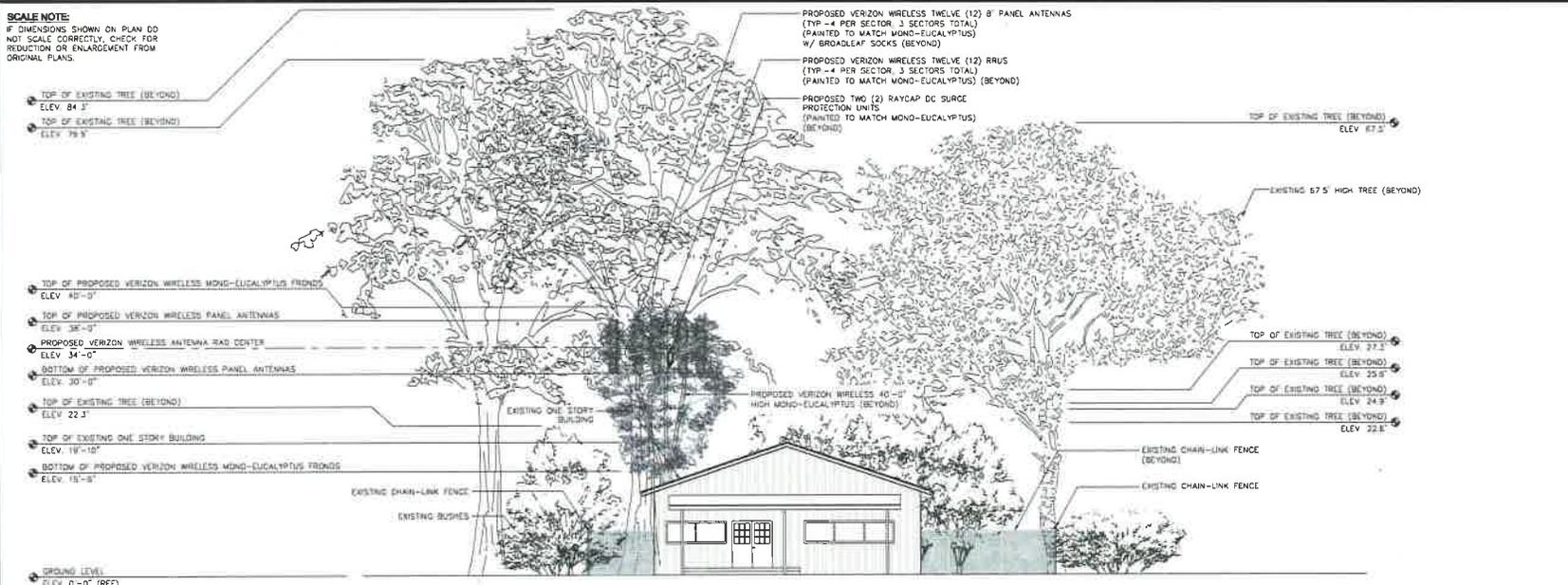
SHEET TITLE:

PROPOSED ANTENNA
LAYOUT/ANTENNA AND
RRU SCHEDULE

SHEET NUMBER:

A-4

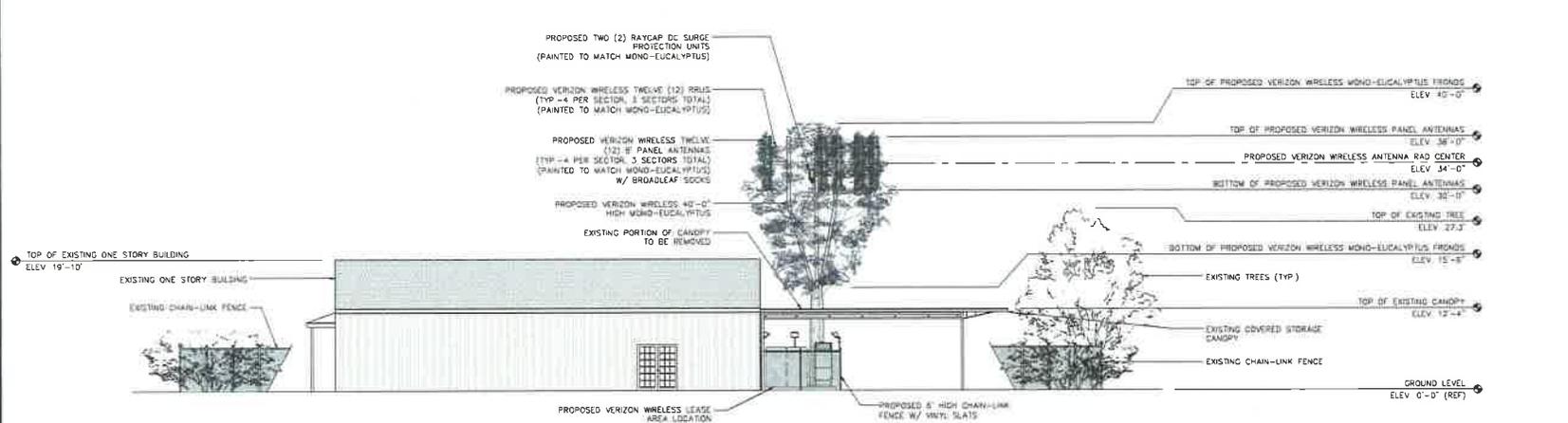
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



PROPOSED SOUTH ELEVATION



NOTES:
1 PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS.



PROPOSED EAST ELEVATION



APPLICANT:
verizonwireless
15505 SAND CANYON AVE.
BUILDING 1D, FIRST FLOOR
IRVINE, CA 92618

ENGINEER:
Eukon
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8586

DRAWN BY: JLD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
0	01/09/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/25/14	80% ZONING DRAWING

LICENSER:

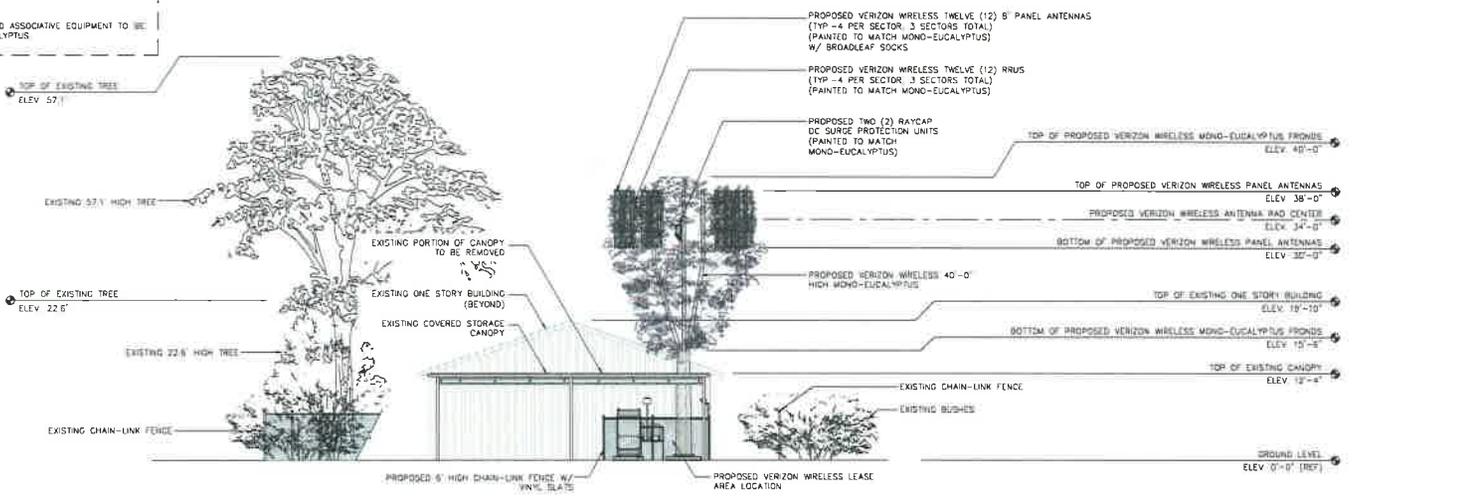
PROJECT INFORMATION:
LA LUNA
11570 N VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:
PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NUMBER:
A-5

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

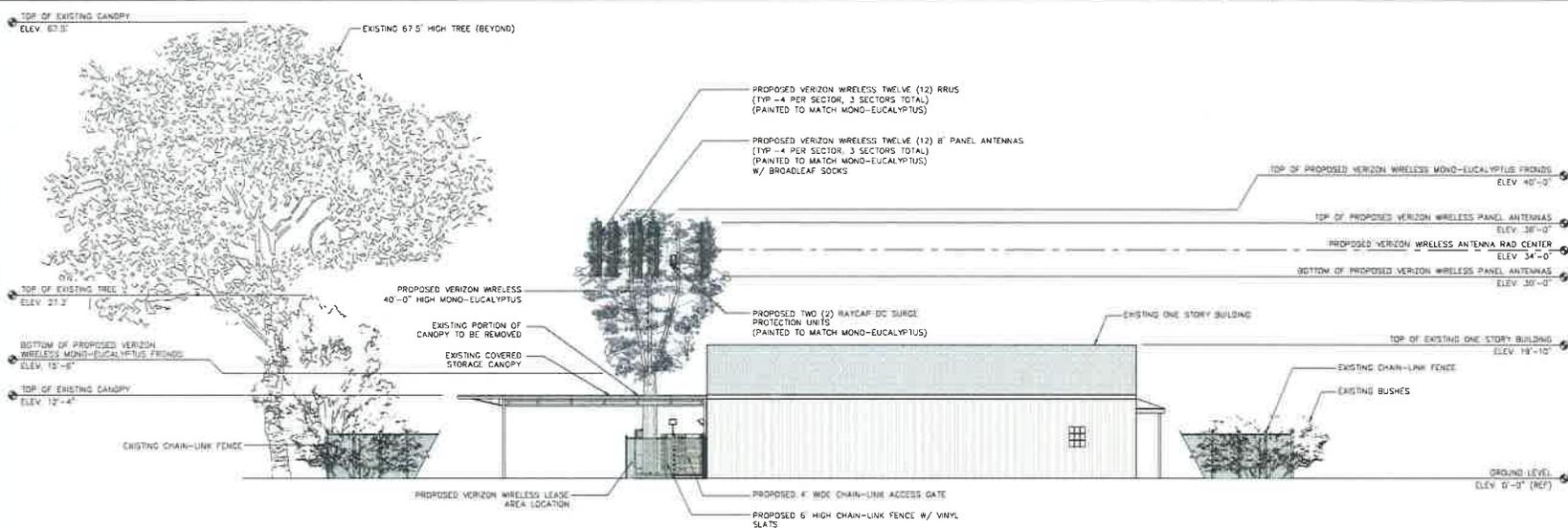
NOTES:
1. PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS.



PROPOSED NORTH ELEVATION



1



PROPOSED WEST ELEVATION



2

APPLICANT:

**15505 SAND CANYON AVE.
BUILDING 'D', FIRST FLOOR
IRVINE, CA 92618**

ENGINEER:

**85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566**

DRAWN BY: JJD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	06/04/15	ZONING COMMENTS
D	01/28/15	100% ZONING DRAWING
B	12/16/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

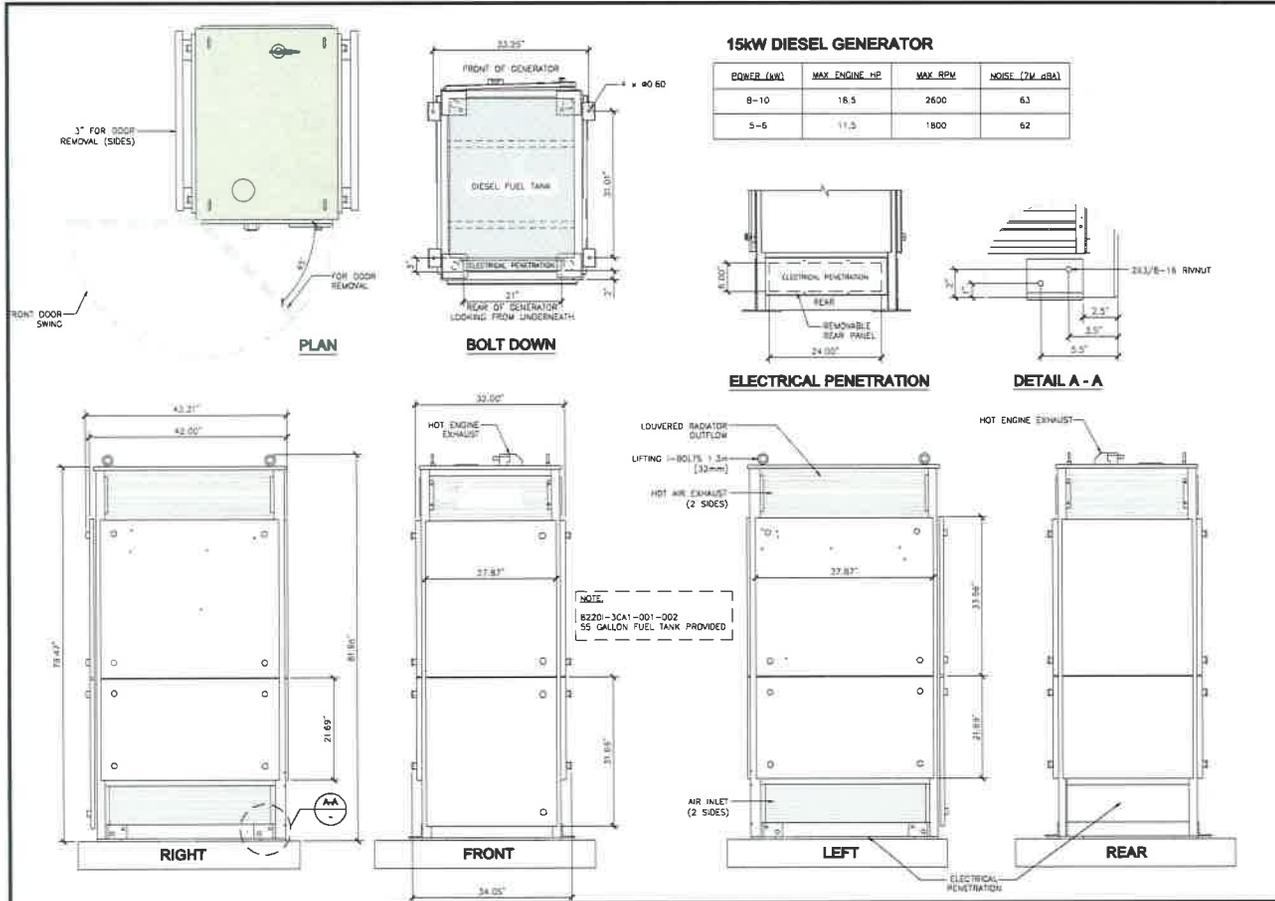
LA LUNA
11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

PROPOSED NORTH AND WEST ELEVATIONS

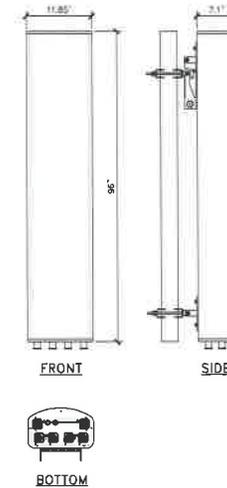
SHEET NUMBER:

A-6



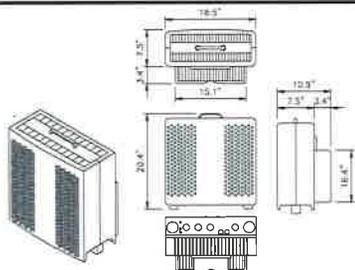
SBNHH-1065C

RADOME COLOR/MATERIAL: LIGHT GRAY / FIBERGLASS, UV RESISTANT
 CONNECTOR INTERFACE / LOCATION / QUANTITY: 7-16 DIN FEMALE/BOTTOM/S
 WIND LOADING, MAXIMUM: 873.0 N @ 150 km/h
 187.6 lbf @ 150 km/h
 WIND SPEED, MAXIMUM: 241.4 km/h / 150.0 mph
 DEPTH: 161.0 mm / 7.1 in
 LENGTH: 2438.40 mm / 96 in
 WIDTH: 331.00 mm / 13.03 in
 NET WEIGHT: 30.00 kg / 66.14 lbs
 RET INTERFACE: RS-485 Female (delay chain port, 1)
 RS-485 Male (input port, 1)



15kW DIESEL GENERATOR SPECS

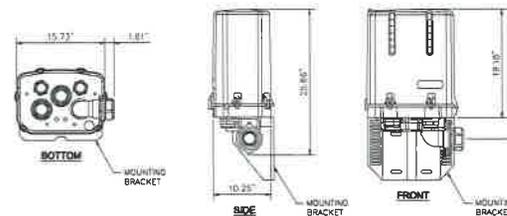
ERICSSON RRUS-12 W/ A2 RX-ONLY MODULE
 DIMENSIONS, HxWxD: 20.47x18.57x10.97
 POWER CONSUMPTION: 200 WATTS
 TOTAL WEIGHT: 72 lbs
 TEMPERATURE: -40° TO 55° C



RRUS DETAIL

SCALE: NONE
3

FIBER / POWER DEMARC BOX



SCALE: NONE
4

ANTENNA SPECS

SCALE: NONE
2

APPLICANT:

 15505 SAND CANYON AVE.
 BUILDING 'D', FIRST FLOOR
 IRVINE, CA 92618

ENGINEER:

 85 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8586

DRAWN BY: JJD
 CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
T	06/04/15	ZONING COMMENTS
O	01/08/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/25/14	80% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:
LA LUNA
 11570 N VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-7



Material Safety Data Sheet
Product name: Nickel-Cadmium TLX Battery

1. IDENTIFICATION

Product Name: Nickel-Cadmium battery and cell
Tel X
3425 Sand Canyon Ave., Suite 1000
Irvine, CA 92618

2. CHEMICAL COMPOSITION

Component	Chemical Name	Weight %	Material Safety Data Sheet
Cadmium	Cadmium	2.3%	000000
	Cadmium hydroxide	1.7%	000000
Nickel	Nickel	14.5%	000000
	Nickel hydroxide	1.3%	000000
Zinc	Zinc	75.5%	000000
	Zinc hydroxide	1.2%	000000

3. HEALTH HAZARD IDENTIFICATION

Health Hazard	Chemical Name	Weight %	Material Safety Data Sheet
Cadmium	Cadmium	2.3%	000000
	Cadmium hydroxide	1.7%	000000
Nickel	Nickel	14.5%	000000
	Nickel hydroxide	1.3%	000000
Zinc	Zinc	75.5%	000000
	Zinc hydroxide	1.2%	000000

4. FIRST AID MEASURES

5. FIRE AND EXPLOSION HAZARDS

6. ACCIDENTAL RELEASE MEASURES

7. HANDLING AND STORAGE

8. EXPOSURE CONTROLS AND PERSONAL PROTECTION

Material MTD Date: February 1, 2015 - MSDS - 000000



Material Safety Data Sheet
Product name: Nickel-Cadmium TLX Battery

9. OTHER INFORMATION

10. REGULATORY INFORMATION

11. TOXICOLOGICAL INFORMATION

12. BIOLOGICAL INFORMATION

13. DISPOSAL CONSIDERATIONS

14. TRANSPORTATION INFORMATION

15. REGULATORY INFORMATION

Material MTD Date: February 1, 2015 - MSDS - 000000



Material Safety Data Sheet
Product name: Nickel-Cadmium TLX Battery

4. FIRST AID MEASURES

5. FIRE AND EXPLOSION HAZARDS

6. ACCIDENTAL RELEASE MEASURES

7. HANDLING AND STORAGE

8. EXPOSURE CONTROLS AND PERSONAL PROTECTION

Material MTD Date: February 1, 2015 - MSDS - 000000



Material Safety Data Sheet
Product name: Nickel-Cadmium TLX Battery

6. EXPOSURE CONTROLS AND PERSONAL PROTECTION (continued)

9. OTHER INFORMATION

10. REGULATORY INFORMATION

11. TOXICOLOGICAL INFORMATION

12. BIOLOGICAL INFORMATION

13. DISPOSAL CONSIDERATIONS

14. TRANSPORTATION INFORMATION

15. REGULATORY INFORMATION

Material MTD Date: February 1, 2015 - MSDS - 000000

Tel X Technical data

Tel X Physical properties

Model	Voltage	Capacity	Weight		Volume		Electrolyte	Electrolyte Density	Electrolyte Weight
			Net	Gross	Net	Gross			
TLX 180-3	1.4	170	170	236	9.4	12.0	1.20	11.2	11.2
TLX 180-4	1.4	170	170	237	9.4	12.0	1.20	11.2	11.2
TLX 180-5	1.4	170	170	237	9.4	12.0	1.20	11.2	11.2
TLX 180-6	1.4	170	170	237	9.4	12.0	1.20	11.2	11.2
TLX 180-7	1.4	170	170	237	9.4	12.0	1.20	11.2	11.2

TOTAL ELECTROLYTE CONTENT

- (1) TLX 180-7 BATTERY = 60.5 lbs
- 60 lbs = 7.2 Gallons
- 23% of 7.2 Gallons = 1.6 Gallons
- 1.6 Gallons x (6) BATTERIES = 9.93 Gallons of Electrolyte (Per Equipment cabinet)
- 2 Cabinets proposed = 19.86 Gallons of Electrolyte (Total)

APPLICANT:

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JLD
CHECKED BY: HT

REVISIONS:

REV	DATE	DESCRIPTION
1	05/04/15	ZONING COMMENTS
0	01/08/15	100% ZONING DRAWING
B	12/19/14	LL COMMENTS
A	11/25/14	BOX ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

LA LUNA
11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

BATTERY INFORMATION

SHEET NUMBER:

FD-1



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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

CODE COMPLIANCE

SITE ADDRESS: 11570 N VENTURA AVENUE
OJAI, CA 93023

APN: 033-0-020-365

LAND OWNER: CHARLES & MEYREDA SEYMOUR
11570 N VENTURA AVENUE
OJAI, CA 93023
CONTACT: CHARLES SEYMOUR
PHONE: (805) 798-4003

LATITUDE: 34° 25' 43.5" N (NAD 83)

LONGITUDE: -119° 17' 17.1" W (NAD 83)

GROUND ELEVATION: 639.7' AMSL

HEIGHT OF STRUCTURE: 60'-0" AGL

JURISDICTION: COUNTY OF VENTURA

ZONING: DPO

PROJECT INFORMATION

APPLICANT/LESSEE:
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING "D", 1ST FLOOR
IRVINE, CA 92618-3114
CONTACT: JAMIE SANDOVAL
PHONE: (714) 342-7577
EMAIL: jamie.sandoval@verizonwireless.com

ENGINEER:
EUKON
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jamrose@eukon.com

PLANNING CONTACT:
EUKON
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jamrose@eukon.com

LEASING MANAGER:
EUKON
65 POST, SUITE 1000
IRVINE, CA 92618
CONTACT: JERRY AMBROSE
PHONE: (805) 637-7407
EMAIL: jamrose@eukon.com

RF ENGINEER:
VERIZON WIRELESS
15505 SAND CANYON BLVD.
BUILDING "D", 1ST FLOOR
IRVINE, CA 92618-3114
CONTACT: EMIRAN ELYAS
EMAIL: emiran.elyas@verizonwireless.com

CONSTRUCTION MANAGER:
JACOBS
3181 MICHELSON DRIVE
SUITE 500
IRVINE, CA 92612
CONTACT: TOM VANMETER
PHONE: (949) 224-7501
EMAIL: tom.vanmeter@jacobcs.com

PROJECT TEAM



LA LUNA

11570 N. VENTURA AVENUE
OJAI, CA 93023
(NCD)

FROM: VERIZON WIRELESS OFFICE, IRVINE, CA

1. HEAD SOUTHEAST TOWARD SAND CANYON TRAIL
2. TURN LEFT ONTO SAND CANYON AVE
3. TURN LEFT TO MERGE ONTO I-5 N
4. KEEP LEFT AT THE FOR TO CONTINUE ON I-10/SANTA MONICA/ I-5/SACRAMENTO
5. KEEP RIGHT AT THE FOR TO STAY ON US-101 N, FOLLOW SIGNS FOR VENTURA HWY/VENTURA
6. TAKE THE CALIFORNIA 33 N EXIT TOWARD OJAI
7. CONTINUE ONTO CA -33 N
8. ARRIVE AT 11570 N VENTURA AVE., OJAI, CA 93023

DRIVING DIRECTIONS

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS WITHIN A NEW 15'-0" x 12'-0" LEASE AREA @ GRADE.
- PROPOSED 80'-0" HIGH MONO-EUCALYPTUS
- INSTALLATION OF TWELVE (12) 8' PANEL ANTENNAS ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF TWELVE (12) 8' RRUS ON PROPOSED MONO-EUCALYPTUS FOR VENTURA HWY/VENTURA
- INSTALLATION OF FOUR (4) SLUDGE PROTECTION UNITS TWO (2) @ GRADE AND TWO (2) ON PROPOSED MONO-EUCALYPTUS
- INSTALLATION OF ONE (1) POLAR 100W DIESEL STAND BY GENERATOR WITH 55 GALLON FUEL TANK @ GRADE.
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE.
- INSTALLATION OF NEW FIBER SERVICE.

PROJECT DESCRIPTION



VICINITY MAP



AERIAL

DO NOT SCALE DRAWING:

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

GENERAL CONTRACTOR NOTES

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	B
LS-1	SITE SURVEY	1
A-1	SITE PLAN	B
A-2	ENLARGED SITE PLAN	B
A-3	PROPOSED EQUIPMENT LAYOUT @ GRADE	B
A-4	PROPOSED ANTENNA LAYOUT / ANTENNA AND RRU SCHEDULE	B
A-6	PROPOSED SOUTH AND EAST ELEVATIONS	B
A-6	PROPOSED NORTH AND WEST ELEVATIONS	B
A-7	DETAILS	B
FD 1	BATTERY INFORMATION	B

SHEET INDEX

APPROVED BY:	INITIALS	DATE:
LANDLORD:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
SITE ACQUISITION MANAGER:		
ZONING MANAGER:		
UTILITY COORDINATOR:		
PROGRAM REGIONAL MANAGER:		
NETWORK OPERATIONS MANAGER:		

APPROVALS

APPLICANT:

15505 SAND CANYON AVE
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JSD
CHECKED BY: HT

REVISIONS:

NO.	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
B	12/19/14	LA COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

LA LUNA
11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

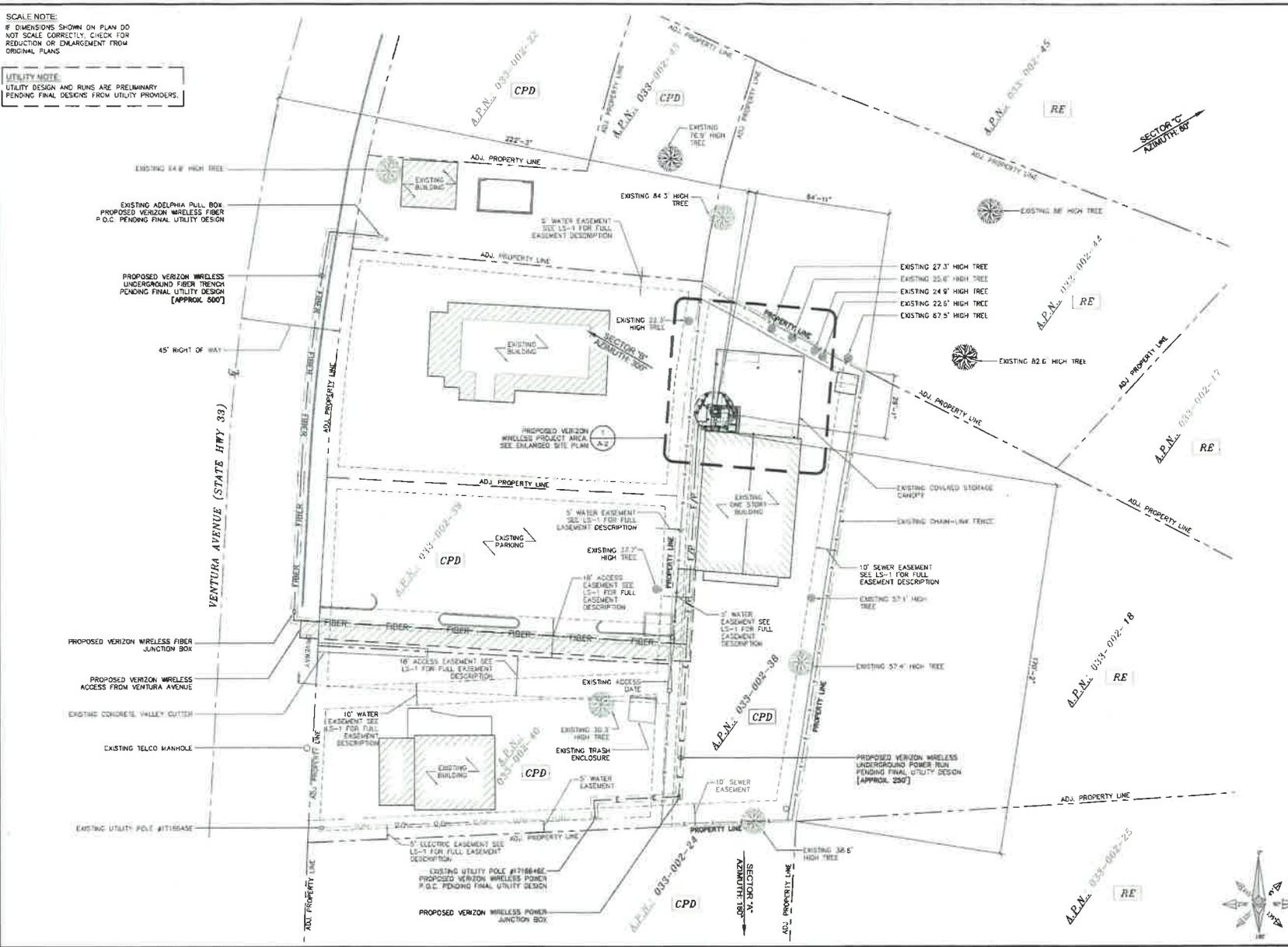
TITLE SHEET

SHEET NUMBER:

T-1

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGMENT FROM ORIGINAL PLANS.

UTILITY NOTE:
UTILITY DESIGN AND RUNS ARE PRELIMINARY
PENDING FINAL DESIGNS FROM UTILITY PROVIDERS.



SITE PLAN



APPLICANT

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

ENGINEER

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: J.J.D.
CHECKED BY: HT

REVISIONS:

REV.	DATE	DESCRIPTION
B	12/19/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION

LA LUNA
11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS

UTILITY NOTE:
 UTILITY DESIGN AND MARKS ARE PRELIMINARY. PENDING FINAL DESIGNS FROM UTILITY PROVIDERS



ENLARGED SITE PLAN

SCALE 1/4"=1'-0" 1

APPLICANT

15505 SAND CANYON AVE.
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92616

ENGINEER

65 POST, SUITE 1000
 IRVINE, CA 92616
 TEL: (949) 553-8566

DRAWN BY: JJD
 CHECKED BY: HT

REVISIONS

REV	DATE	DESCRIPTION
D	12/19/14	LL COMMENTS
A	11/25/14	90X ZONING DRAWING

LICENSER:

PROJECT INFORMATION

LA LUNA
 11070 N. VENTURA AVENUE
 OJAI CA 93023

SHEET TITLE

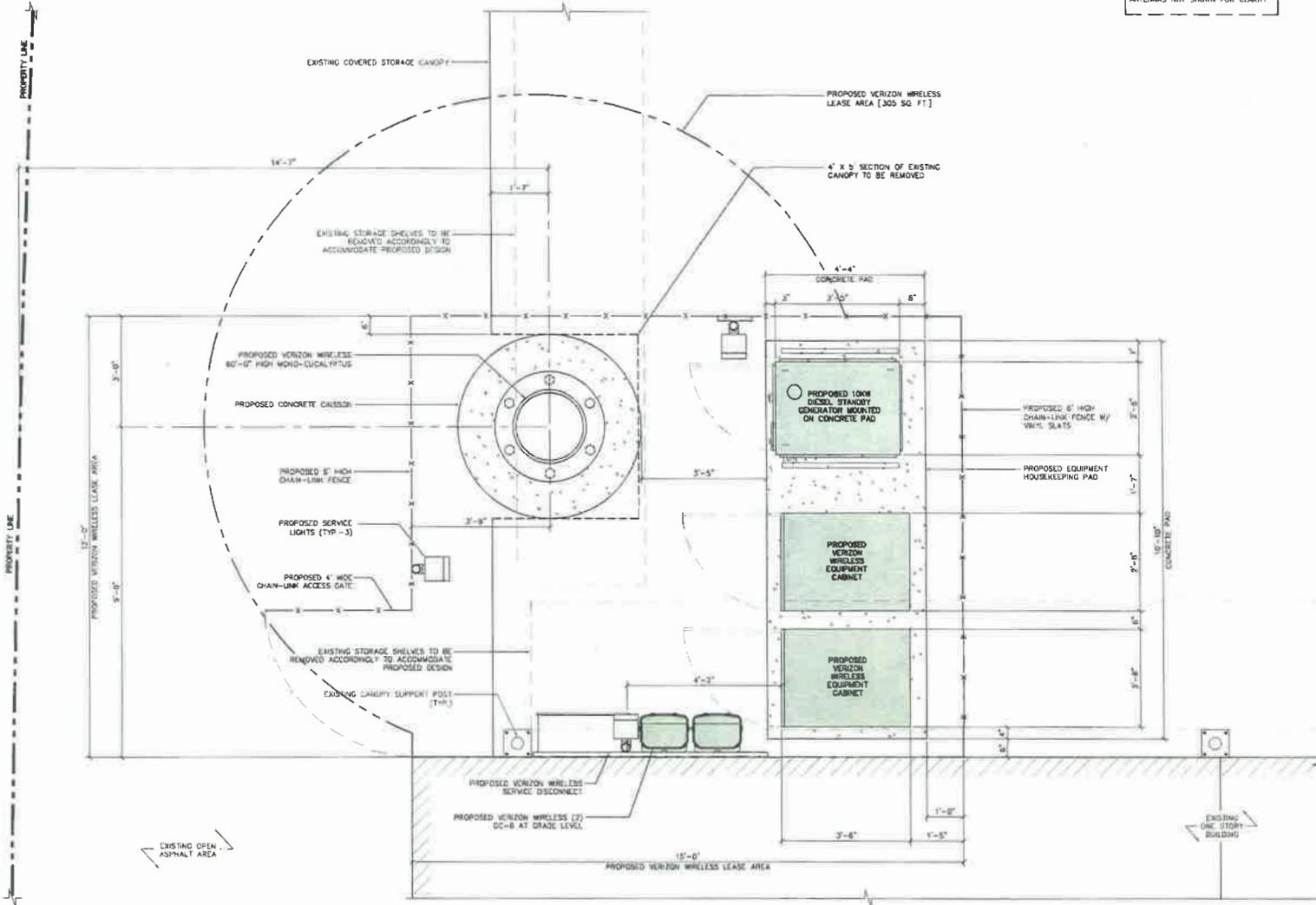
ENLARGED SITE PLAN

SHEET NUMBER

A-2

SCALE NOTE
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS

NOTE:
PROPOSED VERIZON WIRELESS PANEL ANTENNAS NOT SHOWN FOR CLARITY



PROPOSED EQUIPMENT LAYOUT @ GRADE



APPLICANT

15505 SAND CANYON AVE
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JSD
CHECKED BY: HT

REVISIONS

REV	DATE	DESCRIPTION
B	12/19/14	LI COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION

LA LUNA
11570 N VENTURA AVENUE
DUAL, CA 93023

SHEET TITLE

PROPOSED EQUIPMENT LAYOUT @ GRADE

SHEET NUMBER

A-3

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

ANTENNA AND COAX SCHEDULE							
SECTOR	ANTENNA TYPE	ANTENNA SIZE	AZIMUTH	RAO CENTER	SIZE	QTY. OF CABLE	CABLE LENGTH
ALPHA-1	SENNH-IDESC	96"L x 7.1"W x 11.9"D	180°	54'-0"	HYBRID	6412 HYBRID CABLE	±80'
ALPHA-2	SENNH-IDESC	96"L x 7.1"W x 11.9"D	180°	54'-0"	HYBRID		±80'
ALPHA-3	SENNH-IDESC	96"L x 7.1"W x 11.9"D	180°	54'-0"	HYBRID		±80'
ALPHA-4	SENNH-IDESC	96"L x 7.1"W x 11.9"D	180°	54'-0"	HYBRID		±80'
BETA-1	SENNH-IDESC	96"L x 7.1"W x 11.9"D	300°	54'-0"	HYBRID		±80'
BETA-2	SENNH-IDESC	96"L x 7.1"W x 11.9"D	300°	54'-0"	HYBRID		±80'
BETA-J	SENNH-IDESC	96"L x 7.1"W x 11.9"D	300°	54'-0"	HYBRID		±80'
BETA-4	SENNH-IDESC	96"L x 7.1"W x 11.9"D	300°	54'-0"	HYBRID		±80'
GAMMA-1	SENNH-IDESC	96"L x 7.1"W x 11.9"D	60°	54'-0"	HYBRID		±80'
GAMMA-2	SENNH-IDESC	96"L x 7.1"W x 11.9"D	60°	54'-0"	HYBRID		±80'
GAMMA-3	SENNH-IDESC	96"L x 7.1"W x 11.9"D	60°	54'-0"	HYBRID		±80'
GAMMA-4	SENNH-IDESC	96"L x 7.1"W x 11.9"D	60°	54'-0"	HYBRID		±80'

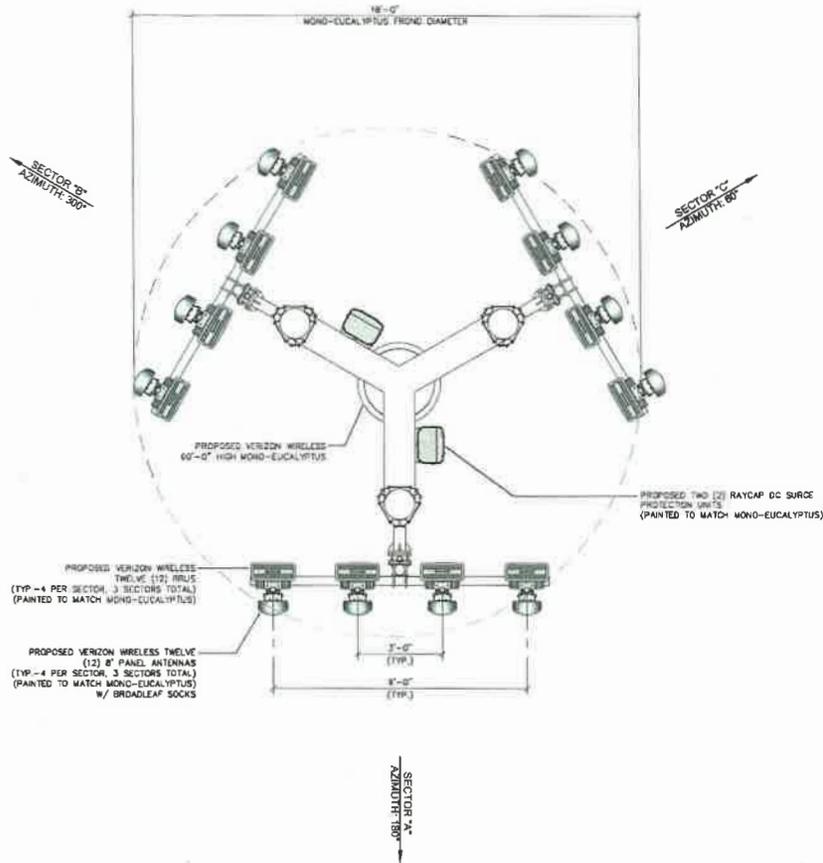
REMOTE RADIO UNITS (RRU'S)							
SECTOR	RRU TYPE	COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
				ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	ERICSSON RRU'S	3	< 12'-0"	16'	8'	0"
	A2	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	A3	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	A4	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
BETA SECTOR	B1	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	B2	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	B3	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	B4	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
GAMMA SECTOR	G1	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	G2	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	G3	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"
	G4	ERICSSON RRU'S	3	< 15'-0"	16'	8'	0"

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RF DESIGN PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE MANUFACTURER'S FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

NOTES

- PROPOSED MONO-EUCALYPTUS FOLIAGE NOT SHOWN FOR CLARITY
- PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS



ANTENNA AND RRU SCHEDULE

1

PROPOSED ANTENNA LAYOUT

SCALE
1/2" = 1'-0"



2

APPLICANT

verizonwireless
15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER

Eukon
www.eukongroup.com
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JAD
CHECKED BY: HT

REVISIONS

REV	DATE	DESCRIPTION
B	12/19/14	UL COMMENTS
A	11/25/14	30% ZONING DRAWING

LICENSER

PROJECT INFORMATION:

LA LUNA

11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE:

PROPOSED ANTENNA
LAYOUT/ANTENNA AND
RRU SCHEDULE

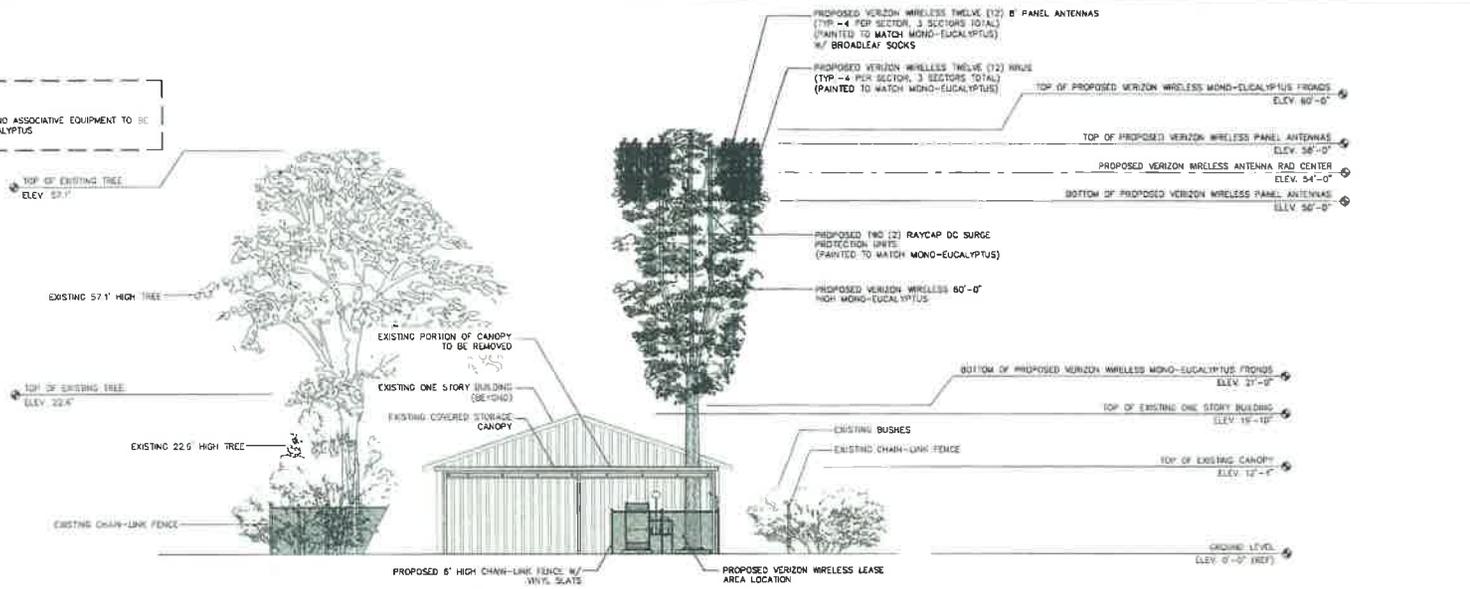
SHEET NUMBER:

A-4

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS

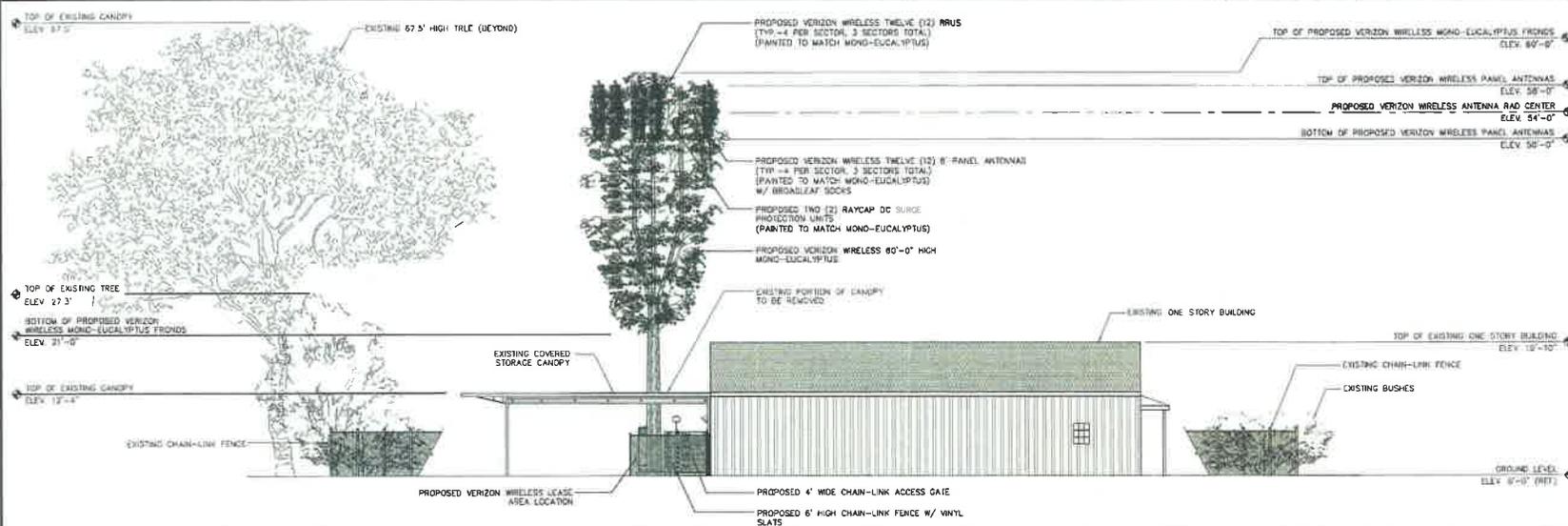
NOTES

- 1 PROPOSED PANEL ANTENNAS AND ASSOCIATIVE EQUIPMENT TO BE PAINTED TO MATCH MONO-EUCALYPTUS



PROPOSED NORTH ELEVATION

SCALE 1/2"=1'-0" 0 4 8 16 32 1



PROPOSED WEST ELEVATION

SCALE 1/8"=1'-0" 0 4 8 16 32 2

APPLICANT

15505 SAND CANYON AVE.
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JJD
CHECKED BY: HJ

REVISIONS:

REV	DATE	DESCRIPTION
B	12/19/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

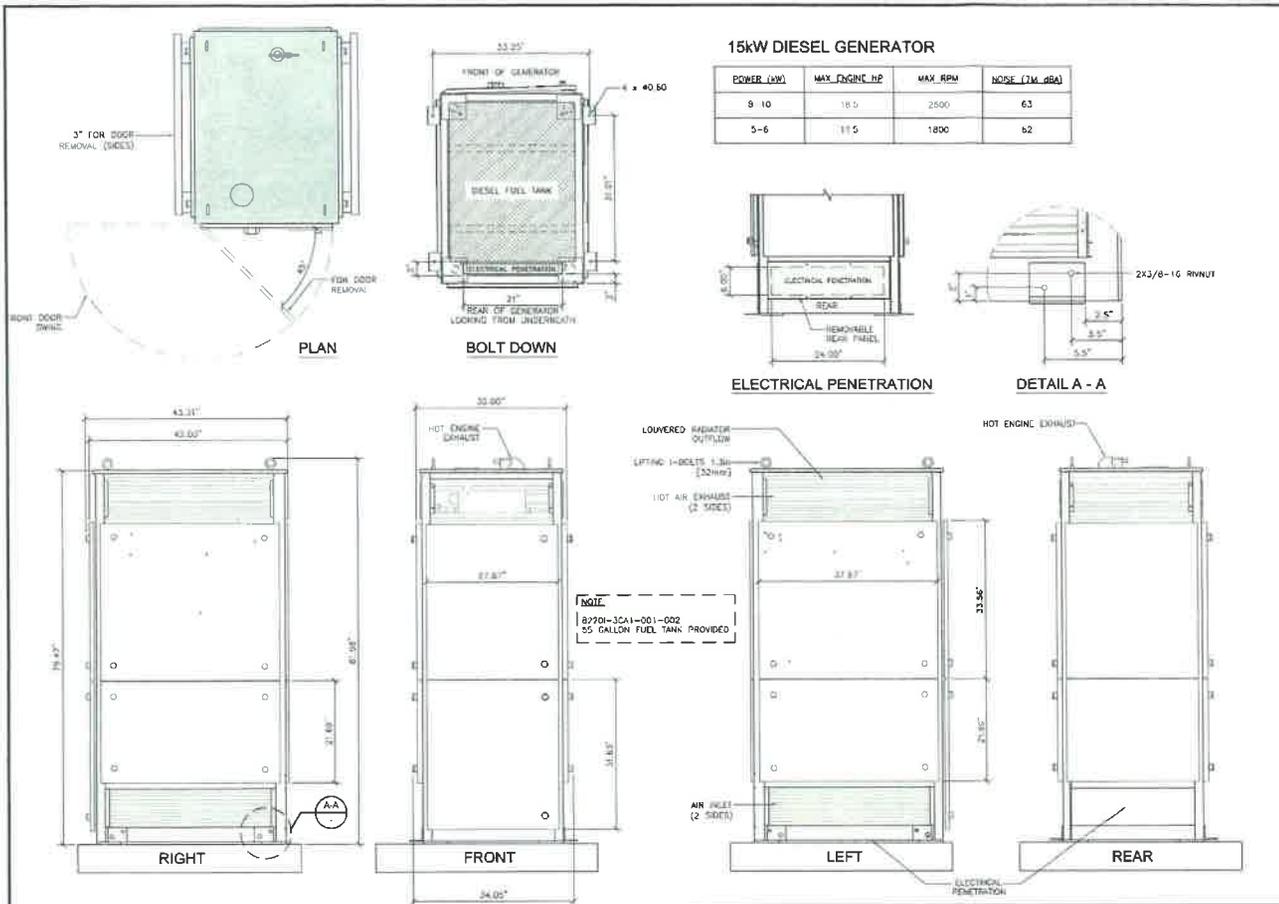
LA LUNA
11570 N VENTURA AVENUE
OJAL CA 93023

SHEET TITLE:

PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER:

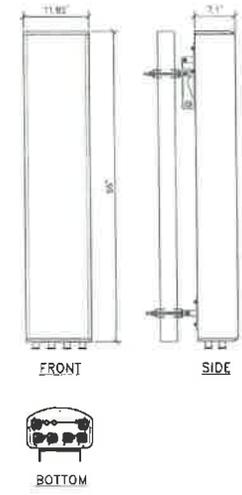
A-6



15kW DIESEL GENERATOR

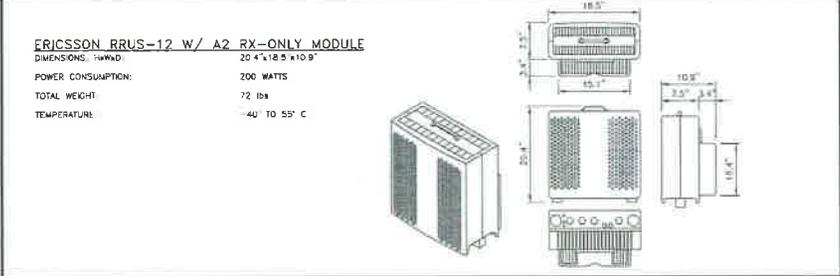
POWER (kW)	MAX. ENGINE HP	MAX. RPM	NOISE (TM, dBA)
9-10	18.5	2500	63
5-6	11.5	1800	52

SBNHH-1D55C
 RADIOME COLOR/MATERIAL: LIGHT GRAY / FIBERGLASS UV RESISTANT
 CONNECTOR INTERFACE / LOCATION / QUANTITY: 7-16 DIN FEMALE/BOTTOM/6
 WIND LOADING, MAXIMUM: 879.0 N @ 150 km/h / 197.5 lb @ 150 km/h
 WIND SPEED, MAXIMUM: 241.4 km/h / 150.0 mph
 DEPTH: 181.0 mm / 7.1 in
 LENGTH: 2438.40 mm / 96 in
 WIDTH: 361.00 mm / 14.185 in
 NET WEIGHT: 30.00 kg / 66.14 lbs
 RELI INTERFACE: RS-485 Female (deploy chain port, 1) / RS-485 Male (input port, 1)

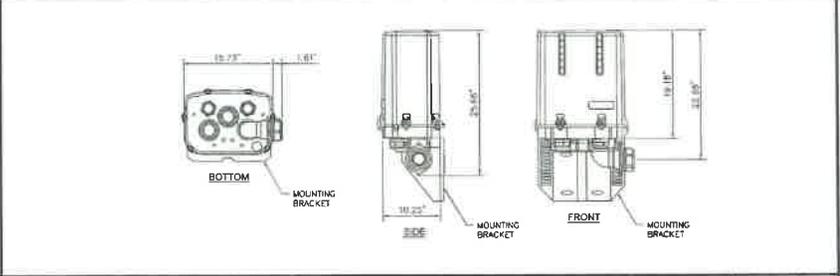


15kW DIESEL GENERATOR SPECS

SCALE NONE 1 ANTENNA SPECS SCALE NONE 2



RRUS DETAIL SCALE NONE 3



FIBER / POWER DEMARC BOX SCALE NONE 4

APPLICANT:

 15505 SAND CANYON AVE
 BUILDING "D", FIRST FLOOR
 IRVINE, CA 92618

ENGINEER:

 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8568

DRAWN BY: J.D.
 CHECKED BY: HT

REVISIONS

REV	DATE	DESCRIPTION
B	12/19/14	EL COMMENTS
A	11/25/14	SOE ZONING DRAWING

LICENSER:

PROJECT INFORMATION
LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE
DETAILS

SHEET NUMBER
A-7



Material Safety Data Sheet
Product name: Nickel-Cadmium Tel X Battery

1. IDENTIFICATION

Product name: Nickel-Cadmium Tel X Battery
Tel X Battery, 60 lbs, 180 Ah, 12V

11101 Industrial Blvd
Irvine, CA 92618
Tel: (949) 251-1231
Fax: (949) 251-1232

11101 Industrial Blvd
Irvine, CA 92618
Tel: (949) 251-1231
Fax: (949) 251-1232

11101 Industrial Blvd
Irvine, CA 92618
Tel: (949) 251-1231
Fax: (949) 251-1232

2. CHEMICAL COMPOSITION

Component	Chemical Name	Weight %	Volume %
Electrolyte	1504-50-2	34.18-37.5	14.7-16.2
Case	1400-00-1	22.1-24.9	14.7-16.2
Terminal	256-09-1	1.5-2.0	1.5-2.0
Case	271-18-1	1.5-2.0	1.5-2.0
Case	1714-14-1	2.0-3.0	2.0-3.0

3. HEALTH HAZARD IDENTIFICATION

Component	Chemical Name	Weight %	Volume %
Electrolyte	1504-50-2	34.18-37.5	14.7-16.2
Case	1400-00-1	22.1-24.9	14.7-16.2
Terminal	256-09-1	1.5-2.0	1.5-2.0
Case	271-18-1	1.5-2.0	1.5-2.0
Case	1714-14-1	2.0-3.0	2.0-3.0

4. OTHER INFORMATION

11101 Industrial Blvd
Irvine, CA 92618
Tel: (949) 251-1231
Fax: (949) 251-1232

Issue date: 07/20 February 1, 2010 - 08/05 - 0000000000



Material Safety Data Sheet
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4. OTHER INFORMATION

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Irvine, CA 92618
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Issue date: 07/20 February 1, 2010 - 08/05 - 0000000000

Tel X Technical data

Tel X Physical properties

Property	Tel X 180-7		Tel X 180-7		Tel X 180-7	
	Weight	Volume	Weight	Volume	Weight	Volume
Total Electrolyte Content	1.6 Gallons	7.2 Gallons	1.6 Gallons	7.2 Gallons	1.6 Gallons	7.2 Gallons
Case Weight	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons
Terminal Weight	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons
Case Weight	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons
Case Weight	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons	1.5 Gallons	7.2 Gallons

TOTAL ELECTROLYTE CONTENT

- (1) TLX 180-7 BATTERY = 60.5 lbs
- 60 lbs = 7.2 Gallons
- 23% of 7.2 Gallons = 1.6 Gallons
- 1.6 Gallons x (6) BATTERIES = 9.93 Gallons of Electrolytes (Per Equipment cabinet)
- 2 Cabinets proposed = **19.86 Gallons of Electrolytes (Total)**

APPLICANT

verizonwireless
15505 SAND CANYON AVE
BUILDING "D", FIRST FLOOR
IRVINE, CA 92618

ENGINEER

Eukon
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: JJD
CHECKED BY: HT

REVISIONS

REV	DATE	DESCRIPTION
B	12/19/14	LL COMMENTS
A	11/25/14	90% ZONING DRAWING

LICENSER

PROJECT INFORMATION

LA LUNA
11570 N VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE

BATTERY INFORMATION

SHEET NUMBER

FD-1



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 04-08-2015
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, Jan, 2015



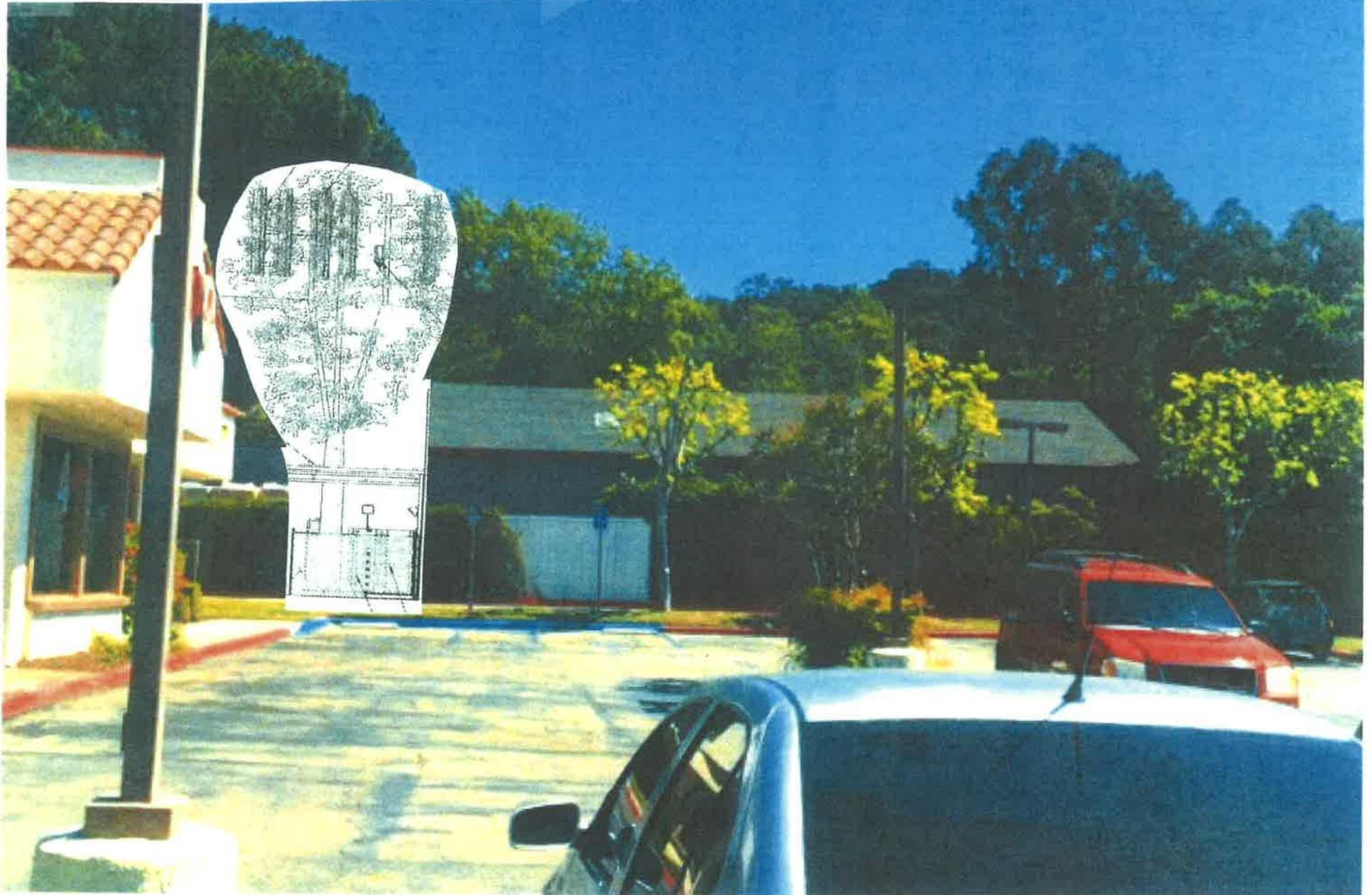
Project: PL14-0197
APN; 033-0-020-385
Cumulative Impacts



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 no warrant the accuracy of the map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



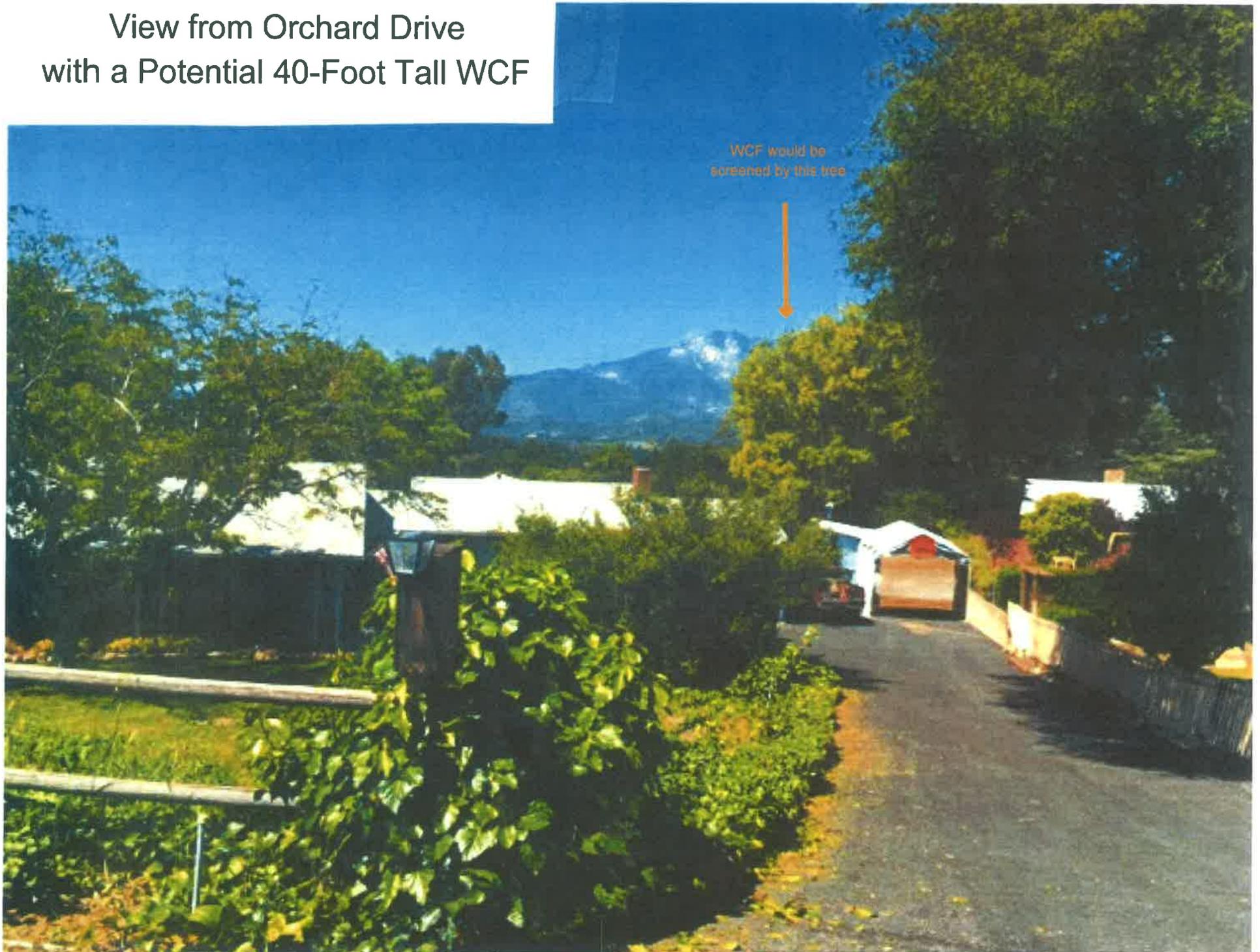
View from Hwy. 33
with a Potential 40-Foot Tall WCF



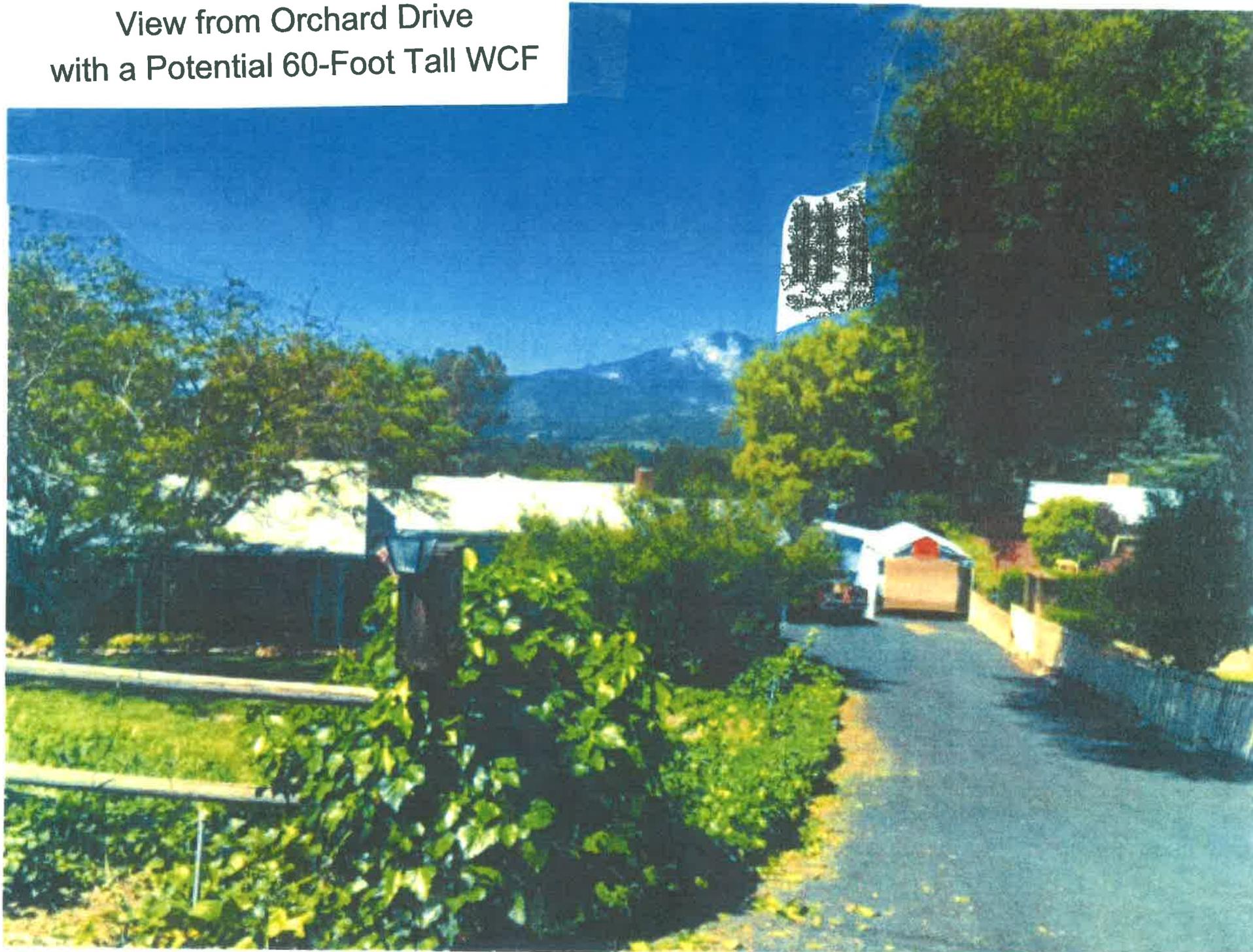
View from Hwy. 33
with a Potential 60-Foot Tall WCF



View from Orchard Drive
with a Potential 40-Foot Tall WCF



View from Orchard Drive
with a Potential 60-Foot Tall WCF



Orchard Dr. Viewshed Corridor

Legend

- Orchard Dr. View Corridor
- WCF
- Wendy's



Exhibit 4

Response to Public Comments on the Draft Mitigated Negative Declaration

VERIZON WIRELESS COMMUNICATIONS FACILITY

Conditional Use Permit (CUP) Case No. PL14-0197

A Draft Mitigated Negative Declaration (MND) for the proposed Verizon Wireless Communication Facility in the Mira Monte area of the Ojai Valley (CUP Case No. PL14-0197) was made available to the public for comment from June 25, 2015 to July 16, 2015 and September 10, 2015 to September 30, 2015. The public comments (emails and letters) on the Draft MND received by the County are listed below.

Reference No.	Date	Author
A	July 30, 2015	Kathy Smith
B	July 6, 2015	Elsa M Romp
C	August 3, 2015	Ralph J. Steele
D	September 29, 2015	Ralph J. Steele
E	September 30, 2015	Ron Yost
F	October 12, 2015	Tracy Reynolds, Petition with 30 signers
G	October 19, 2015	Tracy Reynolds
H	November 2, 2015	Tracy Reynolds
I	November 23, 2015	Ron Yost
J	December 15, 2015	Ray and Silvia Faulstich
K	December 21, 2015	Ralph J. Steele Ron Yost Tracy Reynolds
L	March 15, 2016	Ralph J. Steele
		Ralph J. Steele Ron Yost
M	March 10, 2016	Tracy Reynolds
N	March 30, 2016	Ralph J. Steele

The County's responses to the submitted comments are provided in the table below. Marked copies of the e-mails and letters received are included in this exhibit.

Response to Public Comments on the Draft MND

Comment No.	Response to Comment
A. Letter by Kathy Smith, June 30, 2015	
A-1	<p><i>Regarding: Private Views</i></p> <p>Response: Private views are not protected in the Ventura County General Plan, Ojai Valley Area Plan, Non-Coastal Zoning Ordinance, or other land use regulations. Similarly, the obstruction of private views does not constitute an environmental impact pursuant to the California Environmental Quality Act (CEQA). The finding in the draft Mitigated Negative Declaration (MND) circulated for public review that visual impacts of the project are less than significant is based on the views of the facility from public viewing locations, such as State Highway 33 and Orchard Drive.</p> <p>To minimize visual impacts, the WCF has been designed as a stealth “mono-eucalyptus” tree. This faux tree will be surrounded by other types of trees ranging in heights up to 88 feet.</p>
B. Letter by Elsa M. Romp, July 6, 2015	
B-1	<p><i>Regarding: Private Views</i></p> <p>Response: Refer to Response to Comment A-1 above.</p>
B-2	<p><i>Regarding: Alternate Site Analysis</i></p> <p>Response: Section 704(a) of the 1996 federal Telecommunications Act prohibits local government from unreasonable discrimination among providers of functionally equivalent services. Local governments cannot prohibit personal wireless services and cannot prohibit the siting of wireless facilities on the basis of potential health effects of radio frequency emissions to the extent the regulated services and facilities comply with regulations of the Federal Communications Commission (FCC).</p> <p>The applicant demonstrated that there is a gap in wireless service, which, according to the federal Telecommunications Act, the local land use authority (Ventura County) must allow to be filled. The Planning Division and the Ojai Municipal Advisory Council requested an alternate site analysis to determine if the gap could be filled on an alternative site. No suitable collocation opportunities were found within a 2-mile radius of the project site. Nine alternative locations were also eliminated from consideration due to insufficient capacity to satisfy technical or coverage objectives, lack of vegetation for screening, or because a property owner declined to discuss a lease agreement.</p>

	<p>The alternate sites analysis has been reviewed in a manner which is consistent with other WCF applications processed by the County and there is no basis to require additional review.</p>
B-3	<p><i>Regarding: Radio Frequency Emissions</i></p> <p>Response: As stated in Response to Comment B-2 above, it is illegal under federal law for the County to prohibit the siting of wireless facilities on the basis of potential health effects of radio frequency emissions to the extent the regulated services and facilities comply with regulations of the Federal Communications Commission (FCC).</p>
B-4	<p><i>Regarding: Property Values</i></p> <p>Response: The potential effects of a proposed project on property values are not addressed by the Ventura County General Plan, Ojai Valley Area Plan, Non-Coastal Zoning Ordinance, or other land use regulations. A potential change in property values that may result from a proposed development does not constitute an environmental impact according to the Section 15064(e) of the CEQA Guidelines. This section states: "... economic and social changes resulting from a project shall not be treated as significant effects on the environment."</p>
<p>C. Letter by Ralph J. Steele, August 3, 2015</p>	
C-1	<p><i>Regarding: Moratorium</i></p> <p>Response: In recent legislation (Assembly Bill 57), the State declared that wireless telecommunications facilities have a significant economic impact on California and are not municipal affairs, but are a matter of statewide concern. As a result of this legislation, local governments must decide on a WCF application within a reasonable period of time or else the facility could be "deemed approved" by the State of California. Thus, a local moratorium cannot be imposed and the County is obligated to process WCF applications in a timely manner.</p>
C-2	<p><i>Regarding: Alternative sites analysis review for Board of Supervisors' review</i></p> <p>Response: Please refer to Response to Comment B-2 above. The Board of Supervisors would not review the proposed project unless decisions of the Planning Director and Planning Commission are appealed.</p>
C-3	<p><i>Regarding: Why is a 40' project proposed when the applicant's public statements indicate a higher facility is needed?</i></p> <p>Response: The applicant requests that a conditional use permit (CUP) be granted to authorize a WCF with a 40-foot tall antenna structure. The application was deemed complete and the 40-foot tall facility is the project under County review. See response D-9 below regarding</p>

	potential modifications to the project which could occur after the proposed WCF is built and operational.
C-4	<p><i>Regarding: The need for a potential increase in tower height from 40 feet to 60 feet should be substantiated.</i></p> <p>Response: Please see Responses to Comment B-2 and C-3 above, as well as D-9 below.</p>
C-5	<p><i>Regarding: Potential increase in tower height from 40 feet to 60 feet.</i></p> <p>Response: Please see Response to Comment C-3 above.</p>
C-6	<p><i>Regarding: The project is being developed in a "piecemeal" fashion which is prohibited by CEQA.</i></p> <p>Response: Based on the anticipated future expansion of the WCF, the potential environmental effects of a 60-foot mono-eucalyptus were evaluated in the revised MND. Since the entire potential 60-foot tall facility is evaluated in the CEQA document, piecemeal review was avoided.</p>
C-7	<p><i>Regarding: The CEQA analysis should have concluded that a 60-foot mono-eucalyptus is a potentially significant aesthetic impact on the environment and an EIR should be required.</i></p> <p>Response: Due to the fact that there are trees ranging up to 88 feet in height within the vicinity of the WCF site, and the WCF would be designed as a faux tree which would blend in with the surrounding trees, it would not stand-out as a noticeable feature in the environment from public viewpoints. For these reasons the MND concluded that aesthetic impacts on the environment are less than significant.</p>
C-8	<p><i>Regarding: The County should hire qualified consultants to review Verizon's technical analysis demonstrating a need for this site.</i></p> <p>Response: Please see Response to Comment B-2 above.</p>
C-9	<p><i>Regarding: Moratorium</i></p> <p>Response: Please see Response to Comment C-1 above.</p>
D. Letter by Ralph J. Steele, September 29, 2015	
D-1	<p><i>Regarding: Analysis of potential 60-foot height of facility.</i></p> <p>Response: Please refer Response to Comment C-7 above.</p>
D-2	<p><i>Regarding: Plans for 40-foot and 60-foot mono-eucalyptus WCFs</i></p> <p>Response: The plans and photo simulations for the proposed WCF with both the 40-foot and 60-foot mono-eucalyptus tree were included in the revised MND dated September 3, 2015. Both heights were evaluated in the initial study and found not to result in a significant environmental</p>

	<p>impact because the facility would blend in with nearby trees as seen from public viewpoints.</p>
D-3	<p><i>Regarding: Evaluation of the potential views of the 60-foot tall facility.</i></p> <p>Response: Please refer to Response to Comments C-6, C-7 and D-2 above.</p>
D-4	<p><i>Regarding: Evaluation of the potential views of the 60-foot tall facility.</i></p> <p>Response: Please refer to Responses to Comment C-7 and D-2 above.</p>
D-5	<p><i>Regarding: Three of the conclusions in the Initial Study are “simply wrong.”</i></p> <p>Response: This comment does not identify which conclusions in the Initial Study (i.e. the MND) are wrong. Thus, no specific response is possible. Staff has reviewed the draft MND and considered all public comment received. Staff recommends that the decision-makers find that this document be adopted as satisfying the environmental review requirements of CEQA.</p>
D-6	<p><i>Regarding: Detailed edits are suggested for the Initial Study Project Description to clarify that the WCF may be 60 feet in height.</i></p> <p>Response: The project description accurately describes the proposed project, which is a WCF with a 40-foot tall mono-eucalyptus antenna structure. It also described that the facility may subsequently be modified pursuant to a federal preemption to be 60 feet in height.</p>
D-7	<p><i>Regarding: The CEQA analysis should have concluded that a 60' mono-eucalyptus will be inconsistent and out of character with the surrounding land uses.</i></p> <p>Response: According to the NCZO, WCFs are allowed in all zones, including the CPD (Commercial Planned Development) zone in which the project is proposed. Within proximity of the project, existing trees range up to 88 feet in height, and since the WCF would be designed as a faux tree which would blend in with the surrounding trees, it would not be prominently visible or stand-out as a noticeable feature as seen from public viewpoints.</p> <p>Refer also to Response to Comment A-1 above.</p>
D-8	<p><i>Regarding: Evaluation of the potential views of the 60-foot tall facility.</i></p> <p>Response: Please refer to Responses to Comment D-2, and D-7 above.</p>
D-9	<p><i>Regarding: Potential modifications for additional height would be a cumulative impact.</i></p>

	<p>Response: Please see Responses to Comment C-7 and D-7 which consider the potential 60-foot WCF height in the CEQA analysis. If the project is approved, constructed, and placed in operation, it will become potentially eligible for modification in accordance with Federal law. Any modification (including an increase in height) granted in accordance with Federal law is not subject to discretionary review (including review under CEQA) by local agencies such as the County of Ventura. A WCF project cannot be denied by the County on the basis that a future modification may be authorized by Federal law.</p> <p>Furthermore, the County could not require engineering/technical reports to justify the need for the facility modifications (including an increase in height) requested in accordance with Federal law. Such actions by the County would violate the regulations set forth by the Federal preemption regarding WCF modifications. (See Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (47 U.S.C. § 1455(a) (2013)) which includes key terms defined by the Federal Communications Commission (FCC) on October 22, 2014 and became effective on April 9, 2015. The FCC codified its rules to interpret Section 6409(a) at 47 C.F.R §§ 1.40001 et seq.).</p>
D-10	<p><i>Regarding: Due to unsupported conclusions in the Initial Study and new information provided herein, an EIR should be required.</i></p> <p>Response: Staff has reviewed the Initial Study and determined that the exhibits are accurate, the findings and determinations included in Section E of the Staff Report are adequately supported, and that no new information has been provided which would alter the environmental analysis. The only potentially significant impact identified was on nesting birds, and this impact will be mitigated through conditions imposed on the project. Substantial evidence (as defined in Section 15064(f)(5) of the CEQA Guidelines) of a potentially significant and unavoidable impact has not been provided or identified. Thus, an EIR is not required to satisfy the environmental review requirements for the proposed project.</p> <p>Refer also to Responses to Comment C-7, D-6, and D-7 above.</p>
<p>E. Letter by Ron Yost, September 30, 2015</p>	
E-1	<p><i>Regarding: The proposed WCF would be located in a Scenic Resource Area and the existing trees which serve to blend the facility into the surrounding environment are in poor health and may perish, therefore the WCF would be prominently visible.</i></p> <p>Response: The project site is not located within the Ventura County Scenic Resources Protection Zone and the WCF would not obstruct</p>

	<p>views of scenic resources from Highway 33 (an Eligible Scenic Highway).</p> <p>The CUP would be granted for a time period of 10 years. Should the permittee request to renew the CUP, the project will be reevaluated for aesthetic impacts based on the surrounding conditions at that time. This review would include analysis of the height of surrounding trees to determine if the facility would stand out as an obvious and noticeable feature in the existing setting.</p>
<p>F. Letter and Petition by Tracy Reynolds and 30 signers, October 12, 2015</p>	
<p>F-1</p>	<p><i>Regarding: A clarification should be included in the Community Character section of the Initial Study to state that the Land Use designation along Orchard Drive is UR-1-2 (Urban Residential 1-2DU/AC) instead of "rural".</i></p> <p>Response: The commenter is correct that the Ojai Valley Area Plan Land Use Map designates the parcels along Orchard Drive as Urban Residential 1-2 DU/AC. These parcels are also assigned a zoning designation of RE-20,000 sq. ft. (Rural Exclusive, 20,000 square foot minimum lot size). The zoning is consistent with the Area Plan designation. The MND was clarified to note that the parcels on Orchard Drive are designated Urban Residential in the Ojai Valley Area Plan.</p>
<p>F-2</p>	<p><i>Regarding: Planning staff has not confirmed the need for the proposed antenna tower in accordance with the Ojai Valley Area Plan (policies 1.6.3, No. 3 a, b, c & d).</i></p> <p>Response: The federal government has determined that wireless service provides a substantial public benefit. The need for universal access to broadband network services (including wireless service) was supported by President Obama and Congress when they authorized section 6409(a) of the federal Spectrum Act.</p> <p>The State of California Public Utilities Commission is the regulatory authority within the state, and as noted in Response to Comment C-1 above, the state has determined that wireless service is a matter of statewide concern.</p> <p>Please refer to response B-2 above regarding the alternate sites analysis.</p>
<p>F-3</p>	<p><i>Regarding: Staff should advise the applicant to withdraw and refile the application to include the publicly-stated desire to subsequently modify the 40-foot WCF to be 60 feet.</i></p> <p>Response: Please see response C-3 and D-9 above. A potential future modification (including an increase in facility height) that may be allowed by Federal law is not under consideration by the County at this time.</p>

	<p>Should such a request be made in the future, it would involve a ministerial action that would not be subject to discretionary review by the County. The proposed project currently under review by the County is a WCF that includes a 40-foot tall mono-eucalyptus.</p>
F-4	<p><i>Regarding: The visual representations in exhibit A-5 and A-6 were barely legible and did not include the 60' WCF and either the application should be deemed incomplete or an EIR should be prepared.</i></p> <p>Response: The visual representations included in the MND are detailed site plans which describe the potential 60-foot tall facility. Enlarged copies of the site plans can be obtained from the County Planning Division.</p> <p>Refer also to Response to Comment C-7 regarding the application and the suggestion that an EIR be prepared.</p>
F-5	<p><i>Regarding: Project description is incomplete and does not reflect the applicant's desire for a 60-foot tall facility.</i></p> <p>Response: The language in the MND project description regarding a 6409(a) modification was revised. Please refer to Responses to Comment C-3, C-6, and D-2 above.</p>
F-6	<p><i>Regarding: A mitigated Negative Declaration is not the proper type of environmental document.</i></p> <p>Response: Please refer to Responses to Comment C-7 and D-2 above.</p>
F-7	<p><i>Regarding: The need for an EIR.</i></p> <p>Response: Please refer to Response to Comment C-6 and C-7 above.</p>
F-8	<p><i>Regarding: Project description should reflect the ease at which an additional 20-feet in height can be authorized to result in a 60-foot tall facility.</i></p> <p>Response: The language in the MND project description regarding a 6409(a) modification was revised. Please refer to Responses to Comment C-3, C-6, C-7, D-2 and D-9 above.</p>
F-9	<p><i>Regarding: The applicant has not provided information to support the need for the proposed facility at the proposed location.</i></p> <p>Response: Please refer to Response to Comment B-2 above.</p>
F-10	<p><i>Regarding: There has not been a response to the Ojai Valley Municipal Advisory Council's (MAC) request for additional alternative sites analysis.</i></p> <p>Response: Please refer to Response to Comment B-2 above. The applicant evaluated additional alternatives in response to the request of</p>

	the Ojai MAC. None of the alternatives were found to satisfy project coverage objectives.
F-11	<p><i>Regarding: Summary of comments.</i></p> <p>Response: Please refer to Responses to Comment F-1 through F-10 above.</p>
G. Letter by Tracy Reynolds, October 21, 2015	
G-1	<p>Regarding: Project has expanded such that an EIR is required.</p> <p>Response: Please refer to Responses to Comment C-3, C-6 and C-7 above.</p>
G-2	<p><i>Regarding: Additional residents to be included on notification list.</i></p> <p>Response: The requested residents have been added to the notification list for any upcoming public notices regarding the PL14-0197 application.</p>
H. Letter by Tracy Reynolds, November 2, 2015	
H-1	<p><i>Regarding: The totality of the project must be evaluated under CEQA.</i></p> <p>Response: Please refer to Responses to Comment C-3, C-6, C-7, D-9 and D-10 above.</p>
H-2	<p><i>Regarding: The review of the project is being piecemealed.</i></p> <p>Response: Please refer to Responses to Comment C-6, C-7 and D-7 above.</p>
H-3	<p><i>Regarding: Consistency with the Ojai Valley Area Plan, and eligible scenic highway provisions of the Ventura County General Plan.</i></p> <p>Response: The Initial Study (MND) evaluates physical changes in the environmental, such as potentially significant effects on scenic resources. The analysis included in the MND did not identify a potentially significant impact on scenic or visual resources. The one potentially significant impact identified in the MND (on biological resources) is subject to feasible mitigation. No inconsistencies with County land use policies related to environmental issues were identified in the MND. A detailed evaluation of project consistency with applicable land use policies and ordinances is provided in the decision-maker staff report.</p> <p>Refer also to Responses to Comment E-1 and F-2 above.</p>
H-4	<p><i>Regarding: Concerns over the adequacy of the analysis of visual impacts.</i></p> <p>Response: Please refer to Response to Comment C-6 and C-7 above.</p>

I. Letter for a Records Request by Ron Yost, November 23, 2015	
<i>Note: This letter does not make any specific comments on the adequacy of the draft MND prepared for the project. Thus, no response is required.</i>	
J. Letter by Ray and Silvia Faulstich, December 15, 2015	
J-1	<p><i>Regarding: Request that the proposed project be denied.</i></p> <p>Response: The letter does not provide any comments on the adequacy of the MND. Thus, no specific response is required.</p>
K. Letter by Ralph J. Steele, Ron Yost, and Tracy Reynolds, December 21, 2015	
K-1	<p><i>Regarding: Public need as related to the proposed project.</i></p> <p>Response: Please refer to Responses to Comment B-2 and F-2 above.</p>
K-2	<p><i>Regarding: The evaluation of the impacts of a 60-foot tall tower.</i></p> <p>Response: Please refer to Responses to Comment C-6, C-7 and D-9 above.</p>
K-3	<p><i>Regarding: The county should hire a consultant to verify public need, review Verizon's plans for the next five years, a report on changes to the cell phone system to improve service without building additional towers.</i></p> <p>Response: Please refer to Responses to Comment B-2, C-1, C-6, C-7, D-9, E-1, and F-2 above. A master plan for deployment of Verizon's facilities over the next five years, and a report on how to maximize existing cell sites to reduce the need for additional facilities, are both beyond the scope of County review of the proposed project. The County has offered to work with Verizon or other carriers to develop a 5-year master plan for the deployment of WCFs, but no such plan is currently under development.</p>
K-4	<p><i>Regarding: The totality of the project must be evaluated under CEQA.</i></p> <p>Response: Please refer to Responses to Comment C-3, C-6, C-7, D-9 and D-10 above.</p>
K-5	<p><i>Regarding: Applicant has not offered technical information to support the need for the proposed project.</i></p> <p>Response: Please refer to Responses to Comment B-2, D-9, and F-2 above.</p>
K-6	<p><i>Regarding: Public need of the proposed project.</i></p> <p>Response: Please refer to Responses to Comment B-2, D-9, and C-1 above.</p>

K-7	<p><i>Regarding: Final statement requesting denial because applicant has not demonstrated public need for the proposed facility.</i></p> <p>Response: Please refer to Responses to Comment C-1, C-3 and F-2 above.</p>
L. Letter by Ralph J. Steele, March 16, 2016	
L-1	<p><i>Regarding: Additional Contacts for Notification</i></p> <p>Response: The additional contacts were added to the notification list.</p>
L-2	<p><i>Regarding: Request for 30 days to review revised environmental document, staff report, and statements of compliance.</i></p> <p>Response: The Staff Report and proposed final draft MND will be available for public review in accordance with State law and Ventura County procedures. It will be available on the Planning Division Website (http://www.ventura.org/rma/planning/) at least one week before the public hearing for the PL14-0197 application.</p>
L-3	<p><i>Regarding: The evaluation of public need for the proposed facility.</i></p> <p>Response: Please refer to Responses to Comment B-2, D-9, and F-2 above.</p>
L-4	<p><i>Regarding: The proposed 60-foot tall antenna is not compatible with surrounding development.</i></p> <p>Response: Please refer to Responses to Comment C-6, C-7, D-7 and D-10 above.</p>
L-5	<p><i>Regarding: Shadows created by the project</i></p> <p>Response: The consequences of shadows on land uses may be positive, including cooling effects during warm weather, or negative, such as the loss of natural light for solar energy purposes or the loss of warming influences during cool weather. The shadow of the 40-foot antenna structure under County review would not completely shade any area as it would move with the sun. Also, the offsite areas are already subject to intermittent shadows due to the existing trees in the area. In any case, shadows created by project-related structures are not addressed or otherwise regulated in the Ventura County Initial Study Assessment Guidelines, NCZO or any other applicable County regulatory document.</p>
L-6	<p><i>Regarding: Exposure to high levels of radio frequency energy.</i></p> <p>Response: Please refer to Responses to Comment B-2 and B-3 above.</p>
L-7	<p><i>Regarding: The proposed antenna would be obnoxious.</i></p> <p>Response: Please refer to responses B-4, D-7 and D-10 above.</p>

L-8	<p><i>Regarding: Exposure to high levels of radio frequency energy.</i></p> <p>Response: Please refer to response B-2 and B-3 above.</p>
L-9	<p><i>Regarding: The evaluation of public need for the proposed facility.</i></p> <p>Response: Please refer to Responses to Comment B-2, D-9, and F-2 above.</p>
L-10	<p><i>Regarding: The proposed project would not be compatible with existing and potential land uses in the general area.</i></p> <p>Response: Please refer to Responses to Comment C-7 and D-7 above.</p>
L-11	<p><i>Regarding: Issues of setback from property lines, radio frequency emissions and shadows.</i></p> <p>Response: Please refer to Responses to Comment B-3 and L-5 above. The property line setback of the proposed facility is in compliance with NCZO requirements.</p>
M. Letter by Ralph J. Steele, Ron Yost, and Tracy Reynolds, March 10, 2016	
M-1	<p><i>Regarding: This is a letter addressed to the City of Ojai Planning Commission Chair.</i></p> <p>Response: The Planning Division sent a letter to the City of Ojai, requesting review and comment on the proposed project. A copy of the transmittal is attached to this exhibit. To date, the City of Ojai has not commented on the project.</p>
N. Letter by Ralph J. Steele, March 30, 2016	
N	<p><i>Regarding: This is a letter requesting to review case files.</i></p> <p>Note: This letter does not make any specific comments on the adequacy of the draft MND prepared for the project. Thus, no response is required.</p>

Nguyen, Hai

From: Kathy Smith <KSmith@OJAIUSD.ORG>
Sent: Tuesday, June 30, 2015 2:22 PM
To: Nguyen, Hai; Prillhart, Kim
Cc: karlaandton@gmail.com; theorchardhouse@outlook.com
Subject: Public records request - proposed cell tower Mira Monte
Attachments: view of proposed cell tower.pdf; tower notice.pdf

Dear Mr. Nguyen,

Public Notice Request - Please email any and all documents regarding this project and/or notify me as to when I can pick them up. I also request a proposed timeline for this project.

On June 26 I received a notice regarding the proposed project, a Verizon cell tower that has been in the works since December 2014. I'm certainly glad we haven't yet begun our summer vacation or we could have missed this life-changing project. A cell tower is just that it is not a "40ft faux eucalyptus tree" and said tower is proposed to be placed directly in our mountain view. We have owned our property at 1656 Orchard Drive since 1984. **My view of 31 years is about to be significantly compromised with the installation of this proposed tower.** The above referenced card reads "this project would not have a significant effect on the environment. Apparently no one considered the homes on our street, and given the height of the hill our homes rest on, this tower will be **in direct conflict with our view.** Not to mention the fact that it is just feet away from the backyards of our neighbors. Why would such a project be considered in such a densely populated area?

Please add me to every mailing on this project and I expect to be noticed of any meeting regarding same.

Sincerely, Kathreen Smith
1656 Orchard Drive, Ojai, CA 93023
805-798-3919
ksmith@ojaiusd.org

A-1

Fondly,

Kathy Smith
Executive Assistant to the Superintendent
Ojai Unified School District
<http://www.ojai.k12.ca.us>
Bus. 805-640-4300 Ext. 1011
Fax. 805-640-4419
ksmith@ojaiusd.org

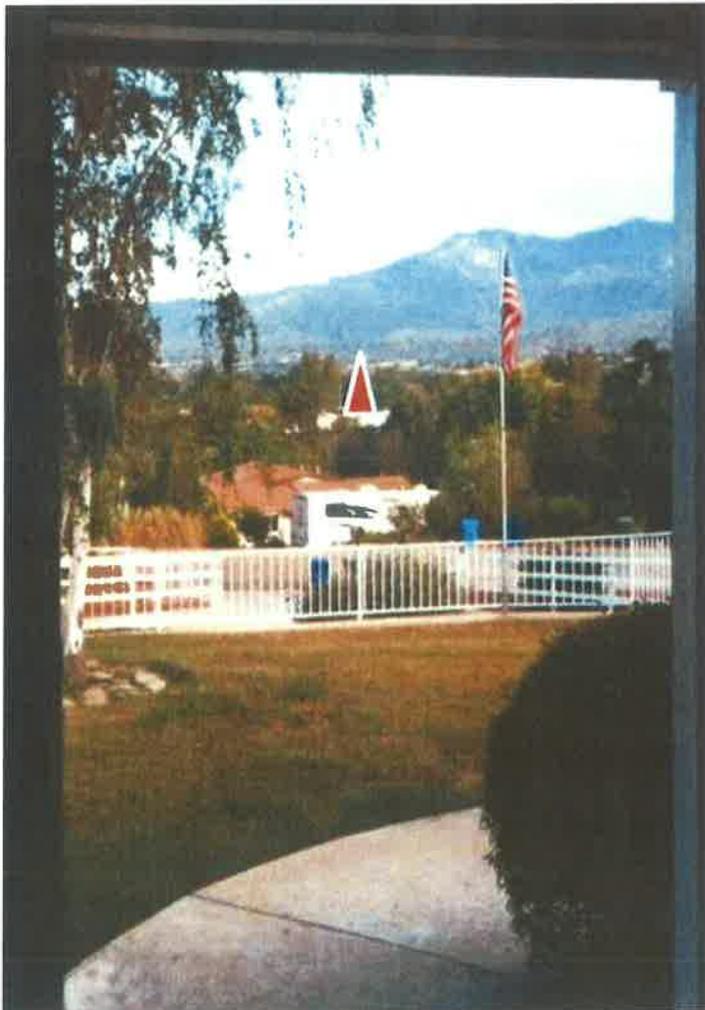
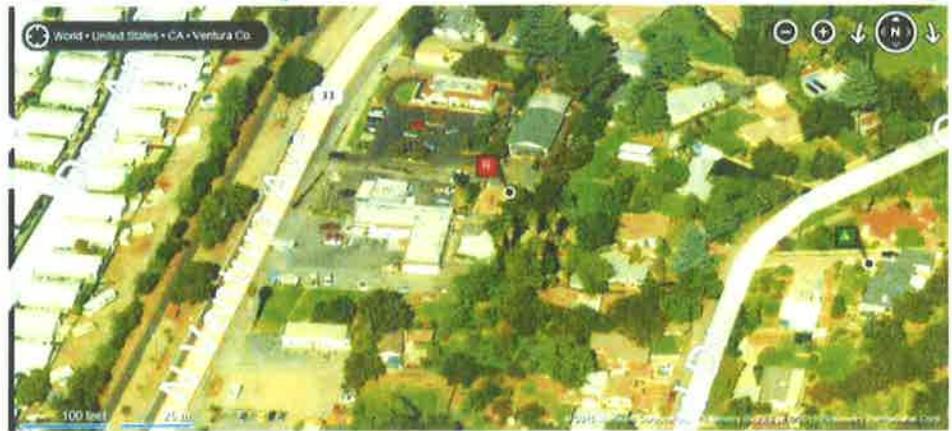
Directions

A near 1650 Orchard Dr Ojai, CA 93023

B near 11566 N Ventura Ave Ojai, CA 93023

100 feet 25 mi

100%



Dear Mr. Nguyen,

On June 26 I received a notice regarding the proposed project, a Verizon cell tower that has been in the works since December 2014. I'm certainly glad we haven't yet begun our summer vacation or we could have missed this life-changing project. A cell tower is just that it is not a "40ft faux eucalyptus tree" and said tower is proposed to be placed directly in our mountain view. We have owned our property at 1656 Orchard Drive since 1984. My view of 31 years is about to be significantly compromised with the installation of this proposed tower. The above referenced card reads "this project would not have a significant effect on the environment. Apparently no one considered the homes on our street, and given the height of the hill our homes rest on, this tower will be **in direct conflict with our view**. Not to mention the fact that it is just feet away from the backyards of our neighbors. Why would such a project be considered in such a densely populated area?

Please add me to every mailing on this project and I expect to be noticed of any meeting regarding same.

Sincerely, Kathreen Smith

1656 Orchard Drive, Ojai, CA 93023

805-798-3919

ksmith@ojaiusd.org

**COUNTY OF VENTURA
PUBLIC REVIEW NOTICE**



County of Ventura
RMA-Planning Division L #1740
800 S. Victoria Avenue
Ventura, CA 93009-1740

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

The County of Ventura Planning Division, as the designated Lead Agency, has reviewed the following proposed project, conducted an environmental review and prepared a Mitigated Negative Declaration.

Case Number: PL14-0197

Date Application Filed: 12/31/2014

Applicant: Verizon Wireless

Address: 11570 VENTURA AV, OJAI

Assessor Parcel Number: 033-0-020-385

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 40-foot tall faux eucalyptus tree with a 180-square foot lease area located behind existing commercial building, Ventura Hay Company.

List of Potentially Significant Environmental Impacts:

Biological Resources: Avoidance of Nesting Birds. Mitigation measures are included in the MND to address this issue.

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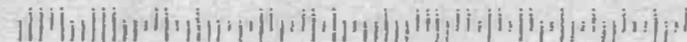


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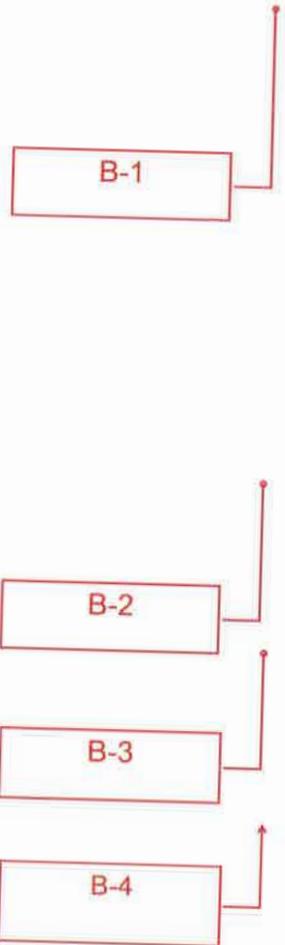
Re: Case No - PL14-0197

Verizon Application to construct a WCF at
11570 Ventura Ave., Ojai, CA.

We the Romps live at 1630 Orchard Dr., Ojai on the hillside behind intended construction of a metal fake tree. We say NO way. For us it would be in our line sight. Also we are well aware that there are 2 fast food places, plus hay business in a very busy section of Hwy 33 and very close to Hwy 150 lights. We already have ambulance service and sirens to contend with. We don't need Wireless currents here too. We have Verizon service, home line and cell. We definitely need good service which we don't get. Why can't they put their fake tree on the old Honor Farm property located on Hwy 150 near Riverbed. Why in a congested traffic area. Aren't the air waves as dangerous of health issues like electrical sub-stations. My vote is no. Property values are going to go down because of this WCF. We don't want it there, we don't need it there.

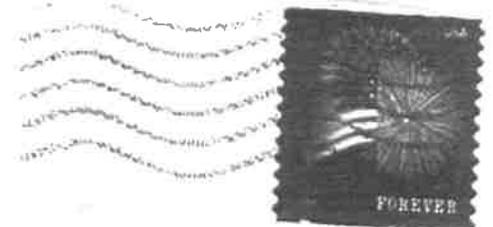
Thank you

Elsa M Romp
(805) 646 7105



 **Steven R. Romp**
1630 Orchard Dr.
Ojai, CA 93023-3845

SANTA BARBARA
CA 931
06 JUL 2015 PM 2 T



JUL 06 2015

County of Ventura
RMA Planning Div L #1740
Attn: Hai Nguyen
Re: Case No. PL14-0197
800 S. Victoria Ave.
Ventura CA 93009-1740



AUG 3 '15 PM 12:52

C

Ms. Kim Prillhart, Director of
Ventura County Planning Division
Resource Management Agency L#1740
800 S. Victoria Avenue
Ventura, California 93009-1740

August 3, 2015
HAND DELIVERED

Dear Ms. Prillhart:

Subject: Comments and Recommendations Pertaining to a Proposed Cell Phone Tower at 11570 Ventura Ave., Ojai Valley (PL 14-0197) Including a Request to Recommend Adopting a Moratorium on Approving New Cell Phone Antennas.

The purpose of this letter is to add information related to some issues that were identified during the public review held before the Ojai Valley Municipal Advisory Council (MAC) on Monday, July 20 and request a moratorium on approving new cell phone antennas in the Mira Monte area until certain studies are conducted and reviewed by the Ventura County Board of Supervisors.

Concerning alternative sites, it was reported in the July 22 *Ojai Valley News* that the MAC "...voted four-to-one to advise Verizon Wireless to consider alternative sites in the area..." Related to this suggestion, I would like to add that the County Board of Supervisors should adopt and, if necessary, extend a moratorium (for the time allowed by law) so that Verizon can prepare a report substantiating the need for a cell phone tower in the Mira Monte area in the first place and, also, identify alternative places to put it. In addition, adequate time must be provided for the County to hire qualified consultant(s) to review the reports prepared by Verizon and, then, submit their report to you so it can be reviewed by staff and forwarded to the Board of Supervisors.

With respect to the Verizon representative's statement, as reported in the July 22 *Ojai Valley News*, "I will tell you that 40' is not what is needed for this project—it should go another 20 feet [higher]," I would like to mention some topics for future consideration if Verizon wants to amend its current application or file a new application and pursue a 60' tower height, as follows:

1. The current Project Description includes references to "...twelve 8-foot paddle antennas [being] mounted 34 feet above the ground [along with]

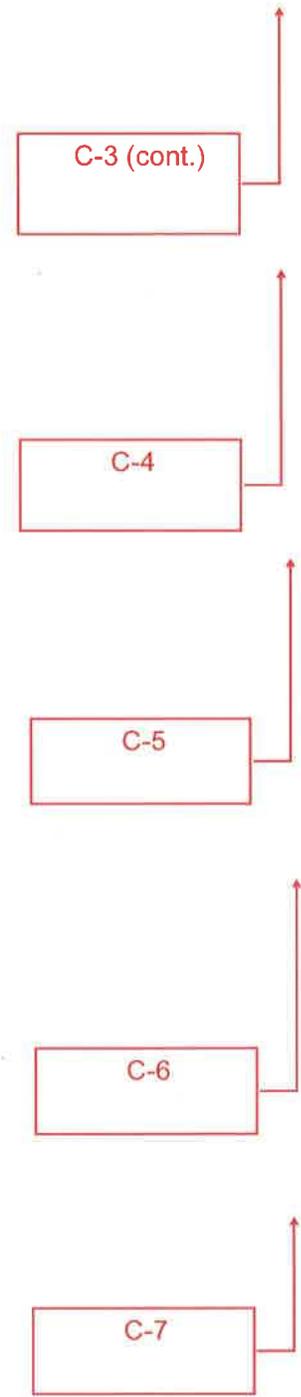
C-1

C-2

C-3

twelve remote radio units... mounted 34' above the ground." As is obvious, each of these height references is far below the new 60' total height requested by Verizon's representative (Mr. Ambrose) during the July 20 Ojai Valley MAC meeting--so Verizon should be asked to explain in detail why the 34' heights selected by them in the first place were subsequently referred to by Mr. Ambrose as inadequate in relation to the 40' tower height originally requested.

2. Verizon should be required to prepare an engineering report substantiating the need for an additional 20' in tower height above the 40' they originally requested. Also, as I suggested above, the County should hire a qualified consultant to review Verizon's reports and the consultant should submit their report to you so they can be reviewed by staff and, then, forwarded to the Board of Supervisors in an appropriate and timely manner.
3. For reference, I was quite surprised at the reported statement from Verizon's representative (Mr. Jerry Ambrose) related to needing "...another 20 feet because, in contrast, the project description in the Notice of Availability legal ad clearly states "40 foot tall" and the Notice of Availability and Intent to Adopt a Mitigated Negative Declaration that was posted June 30, 2015 states "40- foot tall" and the Ojai Valley MAC agenda for the July 20 meeting states "40' high."
4. Also, in the commercial business realm, Verizon's proposed change from the original 40' that was referenced in the *Initial Study* (No. 6, Line 5, "40 foot"), *MND* (No.9, cited above) and Notice of Availability and, then, claimed by Verizon to be inadequate during the Ojai Valley MAC meeting held July 20 (with a demand for another 20' for a total of 60)' could constitute bait and switch! In California this type of change (involving a 50% increase in height) could qualify as "piecemealing the project" and it is not allowed per the California Environmental Quality Act or State Guidelines.
5. Verizon's last minute demand made to the MAC on July 20 for an additional 20' (which would result in a total tower height of 60') actually constitutes a significant change in the project description – in fact, a 50% increase in height! Due to the upward slopes extending easterly of the proposed project area, the 60 foot tower could be significantly visible from along the southerly half of Orchard Drive. After taking these facts into account and comparing them with the criteria set forth in Section D of the *Initial Study*



for the Verizon Tower (WCF), it has been concluded, as stated in choice number four (down from the top), that a proposed 60' tower project may have a "potentially significant impact" on the environment and while at least one effect has been adequately analyzed in an earlier document and has been addressed by mitigation measures based upon earlier analysis "An Environmental Impact Report is required..." In other words, if Verizon wants to change their currently evaluated 40' tower to a 60' tower, a focused EIR should be prepared along with additional studies concerning alternative sites and the need for a 60 foot tower vs. a 40 foot tower in view of the documented fact that Verizon first proposed a 40' cell tower and allowed this proposal to be conveyed (without challenge) in all documents prepared by County staff. In addition, all legally required references (i.e., project description, potential impacts, proposed mitigations and legal notices for any proposed change in height above 40') should be revised and published again.

6. As my own opinion, I do not feel that Verizon needs 20' more height which would result in a total height of 60' (40'+20'=60'). My conclusion, is based upon my experience of living next to the proposed project area (while using three different cell phones with Verizon as the service provider) and also using the cell phones while walking on Orchard Drive, Villa Nova Road, and Ventura Avenue and never having any problems with sending or receiving calls over the last 15 years. Also, I am wondering if Verizon just wants more height so they will have more vertical space to rent to other cell phone companies.

If, Verizon decides to pursue a tower height greater than 40' they should provide sufficient deposits to the County of Ventura so that the County can hire consultants who are qualified to review Verizon's reports and help the County review its antenna locational criteria so that real communication needs can be met on the one hand without certain parts of the Ojai Valley being turned into an antenna farm on the other.

In conclusion, I would like to emphatically request that you give every possible consideration to recommending to the Ventura County Board of Supervisors that they adopt a moratorium on permitting cell phone antennas in the Mira Monte area and extend it for the time allowed by

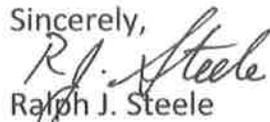
C-7 (cont.)

C-8

C-9

state law to review the situation and, also, consider the need for revising current land use policies to be fair to all potentially impacted parties.

Sincerely,



Ralph J. Steele

1579 Orchard Drive, Ojai CA 93023

- c: First District Supervisor Steve Bennett
- Brian R. Baca, Manager
- Commercial & Industrial Permits
- Hai Nguyen, Case Planner

Attachments:

1. Public Notice Ad from the Ventura County Star referring to 40'
2. Ojai Municipal Advisory Council Agenda, Monday, July 20, 2015 referring to 40'
3. Notice of Availability and Intent to Adopt a Mitigated Negative Declaration (p.1.) referring to 40'
4. Excerpt from *Ojai Valley News of July 22, 2015, pages 1&3.*

MEETING NOTICE AND AGENDA

THE OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

WILL HOLD A PUBLIC MEETING:

Monday, July 20th, 2015, at 7:00 PM

At the Oak View Community Center, 18 Valley Road, Oak View

AGENDA:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comments and Announcements (regarding items not on the agenda)**
5. **Report from Ojai Planning Commission Liaison**
6. **Approval of Summary of April 20th. OVMAC/Hwy 33 Committee meeting**
7. **Planning Division presentation on cellular antenna regulations.**
8. **Review of PL 14-0197, a new CUP to allow a new cell phone antenna.** Location: 11570 N. Ventura Avenue, Mira Monte (behind Wendy's on premises of Ventura Hay Company). Applicant: Verizon. The antenna would be a 40-foot high faux Eucalyptus tree with antenna panels mounted at 34 feet. A small equipment shed would be constructed. A Mitigatec. Negative Declaration has been prepared and is available on the Planning Division webpage:
<http://www.ventura.org/rma/planning/ceqa/mitigated.html>
9. **Review of PL14-0107, Minor Modification of a CUP for continued operation of Ojai Valley Muffler.** Location: 501 Ventura Ave., Oak View (corner of Hwy 33 and Kunkle St). A 20-year time extension and various minor alterations of the premises are proposed.
10. **Items for Future Agendas**
11. **Adjournment**

FOR FURTHER INFORMATION and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory County per the American Disabilities Act (ADA), may obtain information or assistance by contacting Steve Offerman of Supervisor Steve Bennett's Office at 654-2703 or e-mail steve.offerman@ventura.org. Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested.

Additional Ojai Valley MAC information is available on line: www.countyofventura.org/ovmac



**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

The County of Ventura Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Conditional Use Permit No. PL14-0197
2. **Applicant:** Verizon Wireless
3. **Location:** 11570 North Ventura Avenue, Ojai area
4. **Assessor Parcel Number:** 033-0-020-385
5. **Parcel Size:** 0.38 acre
6. **General Plan Designation:** Existing Community
7. **Zoning Designation:** CPD (Commercial Planned Development)
8. **Responsible and/or Trustee Agencies:** N/A
9. **Project Description:**

JUN 30 2015
MARK A. LUNN
Ventura County Clerk and Recorder

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 and equipment would be owned and operated by Verizon Wireless. The site name is La Luna. The WCF is designed as a stealth facility with a 180-square foot lease area located at the base of a 40-foot tall faux eucalyptus tree (mono-eucalyptus). The WCF is located adjacent to an existing commercial building, owned and operated by Ventura Hay Company. The lease area is enclosed with a gated 6-foot high chain link fence and contains equipment cabinets and ancillary equipment. The Verizon Wireless equipment on the mono-eucalyptus includes:

- Twelve 8-foot panel antennas are mounted at 34 feet above the ground: Four panel antennas mounted in each of the three sectors (Sectors A, B, and C); and,
- Twelve Remote Radio Units (RRUs) are mounted at 34 feet above the ground.

The WCF will be unmanned and operate 24 hours a day for 365 days per year.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.



Verizon wants to install cell tower in Mira Monte

Tiobe Barron

Ojai Valley News correspondent

Verizon Wireless is seeking permission to install a new wireless communication facility (WCF) on a Mira Monte property owned by Ventura Hay Co., behind Wendy's. The commercially zoned parcel is uniquely situated to provide service to a cell phone service coverage gap around the intersection of Baldwin Road and La Luna Avenue, asserts Verizon representative Jerry Ambrose. While nearby residents voiced dissent at this location selection, ultimately their input may not affect the Ventura County Planning Division's decision.

"This is going in right in front of my house. It's going to block my view," said Charles Nordstrom, whose property abuts the Ventura Hay Co. He spoke at the Ojai Valley Municipal Advisory Commission's Monday meeting. "It doesn't matter, does it, that there are five or six houses affected, that this will kill my resale value?"

"It's a complicated patchwork of state and local laws to regulate these facilities," explained Ventura County Assistant Planner Aaron Engstrom. "Our zoning code

doesn't regulate for private viewshed."

That patchwork of regulations includes a 1996 Federal Communications Commission (FCC) ruling forbidding local governments from considering radio frequency (RF) emissions when regulating WCFs — effectively forbidding these agencies from addressing any health concerns brought up by local residents. It also includes a WCF ordinance for the unincorporated Ojai Valley that the Ventura County Board of Supervisors adopted last March; this ordinance underscores a preference for "stealth" WCF and limits their height to 40 feet.

However, new FCC regulations adopted in November 2014 allow carriers to modify existing WCFs without a public review process. This includes additions of up to 20 feet, or 10 percent of the existing structure (whichever is greater).

Ambrose said Verizon already plans to exploit this provision for its proposed Mira Monte WCF.

"I will tell you that 40 feet is not what's needed for this project. It should go another 20 feet (higher)," said Ambrose. "We will explore these new FCC regulations,

See WCF, Page A3

"I will tell you that 40 feet is not what's needed for this project. It should go another 20 feet."

— Jerry Ambrose, Verizon representative

WCF:

Continued from Page A1

and our options with that. There is a real need for that higher height."

Ambrose also said Verizon identified about nine commercially zoned properties in the area to address the Baldwin Road-La Luna Avenue coverage gap.

The Ventura Hay Co. property at 11570 N. Ventura Ave. was unique, Ambrose said, because it is set back from Highway 33, and is bordered by numerous trees, aiding the concealment of a future WCF on that property. A 40-acre county-owned parcel on Baldwin Road is "too far west" to address the coverage gap, according to Ambrose.

Likewise, while federal and local law both express preference for adding new WCF equipment on to already-existing structures to further protect views and tourist economies, that's not always possible. Collocation on the closest WCF,

an AT&T facility at North Ventura Avenue and Woodland Avenue would apparently not work for this Verizon application, as T-Mobile has already filed an application for collocation on that site. Ambrose also claimed this site lies too far south to aid on the Verizon coverage gap.

After hearing residents' concerns, the Ojai Valley Municipal Advisory Committee (MAC) voted four to one to advise Verizon Wireless to consider alternative sites in the area, including a long-vacant former nursery two parcels south of the proposed site.

"We're only advisory," MAC Member Todd Wilson consoled a visibly agitated Ambrose.

Ventura Hay Co. did not return calls requesting comment.

MAC will not have an August meeting. Visit www.ventura.org/rma/planning for project details.

September 29, 2015
HAND DELIVERED

Ms. Kim Prillhart, Director of
Ventura County Planning Division
Resource Management Agency, L#1740
800 S. Victoria Avenue
Ventura, California 93009-1740

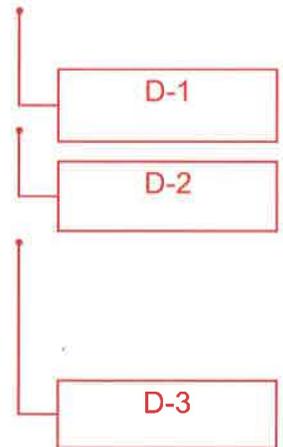
Dear Ms. Prillhart:

Subject: Comments and Recommendations Pertaining to a Revised *Draft Mitigated Negative Declaration and Initial Study* (Posted September 3, 2015) and a proposed Cell Phone Antenna Tower (PL14-0197) at 11570 Ventura Ave. in the Ojai Valley.

I would like to begin by thanking you and staff for taking some of the issues into account that were included in my letter of August 3 and revising the draft MND presented to the Ojai Valley Municipal Advisory Council (MAC) last July 20 to include mention of the applicant’s desire to seek a total antenna pole height of **60’** right next to an 80 plus year old neighborhood with dozens of homes that extend for hundreds of yards along Orchard Drive in the Mira Monte area of the Ojai Valley.

Summary of Findings

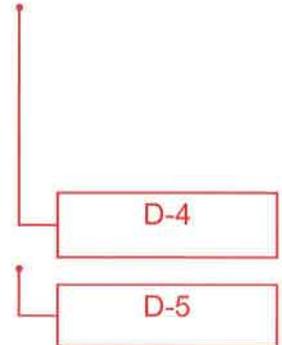
1. Clarification needs to be added to emphasize that the applicant’s stated desire for a **60’** antenna pole height was actually used by staff for evaluating all height-related environmental topics included in the *Initial Study*.
2. Critical Exhibits (A-5 & A-6) should be revised to include a potential maximum antenna height of **60.’**
3. Perspective drawings must be prepared to show the full impact of the **60’** antenna tower desired by the applicant on the adjacent neighborhood from at least nine different viewpoints. Also, photos of a captive balloon (at least three feet in diameter and **60’** above the ground at the proposed antenna foundation site) should be taken from the same nine viewpoints referred to in this letter and they should be included in the revised *Initial Study* and



1/8

environmental document before it is recirculated for public review and comment.

4. The proposed **60'** antenna pole would be three-to-four times higher than most surrounding roof lines and 50 to 100% higher than most surrounding tree lines, and would stand out like a tall fat headed industrial mushroom!
5. While it would be impossible to mitigate the height-related visual impacts of a **60'** antenna pole on the surrounding neighborhood, it might be possible to mitigate the height-related visual impacts of an antenna pole that is **40'** or less in height.
6. **Three** of the major conclusions that are presented in the *Initial Study* and quoted in this letter are without foundation and simply wrong!

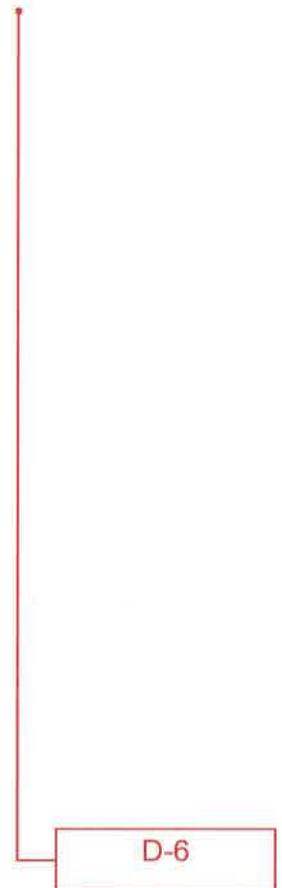


Findings

A statement should be included in the revised *Initial Study* (dated 9/3/15) to inform the reader (and clearly establish in the written record) that the applicant's desired antenna height of **60'** was actually used for reference by Planning Staff throughout the review of each height-related topic identified in Sections A, B, C and D of the *Initial Study*. For example, the last paragraph of No. 6, (p.2, *Initial Study*), **Project Description**, could be amended (as shown below in bold): "Thus, the overall height of the mono eucalyptus antenna tower included in the proposed WCF* may ultimately have a maximum height of **60'** (**40'** approved under the County of Ventura's jurisdiction and **20'** under the Federal exemption) **[In addition, as part of the investigation of potential impacts related to each height-related topic identified in the *Initial Study*, the potential maximum height of 60' was used for reference along with the original 40']."** *Wireless Communication Facility

Specific comments related to some sections and individual topics of concern included in the *Initial Study* dated Sept.3, 2015 are presented below, as follows:

1. It is not possible to tell from the text of the *Initial Study's* Project Description (No. 6, pgs. 1-2) which height reference was used when evaluating topics that could have height-related impacts. For reference, please see the *Initial Study*, p. 1, No. 6, par.1, line 5, with reference to **40'** and p.2, No. 6, last par., line 2, with reference to **60'**. This problem is magnified by barely legible notes on Exhibits A-5 and A-6 that specify only



40' instead of 60'. So, questions remain related to the height reference which **was actually used** by County Staff for evaluating each height related topic for potential impacts (i.e., 40' which was initially applied for or the 60' that the applicant wants). In conclusion, related to this issue, it is felt that this would be an easy issue to resolve with the suggested wording that has been offered above. Also, a note stating that "The ultimate antenna pole height may range from 40' to 60' should be included on each height related exhibit (i.e., A-5 and A-6)."

D-6

2. With respect to the evaluation of *Initial Study* topic No. 25, *Community Character*, paragraph "a" concerning "Either [the] individual or cumulative ... introduction [of] physical development that is incompatible with existing land uses [and] architectural form or style...within the community in which the project is located," the boxes marked **LS (Less Than Significant Impact)** should be changed to **PS (Potentially Significant Impact)** for both **Project and Cumulative Impacts** for all the reasons set forth in this letter.

Related to the discussion of impacts for topic 25 a, *Community Character*, it is stated that "**The proposed project site is currently developed with a retail feed store.**" **Comment:** The store has evolved from a feed and hobby animal care store into a feed and general merchandise store that provides many kinds of rentals for the surrounding urban population. It is also stated that, "**The proposed project will not be out of character with the commercial and rural residential uses surrounding the site.**" **Comments:** There is no structure within direct line of sight to or from the proposed 60' antenna site that is even remotely similar to the ultimate 60' height and the 18' width dimensions (across the 12 high mounted 8' x 1' panels) of the proposed antenna project so it would be totally out of character with the adjacent urban strip commercial and surrounding low-density residential uses. In support of this conclusion, the area is not rural at all and is actually a low-density residential (urban) area lying between Ventura Avenue and Orchard Drive that has all of the same services found within a city (and across the highway to the west is a mobile home park with hundreds of units). Also, the potentially impacted area lies well within the *Urban Limit Line* that is recognized in the currently adopted *Ojai Valley Area General Plan*. In addition, the proposed antenna tower would be three-to-four times higher than most surrounding roof lines and 50 to 100% higher than most surrounding tree lines. With respect to the stated conclusion that "**The project would not be**

D-7

incompatible with the existing land uses,” it is felt that this comment is based largely on the poor quality of the visual exhibits (A-5 & A-6) provided by the applicant, which were not revised to include the applicant’s desire for an additional **20’** of antenna pole height, and the lack of perspective drawings that could show the proposed **60’** antenna tower’s true impacts in relation to the surrounding residential community’s roof lines and tree tops. By the way, to avoid getting bogged down in definitions of urban vs. rural, it might be easier to use the **MBR (Management by Results)** guideline, which after being applied to the proposed antenna pole constructed up to a height of **60’** (with **12** eight foot high panels extending from **52** to **60’** in height and **18’** across), clearly reveals that both the pole top and top-mounted panels will dwarf surrounding residences and be well above most all trees in the area—in other words, the antenna pole and antenna array will stand out like a tall fat headed industrial mushroom!

D-7

Finally, related to the statement on page 41 that **“The faux [artificial] Eucalyptus tree will not be prominently visible,”** it can be said with confidence that after accurate perspective drawings are prepared, including a **60’** antenna pole (with a dozen large panels) towering up to three times higher than nearby homes and twice the average height of surrounding trees, just the opposite will be found to be true!

3. It is impossible to accurately assess visual impacts of the resulting **60’** antenna pole based upon exhibits (A-5 & A-6) provided by the applicant because: **a.** The total **60’** height of the antenna pole is **not** shown in the exhibits. **b.** The view angles typically taken by drivers and pedestrians on Ventura Avenue and Orchard Drive, as well as residents and visitors in the areas around the proposed **60’** tower are not shown at all. **c.** The height notes on the two critical exhibits A-5 and A-6 are barely legible. **d.** In addition, the diagrams tend to present visual characteristics in a simple close-in or fore-shortened manner which minimizes the actual height relationships and visual impacts local residents will be subjected to by a **40’** or **60’** antenna tower in the middle of their neighborhood. **e.** Finally, while there is little difference in elevation between the downhill side of Orchard Drive and the flat area where it is intended to place the antenna tower, the uphill side of Orchard rises steeply and residents have more expansive views. **To fully evaluate the changing grade situation, perspective drawings should prepared to show at least six viewpoints along Orchard**

D-8

Drive with three from below street grade and three from above street grade. Also, after the additional perspective diagrams requested in paragraph 4 (a, b and c) are prepared and examined, it will be found that the conclusion stated on p.41 (par.1, line 6) **“That the “faux” (artificial) Eucalyptus tree will not be prominently visible”** is grossly in error!

4. In addition, since the current height exhibits (A-5 and A-6) do not portray heights in context of neighborhood view sheds (i.e., building roof lines and tree lines), the proposed project site including the **60'** high pole (plus the **12** eight foot high antenna panels), must be shown from different neighborhood view points related to Ventura Avenue, as follows:

- a. At right angle from the easterly right-of-way boundary line of North Ventura Avenue directly to the proposed pole location shown within the project site shown in drawing A-2.
- b. At an angular distance of 45 degrees less than the right angle intersection described in 2.A (above).
- c. At an angular distance 45 degrees greater than a right angular direction described in 2.4. (above).

D-8

Section C –Mandatory Findings or Significance.

Related to information included in the *Initial Study*, I concur with the **“yes”** response to question **No. 1** indicating that “...the project [would] have the potential to degrade the quality of the environment...”

Related to information included in the *Initial Study* and this letter (i.e., with reference to both proposed **40' & 60'** antenna pole heights), I feel that a much more accurate response to question No.3 (Does the project have impacts that are individually limited, **but cumulatively considerable?**) would be **“yes”** instead of **“no”** because even if the County of Ventura approved only a **40'** tower (with the possibility of mitigating some impacts) the applicant could obtain another 20' by using a Federal exemption (for a total height of **60'**) and this total height could not be mitigated by any conceivable means. By the way, the concept of **cumulative impact** can be applied to combined pole heights (i.e., **40'** plus **20'** equals **60'**).

D-9

Section D – Determination of Environmental Document.

After taking into account the inaccurate exhibits (A-5 and A-6) supplied by the applicant, unsupported conclusions presented in the *Initial Study* and the new and relevant information presented in this letter, a **fair argument** has been presented that “... **the proposed project individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required [and, therefore, the third box from the top should have been checked instead of the second which concludes that only a *Mitigated Negative Declaration* should be prepared.]”**

Requests and Suggestions for

applying some alternative approaches to environmental impact evaluation and permitting:

1. Apply all of the suggestions made above, pertaining to preparing perspective drawings for an antenna pole height of **40'** that will show the upper portion of the pole (with the **12** eight foot high panels) in relation to the surrounding building elevations (roof lines) and landscapes (tree tops) as may be viewed from both downhill and uphill sides of Orchard Drive and along Ventura Ave.
2. Apply all of the suggestions made above, pertaining to preparing perspective drawings for an antenna pole height of **60'** that will show the upper portion of the pole (with the **12** eight foot high panels) in relation to the surrounding building elevations (roof lines) and landscapes (tree tops) as may be viewed from both downhill and uphill sides and along Ventura Ave.
3. Taking into account that it might not be possible to mitigate an antenna pole height of **40'** and would definitely **not** be possible to mitigate a pole height of **60'**, at least one alternative might remain and this would be based upon the conclusion (after adequate exhibits are prepared and examined) that the impacts of a **60'** antenna pole could be both significantly adverse and impossible to mitigate. Subsequently, it might be assumed that if the applicant reduced their initial height request to **20'** and, if it is approved by the County, the applicant could subsequently apply for an additional **20'** (that is reportedly allowed by Federal exemption) and, thus, a total height of only **40'** could be permitted instead of **60'**.

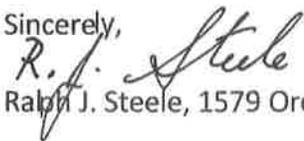
D-10

At this point, I would like to suggest very clearly that you direct your staff to request the applicant to supply adequate perspective drawings (as described herein) so that your staff, County Counsel's staff, interested members of the public and potentially impacted residents of the surrounding community can make informed decisions.

In addition to providing adequate perspective drawings, consideration should be given to asking the applicant to provide a captive balloon that would be maintained at a height of 60' (over the exact proposed construction site) for several weeks. Before closing, I would like to emphasize that the only way you might survive the coming backlash that will be tied to height-related impact issues already associated with the proposed 60' antenna pole project, is to satisfy the principle intent of the above suggestions so that your staff, impacted local residents and the County Counsel's Office can have adequate information upon which to base their decisions and recommendations to the Planning Commission and Board of Supervisors, if necessary.

In conclusion, *The Initial Study* does not adequately identify, present or evaluate significant impacts of the proposed 40' or 60' antenna tower (particularly related to Section 25, *Community Character*) and, therefore, the draft *Initial Study* and accompanying *MND* is not useable, adequate or defensible and must be revised to meet or exceed the intent of the suggestions made above in this letter which presents a **fair argument** that the *Mitigated Negative Declaration* is not sufficient to comply with the Intent of CEQA and the County's adopted Environmental Guidelines.

Sincerely,



Ralph J. Steele, 1579 Orchard Drive, Ojai CA 93023

C's:

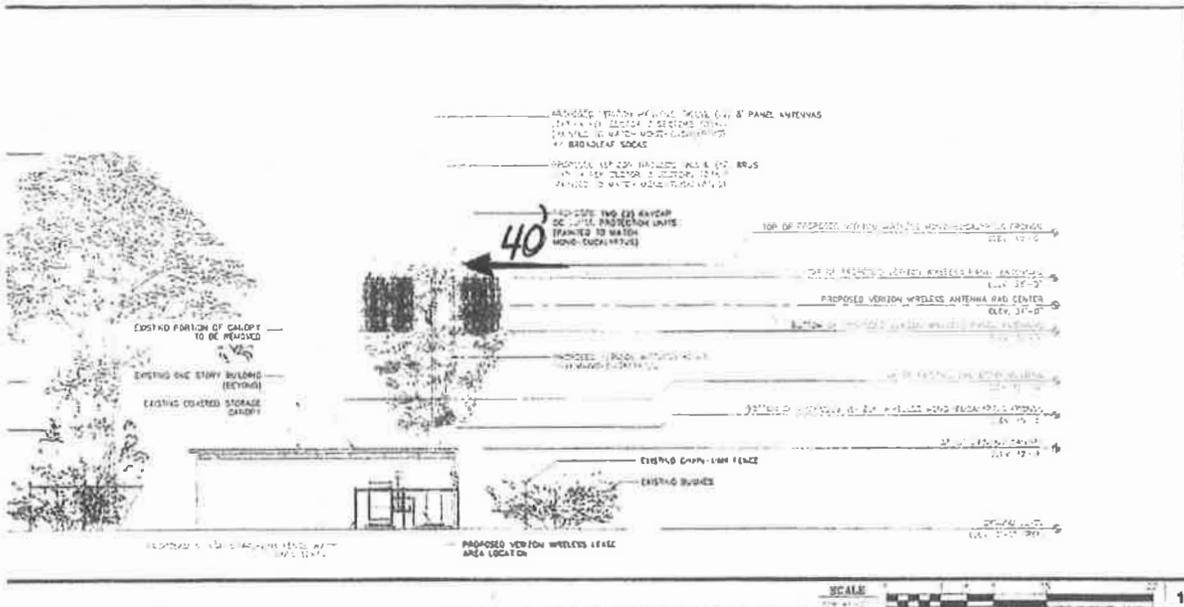
First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Ojai Valley Municipal Advisory Council
Brian R. Baca, Manager, Commercial Industrial Permits
Hai Nguyen, Case Planner

7/8

Attachments:

1. Exhibits A-5 and A-6 from the *MMD* and *Initial Study* posted September 3, 2015 with barely legible notes pertaining to a 40' maximum antenna pole height.
2. Exhibits A-5 and A-6 with **the additional 20' of height desired by the applicant shown for a total antenna pole height of 60'**.

ATTACHMENT 1.A



APPLICANT:

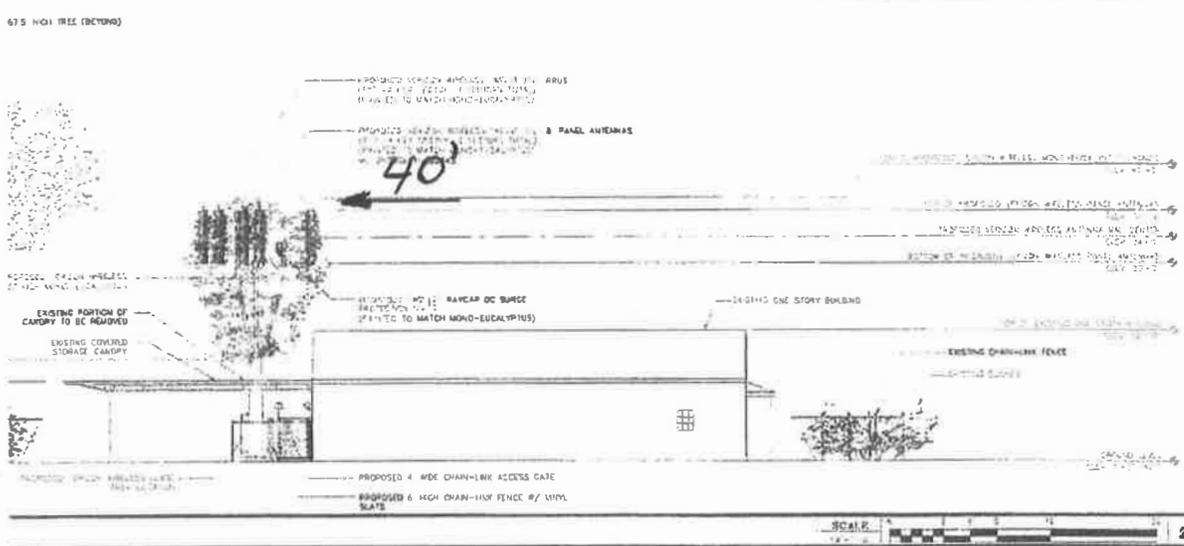
Verizon Wireless
 15000 SAND CANYON AVE.
 BUILDING 17, FIRST FLOOR
 IRVINE, CA 92618

ENGINEER:

Eukon
 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 263-8586

DESIGN BY: JLD
 CHECKED BY: JLD

NO.	DATE	REVISION
1	06/04/15	ISSUE COMMENTS
2	01/08/15	ISSUE ZONING DRAWING
3	12/15/14	LA COMMENTS
4	07/29/14	STA. STAMPS DRAWING
REV. DATE	DESCRIPTION	



LICENSEE:

PROJECT INFORMATION:

LA LUNA
 11570 N. VENTURA AVENUE
 OJAI, CA 93023

SHEET TITLE:

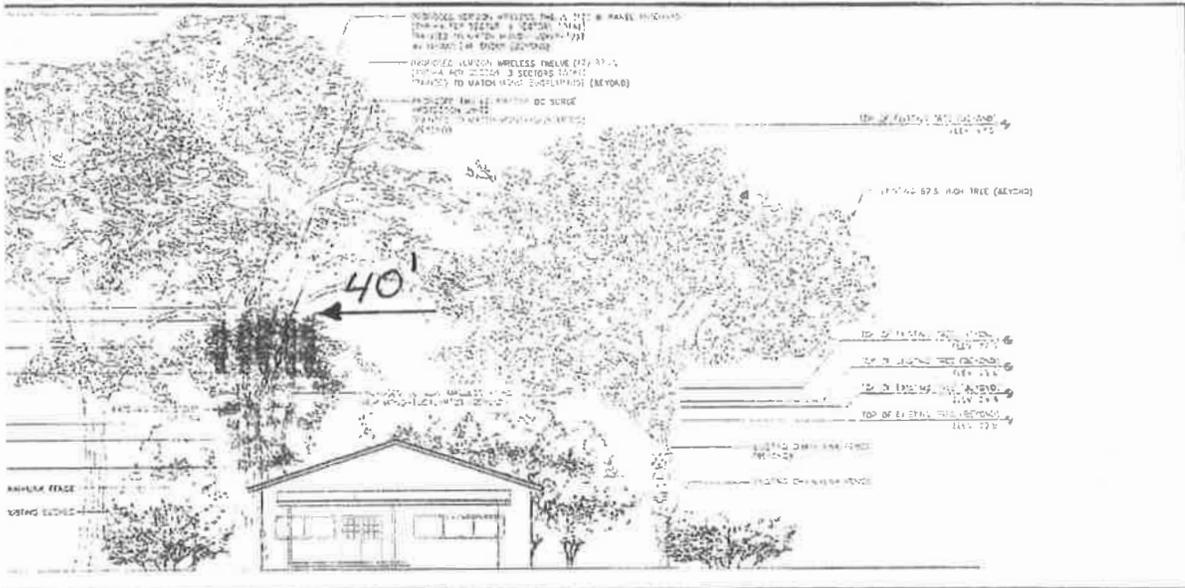
PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER:

A-6

40'

ATTACHMENT 1.B



APPLICANT:

verizonwireless

15505 BAND CANYON AVE.
BUILDING 101, FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

Eukon

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 853-8508

DRAWN BY: _____

CHECKED BY: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/25/14	ISSUE FOR PERMITS
2	12/19/14	J. COMMENTS
3	11/25/14	ISSUE ZONING DRAWING

EXCERPTS:

PROJECT INFORMATION:

LA LUNA

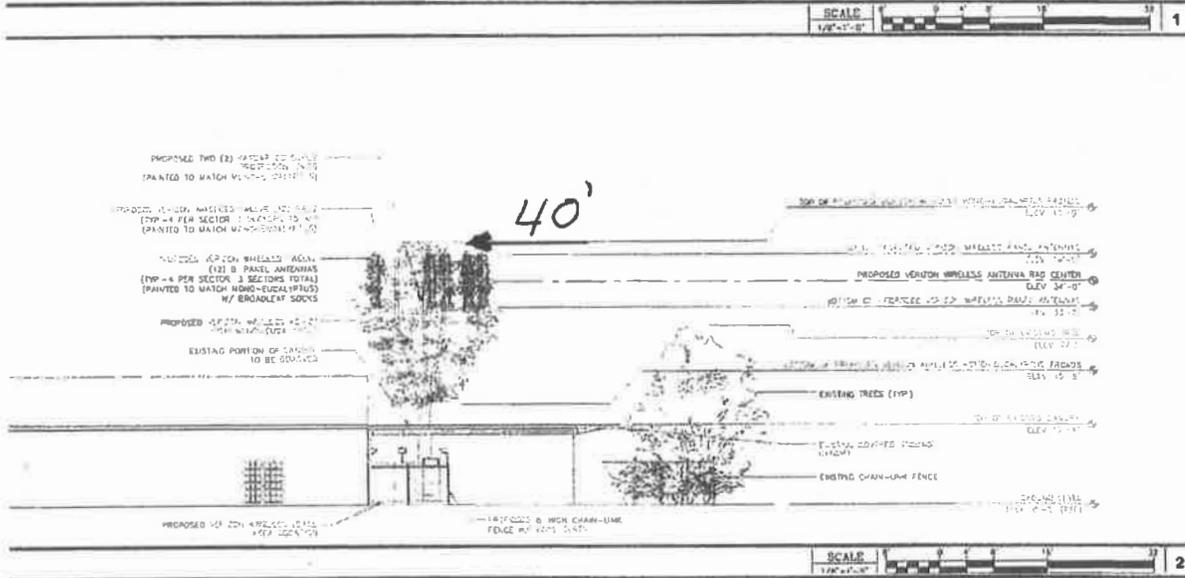
1511 N. VENTURA AVENUE
OJAI, CA 91323

SHEET TITLE:

PROPOSED SOUTH AND EAST ELEVATIONS

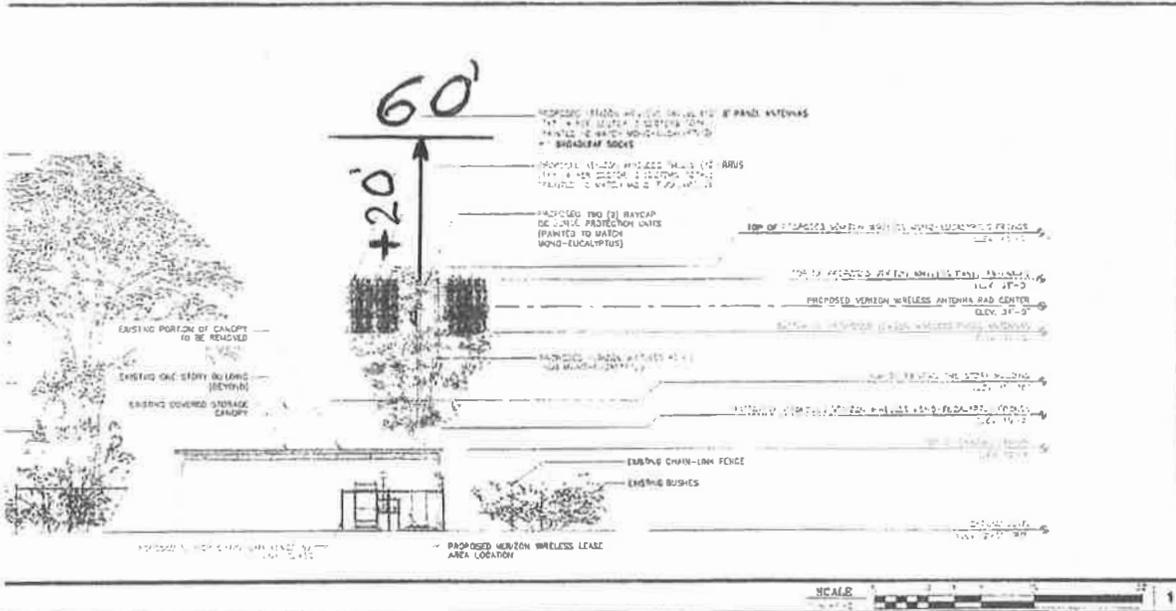
SHEET NUMBER:

A-5



40'

ATTACHMENT 2.A



APPLICANT

verizonwireless

13005 BAND CANYON AVE.
BUILDING 101, FIRST FLOOR
IRVINE, CA 92618

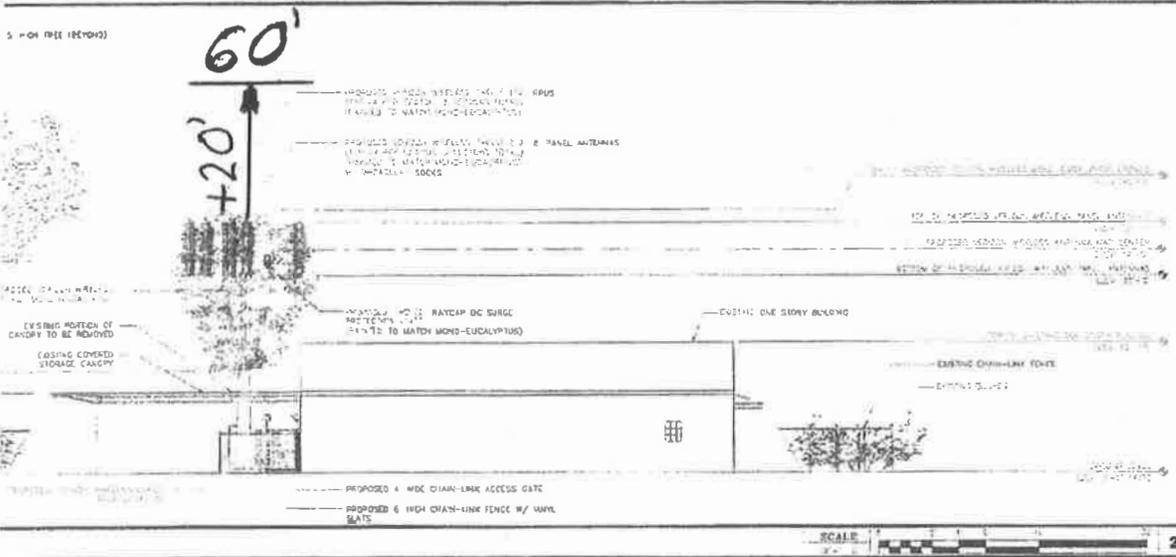
DESIGNER

Eukon

85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 583-8888

DATE: 05/24/15
CHECKED BY: J.C.

REV.	DATE	DESCRIPTION
01	05/24/15	ISSUE COMMENTS
02	05/28/15	ISSUE ZONING DRAWING
03	10/23/14	J. COMMENTS
04	11/20/14	ISSUE ZONING DRAWING
05	04/15/15	ISSUE ZONING DRAWING



LEADER

PROJECT INFORMATION

LA LUNA

11570 N. VENTURA AVENUE
OJAI, CA 93023

SHEET TITLE

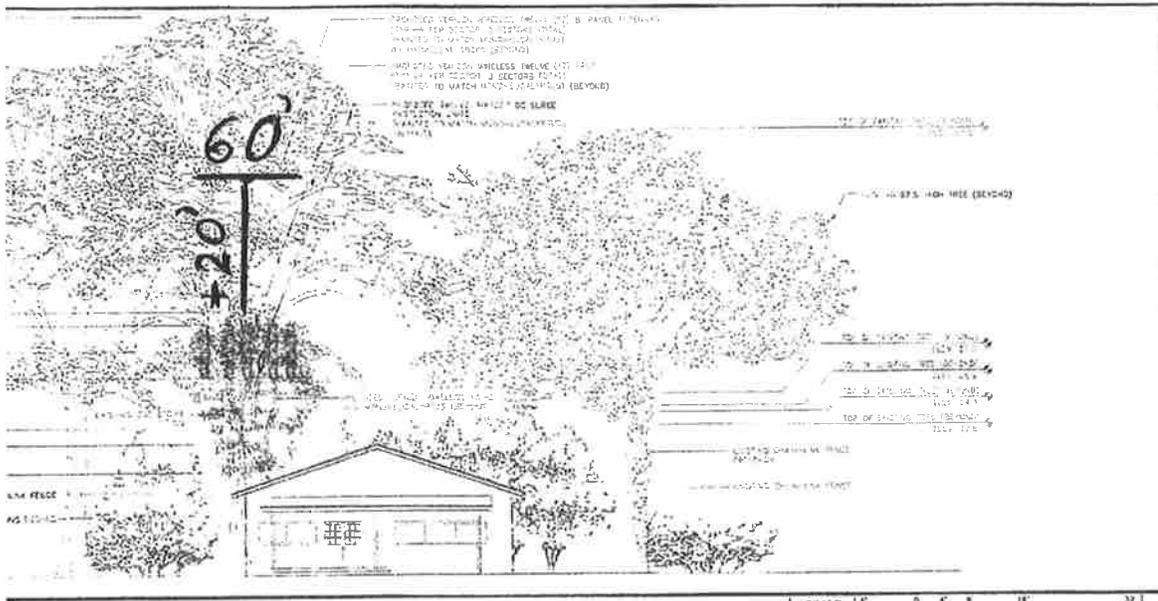
PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER

A-6

60'

ATTACHMENT 2.B



APPLICANT:

15505 SAND CANYON AVE.
BUILDING 'D', FIRST FLOOR
IRVINE, CA 92616

ENGINEER:

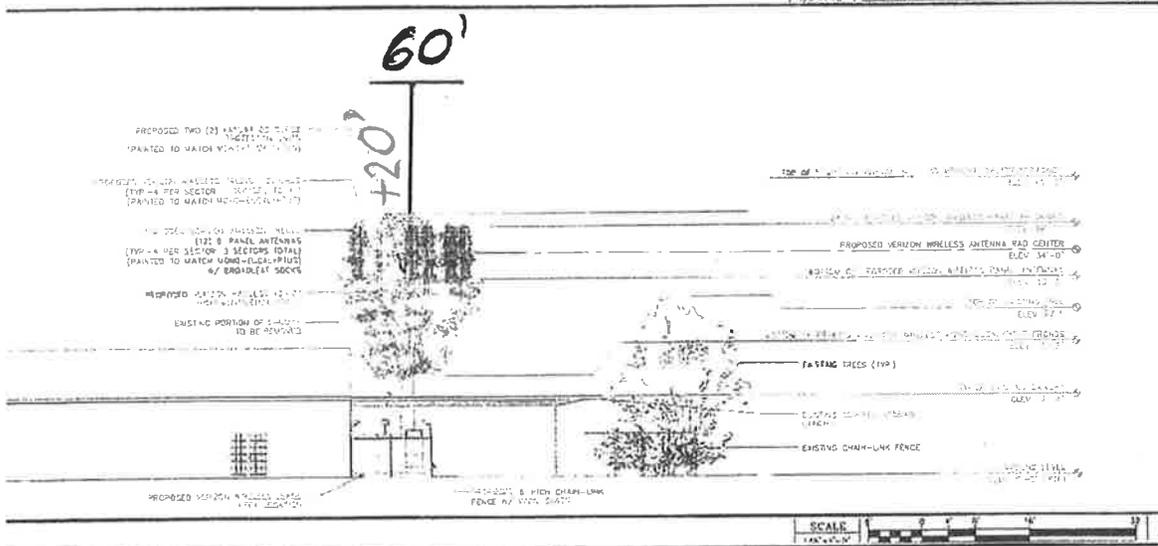
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8588

DATE: 11/25/14

BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/25/14	ISSUE FOR PERMITTING
2	12/10/14	ADD COMMENTS
3	11/25/14	30% 2D/3D DRAWING



PROJECT INFORMATION:

LA LUNA

15505 SAND CANYON AVE.
IRVINE, CA 92616

SHEET TITLE:

PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NUMBER:

A-5

60'

Nguyen, Hai

From: Ron Yost <rytracman@gmail.com>
Sent: Wednesday, September 30, 2015 11:52 AM
To: Nguyen, Hai
Subject: Public Comment On PL-14-0197
Attachments: Public Comment PL14-0197 (Yost).pdf

Hai,

When you have an opportunity, please confirm receipt of this e-mail.

Thanks,

Ron Yost [\(805\)-794-8637](tel:805-794-8637)

Hai Nguyen
County of Ventura
RMA - Planning Division
800 S. Victoria Ave
Ventura, Ca. 93009

September, 30 2015

**RE: ADOPTION OF MITIGATED NEGATIVE DECLARATION
INSTALLATION OF VERIZON WCF (CASE # PL14-0197)**

Mr. Nguyen,

I respectfully disagree with the Initial Study Checklist impact ratings of LS (less than significant) applied to the following sections. The proposed project has the potential to result in a significant impact towards both of the below stated issues.

- * **Scenic Resources (6a./6b.)**
- * **Community Character (25a./25b.)**

As the property owner and current resident on the parcel (APN 033-002-44) immediately north of and adjacent to the proposed project I feel that I can provide additional input and insight regarding potential adverse impacts that the planning commission may have previously been unaware of.

One of Verizon's main arguments for the selection of the Ventura Hay Co. parcel (APN 033-002-38) is that the site is surrounded by numerous trees, which will provide blending and aid in the concealment of the proposed wireless communication facility/tower. This is evidenced by the below impact discussion quotes contained in scenic resources and community character sections of the project review:

"With the federal exemption, the proposed 60-foot tall faux eucalyptus tree will be visible from State Route 33. However, the faux eucalyptus tree will not be prominently visible as other types of trees ranging in height from 22 feet to 88 feet are located in the vicinity"
[scenic resources pg.19]

"The proposed project site is surrounded by various species of trees ranging in height from 22 feet to 84 feet. The faux eucalyptus tree will not be prominently visible"
[community character... pg.41]

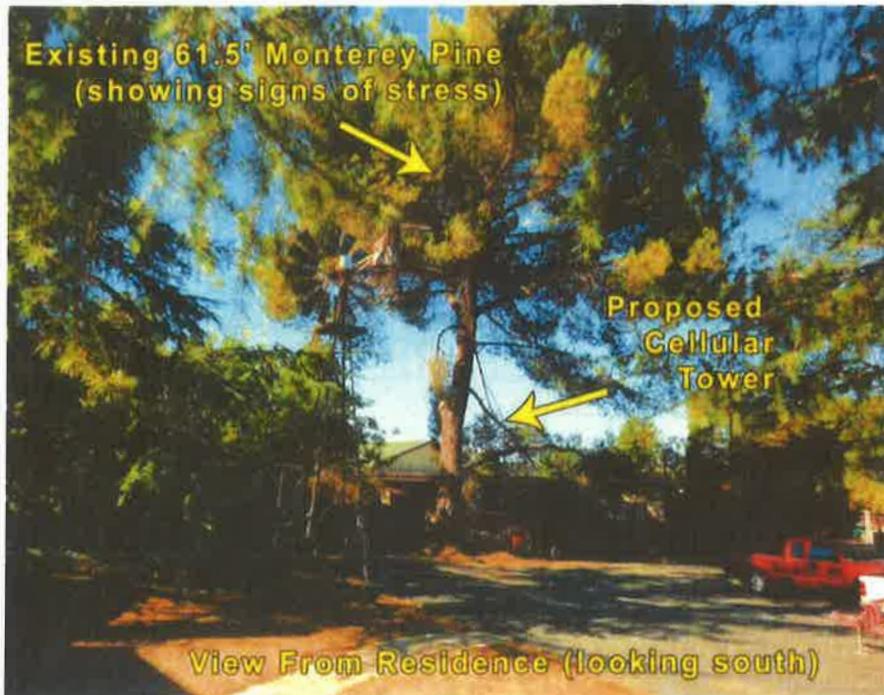
Four of the prominent pine trees referenced on the Verizon site plan are located on my parcel; these pines range in height from 67.5' to 88' and are undoubtedly the trees used as a justification for the above claims that the tower "will not be prominently visible" Regarding these trees; as you are well aware of, we are currently experiencing historic drought conditions. Five consecutive years of drought have stressed pine trees throughout the state making them more susceptible to disease and attack from pine bark beetles. During this period I have lost and two large pines on my property and

E-1

a third is currently exhibiting signs of stress. As you can see from the photos contained in this letter, the compromised pine is in a critical area relative to the proposed tower and will result in a high visual impact should it die; without this particular tree present the tower will be prominently visible from Highway 33 which is designated as an eligible scenic state highway.



E-1



I urge the planning commission to reconsider the proposal by Verizon for a WCF at this location. The tower is located within a potential scenic resource area (SR 33) and given the current status of pines in the vicinity has the potential to significantly impact community character and substantially degrade the vista for the public and nearby residents.

At the July 20th Ojai Valley Municipal Advisory Committee meeting I attended at the Oak View Community Center a Verizon representative (Ambrose) stated that nine properties were identified in the area that could address the cell coverage gap. He further stated that the Ventura Hay location was chosen because of its potential for "concealment". Given the possible impacts I presented above, it would be prudent to re-examine those alternate options.

Thank you for your time and consideration, should you wish, I am available to speak further on the matter and can be contacted by phone at 805-794-8637.

Sincerely,

Handwritten signature of Ron Yost.

[Ron Yost]

E-1

October 12, 2015

HAND DELIVERED

OCT 13 '15 PM 12:56

Ms. Kim Prillhart, Director of the Ventura County Planning Division
Resource Management Agency L#1740
800 S. Victoria Avenue, Ventura, California 93009-1740

Dear Ms. Prillhart:

Subject: A Petition to determine that the Application for a 40' Cell Phone Antenna Tower at 11570 N. Ventura Ave., Ojai Valley (PL 14-0197) should be found incomplete because the project has been expanded to 60' or that an Administrative Finding should be made that a Focused EIR is required because known negative height-related impacts on a contiguous residential community cannot be mitigated for either a 40' or 60 Antenna tower.

Before getting into some of the details supporting the above subject, we would like to take the opportunity to extend our thanks to the Planning staff, along with staffs of County Counsel's and Supervisor Bennett's offices, for listening to our concerns and partially revising the *Mitigated Negative Declaration* after it was before the MAC on July 20. By the way, toward the close of the MAC's hearing on the subject antenna tower, the applicant's representative reportedly said that **"I will tell you that 40' is not what's needed for this project. It should go another 20 feet."** In addition, after searching for a discussion of height impacts associated with the applicant's stated desire for more antenna tower height (that could go up to 60') nothing was found in the text of the revised *Initial Study* posted September 3 related to the significant and adverse impacts that could result from constructing a 40' or 60' tower (including an 8-10' high head on the antenna that would be almost 20' wide), in the visual middle of our residential neighborhood!

Now, to proceed with some detailed comments, suggestions and requests, as follows:

1. Our first request is to recognize that the currently adopted *Ojai Valley Area Plan* designates the entire area along both sides of Orchard Drive (including the area that is next to the proposed antenna tower site) as UR 1-2 (URBAN RESIDENTIAL 1-2DU/AC.) and, thus, this reference should have been used in the *Initial Study* posted September 3 in place of the reference to “rural” that was repeatedly stated in the *Community Character* section of the *Initial Study* (Sec. 25a).
2. Our second request is to recognize that the project applicant and the County Planning staff has not actually confirmed the need for the proposed antenna tower project in accordance with the *Ojai Area Plan’s* adopted policies (*Ojai Valley Area Plan, 1.6 Scenic Resources, Policies 1.6.2, No.3 a.,b.,c. & d.*).
3. Our third request is to recognize that the *Ventura County Non-Coastal Zoning Ordinance (ORD 4470-3/24/15)* should be viewed as applicable to the proposed antenna tower even though the original application was made several months before the ordinance was approved last March **because it became obvious during the MAC meeting of July 20 that the applicant wanted more height and this would result in significantly changing the proposed project description and piecemealing** the project which is not permitted under the *California Environmental Quality Act*. **Thus, the applicant actually amended the project description in public during the July 20 MAC meeting by stating the desire to increase the potential size of the project by as much as 20’ or 50% in height** and, therefore, staff should be directed to advise the applicant to withdraw and refile the application to represent the ultimate size and intent of the proposed antenna project (i.e., 60’) and prepare a suitable environmental document.
4. Our fourth request is to recognize that the visual representations made in drawings A-5 & A-6 accompanying the *Initial Study* were barely legible and absolutely did not portray the applicant’s desire for a tower height of more than 40’. For these reasons, the project application should be deemed incomplete and no further action should be taken by Planning Division staff until the applicant submits an application that satisfies the intent of

F-1

F-2

F-3

F-4

Ventura County Ordinance 4470, Sec.8107-45.1 through Sec. 8107-45.16. On the other hand, if it is determined after (consultation with the County Counsel) that the application cannot be deemed incomplete, then all of the provisions included in Ordinance 4470 (pertaining to Wireless Communication facilities) that are related to the applicant providing information (i.e., Sec.8107-45.3, Application Submittal Requirements and Sec,8107-45.4, Development Standards) should be included for reference in the *Notice of Preparation and Scope of Work* for preparing a focused EIR. In retrospect, when it is taken into consideration that the visual impacts of either a 40' or 60' antenna tower cannot be mitigated in relation to the much lower height of the neighborhood's residential roof lines and surrounding tree tops, **it is obvious that a *Mitigated Negative Declaration* was not the appropriate environmental document to choose and the only viable option remaining is either a full or focused EIR.**

F-4

5. Our fifth request is to recognize that the project description provided by the applicant and included in the revised *Initial Study's* exhibits is incomplete, only describes part of the project, and does not represent the applicant's desire (as stated in the July 20 MAC meeting) for 20' more height above 40'. **Also, the applicant did not submit revised height exhibits (i.e., A-5 and A-6) to include in the revised *MND* and *Initial Study* (posted September 3) to show the actual height desired (60') in contrast with the 40' originally requested .**

F-5

6. Our sixth request is to recognize that the visual impacts of an antenna tower extending above the peaks of surrounding residential roofs and the tops of existing trees (when viewed from different angles) cannot be mitigated and, thus, a *Mitigated Negative Declaration* is not the proper type of environmental document to use for the proposed project. In addition, one or more of the existing tall trees that may have provided partial visual screening will have to be removed due to a known infestation with bark beetles.

F-6

7. Our seventh request is to recognize that when a proposed project is **not exempt** from the *California Environmental Quality Act* and it can be reasonably predicted **that significant adverse impacts may occur**, an

F-7

Environmental Impact Report(EIR) or Focused EIR must be prepared before the *project* can be considered for approval by a public decision making body.

F-7

8. Our eighth request is to recognize that it is relatively easy to obtain public agency permissions to convert a cell phone antenna tower from a locally approved 40' height to an ultimate 60' in height. As an example, if the applicant initially applies for and obtains a *Conditional Use Permit* (including an approval for 40') they could subsequently apply for an additional 20' pursuant to a Federal Exemption and the applicant has already stated that "Verizon already plans to exploit this provision [Att. No. 1, par. 5]." **Thus, the cumulative height impact could increase 50 % over the originally approved 40' for a total of 60' and this possibility should have been included in the original project description.**

F-8

9. Our ninth request is to recognize that the applicant has not provided any technical information (prepared by qualified radio communication engineers) that would support the need for a proposed cell phone antenna tower at the proposed location. As an example, a written report of the number of dropped calls could have been submitted for the preceding 12 months plus diagrams of coverage deficiencies and alternate antenna tower heights and locations. Also, there has not been a comprehensive and/or authoritative written response to the MAC's request made last July 20 to review alternative cell phone antenna tower sites.

F-9

F-10

10. **Summary of issues related to the proposed cell phone tower application.**

A.The applicant did not provide legible height-related exhibits of visual impacts for a 40' antenna tower and no exhibits for a 60' tower and, thus, the application was and still is factually incomplete. **B.** Planning staff misclassified a contiguous and well established residential neighborhood as **rural** and this (along with the incomplete antenna height exhibits) probably led staff to conclude that the visual impacts of the proposed 40' antenna tower would not be significant and that a *Mitigated Negative Declaration (MND)* would suffice as an appropriate environmental document. In contrast, the Orchard Drive neighborhood is designated as **Low Density Urban in the Ojai Area Plan** and even the originally proposed 40' tower

F-11

could easily be 2-3 times higher than most residential roof lines and twice as high as the vast majority of surrounding vegetation. Stated succinctly, it would not be possible to mitigate the visual impacts of either a 40' or 60' antenna tower and, thus, trying to use an *MND* does not comply with the intent of the *California Environmental Quality Act* and only a complete EIR or a focused EIR will satisfy the requirements of CEQA. C .Stated another way, when known or projected impacts cannot be mitigated, the only allowable types of environmental documents remaining are a complete EIR or a focused EIR that includes evaluations of specific issues (i.e., wild life and negative height impacts, along with conformance with adopted General Land Use Plan policies and related Ventura County Ordinance requirements).

F-11

Based upon all of the information stated above, it is respectfully requested that the Planning staff **not** continue to process the incomplete application for the antenna tower project. In contrast, the clearest and fairest way to proceed might be for the applicant to **withdraw** their current application (without prejudice) and, if the applicant desires to proceed at a later date, they can file a new application that reflects the true nature, dimensions and height-related impacts of the proposed antenna tower project.

Sincerely,

(Please see the attached list for the names of local residents who have reviewed and concur with this petition).

C's: First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Ojai Valley Municipal Advisory Council
Brian R. Baca, Manager, Commercial and Industrial Permits
Hai Nguyen, Case Planner

Attachments:

1. Excerpt from the *Ojai Valley News*, July 22, 2015, p.A-1.
2. Exhibits A-5 and A-6 showing 40' and 60' antenna heights.
3. List of signatories for this letter of Oct. 12, 2015.

Verizon wants to install cell tower in Mira Monte

Tiobe Barron

Ojai Valley News correspondent

Keywords: Cell tower, Mira Monte

Verizon Wireless is seeking permission to install a new wireless communication facility (WCF) on a Mira Monte property owned by Ventura Hay Co., behind Wendy's. The commercially zoned parcel is uniquely situated to provide service to a cell phone service coverage gap around the intersection of Baldwin Road and La Luna Avenue, asserts Verizon representative Jerry Ambrose. While nearby residents voiced dissent at this location selection, ultimately their input may not affect the Ventura County Planning Division's decision.

"This is going in right in front of my house. It's going to block my view," said Charles Nordstrom, whose property abuts the Ventura Hay Co. He spoke at the Ojai Valley Municipal

Advisory Commission's Monday meeting. "It doesn't matter, does it, that there are five or six houses affected, that this will kill my resale value?"

"It's a complicated patchwork of state and local laws to regulate these facilities," explained Ventura County Assistant Planner Aaron Engstrom. "Our zoning code

doesn't regulate for private viewshed."

That patchwork of regulations includes a 1996 Federal Communications Commission (FCC) ruling forbidding local governments from considering radio frequency (RF) emissions when regulating WCFs — effectively forbidding these agencies from addressing any health concerns brought up by local residents. It also includes a WCF ordinance for the unincorporated Ojai Valley that the Ventura County Board of Supervisors adopted last March; this ordinance underscores a preference for "stealth" WCF and limits their height to 40 feet.

However, new FCC regulations adopted in November 2014 allow carriers to modify existing WCFs without a public review process. This includes additions of up to 20 feet, or 10 percent of the existing structure (whichever is greater). Ambrose said

"I will tell you that 40 feet is not what's needed for this project. It should go another 20 feet."

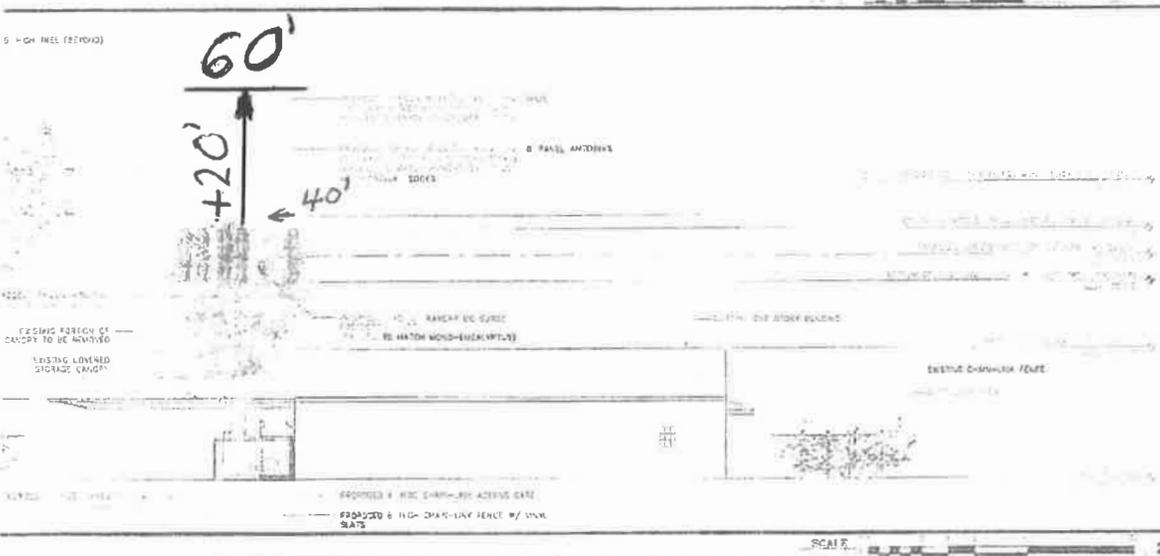
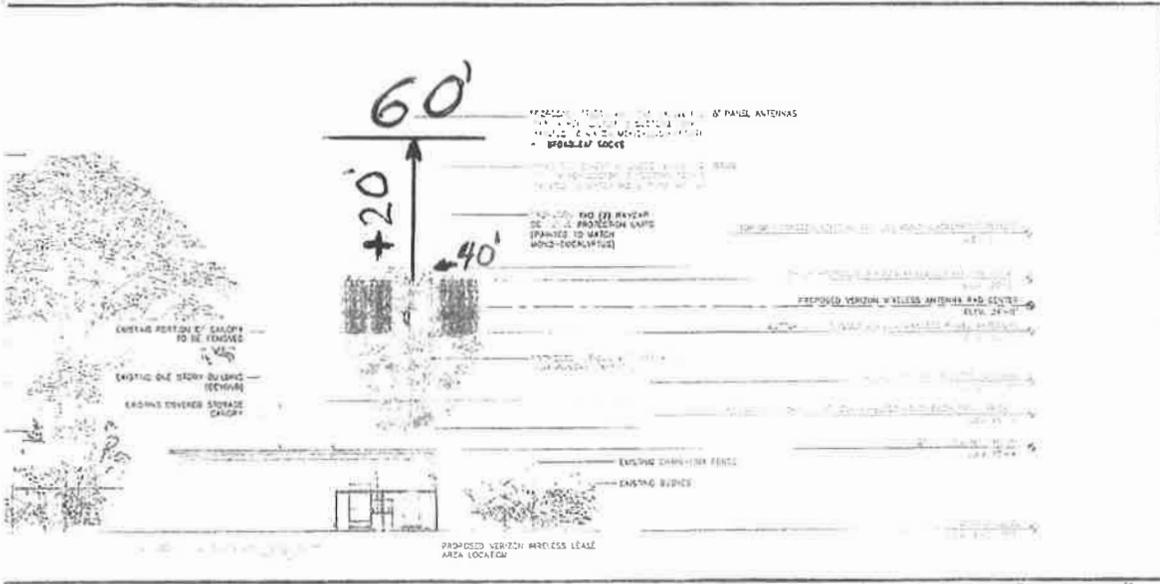
— Jerry Ambrose, Verizon representative

Verizon already plans to exploit this provision for its proposed Mira Monte WCF.

"I will tell you that 40 feet is not what's needed for this project. It should go another 20 feet (higher)," said Ambrose. "We will explore these new FCC regulations,

See WCF, Page A3

ATTACHMENT 2.



APPLICANT

verizonwireless

15505 SAND CANYON AVE.
BUILDING 101, FIRST FLOOR
IRVINE, CA 92618

ENGINEER

Eukon

www.eukon.com

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 563-8556

REVISIONS

NO.	DATE	DESCRIPTION
05/24/15	ISSUE CONSENTS	
01/28/15	ISSUE ZONING DRAWING	
		3 COMMENTS

LOCATION

--

PROJECT INFORMATION

LA LUNA

11570 J. VENUELA AVENUE
DANA POINT, CA 92623

SHEET TITLE

PROPOSED NORTH AND WEST ELEVATIONS

SHEET NUMBER

A-6

60'

List of signatures for the attached October 12, 2015 letter to the Ventura County Planning Director concerning a proposed 40' or 60' Cell Phone Tower at 11570 N. Ventura Ave., Ojai Valley

- | Name | Address |
|--------------------|---------------------------------|
| 1. Dawn Steering | 1708 Orchard Dr. Ojai, CA 93023 |
| 2. Jennifer Carter | 1724 Orchard Dr. Ojai, CA 93023 |
| 3. Stephen Carter | 1724 Orchard Dr. Ojai, CA 93023 |
| 4. Mary Wilson | 1703 Orchard Dr. Ojai, CA 93023 |
| 5. Andrew Wilson | 1703 Orchard Dr. Ojai, CA 93023 |
| 6. Laura Short | 1697 Orchard Dr. Ojai, CA 93023 |
| 7. Tony Storm | 1643 Orchard Dr. Ojai 93023 |
| 8. Karla Storm | 1643 Orchard Dr. Ojai 93023 |

List of signatures for the attached October 12, 2015 letter to the
 Ventura County Planning Director concerning a proposed 40' or 60' Cell
 Phone Tower at 11570 N. Ventura Ave., Ojai Valley

- | | Name | Address |
|----|--|--|
| 1. | Charles Naydety
Nancy Naydety | 1629 ORCHARD DR.
1629 ORCHARD DR. |
| 2. | Ron & Pam Jett | 1599 Orchard Dr. |
| 3. | Brandi and Danny Fletcher | 11586 N. VENTURA AVE
OJAI CA 93023 |
| 4. | Nancy L. Reynolds | 1621 Orchard Dr. Ojai, CA. 93023 |
| 5. | Bill Spaulding | 1621 Orchard Dr. Ojai CA. 93023 |
| 6. | Kathy Smith | 11516 Orchard Dr. Ojai CA 93023 |
| 7. | Ludwig H. Helmering | 1690 Orchard Dr. Ojai Ca. |
| 8. | [Signature] | 1708 Orchard Dr. |

List of signatures for the attached October 12, 2015 letter to the Ventura County Planning Director concerning a proposed 40' or 60' Cell Phone Tower at 11570 N. Ventura Ave., Ojai Valley

- | Name | Address |
|---|-----------------------------------|
| 1. <u>Sharon Ducey</u> | 60 Don Antonio Way Ojai, CA 93023 |
| 2. <u>C. OERI</u> | 2 DON ANTONIO WAY. OJAI 93023 |
| 3. <u>G. Boller</u> | 1595 Orchard Dr. Ojai 93023 |
| 4. <u>T.F. BOWER</u> | 1595 ORCHARD DR. OJAI, CA. 93023 |
| 5. <u>Mischa Dvortcsak</u> | 1558 Orchard Dr 93023 |
| 6. <u>Trish Whalen</u>
Christine Carmody | 11681 Orchard Dr. Ojai, CA 93023 |
| 7. <u>Christine Carmody</u> | 11609 N. Ventura Ave, Ojai 93023 |
| 8. <u>Joseph Carmody</u> | 11609 N. Ventura Ave Ojai 93023 |

List of signatures for the attached October 12, 2015 letter to the
 Ventura County Planning Director concerning a proposed 40' or 60' Cell
 Phone Tower at 11570 N. Ventura Ave., Ojai Valley

- | Name | Address |
|---------------------------|------------------------------------|
| 1. <u>John A. Popp</u> | 3 Don Antonio Way Ojai |
| 2. <u>Mary Ann Popp</u> | 3 Don Antonio Way Ojai |
| 3. <u>Betty Pitman</u> | 180 Don Antonio Way Ojai |
| 4. <u>Melba Pitman</u> | 180 Don Antonio Way, Ojai |
| 5. <u>Rebecca Sijpe</u> | 11598 N. Ventura Ave Ojai
93052 |
| 6. <u>Arnell P. Angil</u> | 11598 N Ventura Av Ojai 9302 |
| 7. _____ | |
| 8. _____ | |

OCT 21 2015

G

October 19, 2015

Ms. Kim Prillhart, Director of
Ventura County Planning Division
Resource Management Agency, L#1740
800 S. Victoria Avenue
Ventura, California 93009-1740

Dear Ms.Prillhart:

Subject: Addendum to Petition dated October 12, 2015 to determine that the Application for a 40' Cell Phone Antenna Tower at 11570 N. Ventura Ave., Ojai Valley (PL 14-0197) should be found incomplete because the project has been expanded to 60' or that an Administrative Finding should be made that a Focused EIR is required because known negative height-related impacts on a contiguous residential community cannot be mitigated for either a 40' or 60' Antenna tower.

G-1

During distribution of the subject petition within the County Government Center, on Tuesday, October 12, 2015, we were asked for the name of a contact person by staff of the Ventura County's Counsel Office. After review by our neighborhood team members, it was decided that I should serve as the contact person to receive all responses to our letters and petitions beginning with our petition of October 12.

In ~~addition~~, it is requested that the residents along the westerly side of Ventura Avenue, ~~pp~~posite the proposed antenna tower site and living within the *Ojai Villa Mobil Estates* located at 70 W. Baldwin Rd., Ojai, CA. 93023 spaces 42,43,44, 45,46,47,48,49,51,52,53,54,55,56,57,59,60,66 and 67 be sent individual public notices concerning any intended actions (i.e., anticipated or actual approval of PL14-0197 and/or public notices concerning any future public meetings pertaining to the proposed 40'-60' cell phone tower proposed at 11570 N. Ventura Avenue in the Ojai Valley.

G-2

Sincerely,



Ms. Tracy Reynolds
1621 Orchard Drive
Ojai, CA 93023

C's: First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Brian R. Baca, Manager, Commercial and Industrial Permits
Hai Nguyen, Case Planner

NOV 2 '15 PM 12:58

November 2, 2015

HAND DELIVERED

Ms. Kim Prillhart, Director of the Ventura County Planning Division
Resource Management Agency L#1740
800 South Victoria Avenue
Ventura, California 93009-1740

Dear Ms. Prillhart:

Subject: Addendum No. 2 to a Petition Dated October 12, 2015 to determine that the Application for a 40' Cell Phone Antenna Tower at 11570 N. Ventura Avenue, Ojai Valley (PL14-0197) should be found incomplete because the project has been expanded to 60' or that an Administrative Finding should be made that a Focused EIR is required because known negative height-related impacts on a contiguous residential community cannot be mitigated for either a 40' or 60' Antenna Tower.

In the *Notice of Availability and Intent to Adopt a Mitigated Negative Declaration* dated 9-3-15, it is stated:

- A. On p.1 that **“the applicant has expressed their intention to ... seek a federal exemption to modify the WCF’s [Wireless Communication Facility] overall height.”**
- B. On p.2 that **“Thus, the overall height of the mono Eucalyptus antenna tower included in the proposed WCF may ultimately have a maximum height of 60 feet (40 feet under the County of Ventura’s jurisdiction and 20 feet under the federal exemption).”**
- C. Also, on p.2 (par.2, in the list of ***Potentially Significant Environmental Impacts Identified***) avoidance of nesting birds is identified, but **there is absolutely no reference at all to the visually related height impacts associated with either a 40' or 60' antenna tower!**

Significant deficiencies related to the *Draft Mitigated Negative Declaration* are as follows:

- A. Per the California Environmental Quality Act (CEQA) it is required that the totality of a proposed project be described and evaluated and just because another governmental agency may approve an exemption to a local

H-1

agency's height limits (i.e., Ventura County's height limit of 40') does not mean that the other agency's exemption related to permitting provides a concurrent exemption to the requirements of CEQA for conducting a review of the total project, identifying significant impacts and recommending effective mitigating measures.

B. The proposed 60' antenna tower project is clearly being proposed on a fragmented (piecemeal) basis and therefore, the proposed project should be withdrawn and refiled by the applicant, while including a reference to maximum proposed height in the project description (i.e., 60') or immediately processed by the County Planning Division for **quick denial** because the possible significant height impacts (of 40' or 60') of the proposed project on the contiguous residential urban neighborhood have not been identified, evaluated or mitigated in the *Initial Study and MND* dated 9/3/15. Also, for immediate reference, there were many erroneous conclusions stated in Section 25 (*Community Character*) of the *Initial Study* and they are repeated on page 3 of this letter following the headings of A, B and C. For reference herein, comments on the erroneous conclusions were described at length in a letter of comment to you dated September 29, 2015 and, subsequently supported in the original *Petition* letter dated October 12, 2015. Also, the currently adopted *Ojai Valley Area Plan* includes at least one section that is relevant to antenna towers and it is titled *Scenic Resources* (Ch. 1.6). At this point, it is requested that the proposed antenna tower project be reviewed for consistency with the intent of the *Ojai Plan's* adopted goals (1.6.1), policies (1.6.2) and the height related policy (par. 1.6.2.3.b) which provides in part that "the height of such facilities...shall be limited to 40' where technically feasible." It is also requested that the proposed project be reviewed for consistency with the designation of Highway 33 as an "Eligible State Scenic Highway" as portrayed in Figure 1.7.2a of the *Ventura County General Plan*.

H-1

H-2

H-3

ADDITIONAL VISUAL IMPACT ANALYSIS

To help illustrate the visual impacts of a proposed 40' or 60' antenna tower, photos were taken of tethered (and free floating balloons) anchored next to property line fences located right next to the proposed antenna site at 11570 North Ventura Ave. **As assembled, the group of balloons measured**

4 to 5' in diameter (depending upon which side they were viewed from). To approximate the visual width of the proposed tower top with the 12 antenna panel array mounted on a triangle framework, it is necessary to magnify the width of the balloons (as seen in the photos) 4 to 5 times—an easy way to do this is to use a scale in either metric or English units and (after measuring the approximate width multiply the measurement by 4 or 5) then, lay the scale back on the surface of each photo (in the same place as the balloons that were just measured) and look at the total distance. For reference, a copy of the four photos is shown on Attachment No. 1 and a complete set of 21 photos is included on a CD with an accompanying comment sheet. **As can be clearly seen, the proposed ultimate 60' antenna tower (with its approximate 20' wide head) would be well above all surrounding buildings and almost all vegetation**—in addition, the owner of the contiguous northerly property has publically stated that he may have to cut down one of the highest pine trees that is closest to the antenna tower footing in one to two years if the bark beetle infestation associated with the drought continues o. **After reviewing each of the photos it can be readily determined that the impacts will be significant for an antenna height of either 40-60' and, thus, a Mitigated Negative Declaration is not an appropriate environmental document per the requirements of CEQA because the visual height impacts cannot be mitigated on the surrounding residences in the surrounding low density urban area!** In view of the preceding discussion of height related impacts and the dramatic height relationships of the proposed antenna tower to surrounding buildings and vegetation, **it can be unequivocally stated that the principal conclusions in the *Community Character* section of the *Initial Study (25a and 25b)* are without foundation and absolutely wrong. For reference, the principle and wrongly stated conclusions are included herein for immediate reference, as follows:**

- A. "The proposed project will **not be out of character** with the commercial and rural residential uses surrounding the site [p.40, par.25a]."
- B. "The project will **not be incompatible** with the existing land uses [p.40, par.25a, lower]."

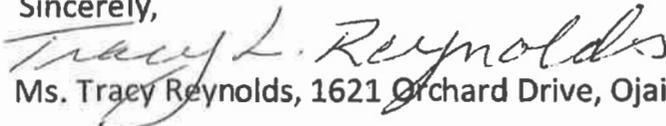
H-4

- C. The proposed project site is surrounded by various species of trees ranging in height from 22 to 84 feet [and] the faux [antenna tower] **will not be prominently visible** [p.41, par.25a, top].”

As a final comment pertaining to the *Initial Study*, the conclusion in Section 25a that the *Cumulative Impact (Degree of Effect)* of the proposed project will be **“Less than Significant (LS)” is in error** as the visual impacts are obviously very significant, as can be seen in all the photos and, therefore, **the box labeled “PS (Potentially Significant)” should have been checked.**

In closing, please take all of the information presented above (along with the significant height impact relationships presented in the attached photos taken Oct. 23 and 24) and consider the sum total of it in support of the original *Petition* dated October 12, 2015.

Sincerely,



Ms. Tracy Reynolds, 1621 Orchard Drive, Ojai CA 93023

C's: First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Resource Management Agency Director,
Christopher Stephens
Brian R. Baca, Manager, Commercial and Industrial Permits
Hai Nguyen, Case Planner

Attachments:

1. Four photos portraying significant height-related impacts of the proposed antenna tower on the surrounding urban residential neighborhood(*ON COVER*).
2. Description of the characteristics of the four photos (referred to above) and 21 photos on the accompanying CD.
3. Original letter of Petition to the Director of the Ventura County Planning Division dated October 12, 2015 with 38 signatures (not attached) and an Addendum of October 19 requesting that additional parties be notified of any scheduled future actions re: the proposed cell phone antenna tower (PL14-0197).

**Attachment No. 2, Descriptions of Antenna Height Simulation
Conducted on October 23 and 24, 2015 In the Mira Monte area of the
Ojai Valley.**

Background:

1. Groups of Helium filled balloons were launched separately at the northerly and westerly sides of the proposed antenna tower site located at 11570 N. Ventura Ave. and at the boundary of commercially and residentially zoned properties.
2. Almost all photos were taken with the camera held level at eye height (about 5' above ground level). Only a few shots were taken with the camera pointed up toward the balloons.
3. As assembled, the group of balloons measured 4 to 5' feet in diameter (depending upon which side they were viewed from). To approximate the visual width of the proposed tower top with the 12 panel antenna array mounted on a triangular framework, it is necessary to magnify the width of the balloons (as actually seen in each photo) 4 to 5 times—an easy way to do this is to use a scale in either metric or English units and (after measuring the approximate width multiply the measurement by 4 or 5) then, lay the scale back on the surface of each photo in the same place as the balloons that were just measured.
4. For reference, the dimensions of the antenna head have been increased slightly (both vertically and horizontally) to allow for the addition of artificial vegetation—thus, the antenna head could be estimated at 10' high by 20' wide. Under the antenna head, a false antenna trunk with widths greater or less than 20' could be installed for a maximum of 50' in height. Thus, it is important to

realize that the completed antenna project will not look like a simple lollipop sitting on top of a stick, but will appear more like a huge mushroom sitting on top of a tall grain silo and, therefore, will significantly impact the views to and from the center of a long established residential urban community.

Comments on individual photos are as follows:

1. Photo Sheet of Four (upper left)—looking east from Ventura Ave.--expand the balloons 4-5 times to estimate the visual impact of the antenna head and tower and extend this width (20') down to the tops of the existing trees to get an impression of the antenna head on top of the artificial tree trunk .
2. Photo Sheet of Four (upper right)—looking southwest, it is obvious that both the top and body of the antenna tower will be visible through some of the tallest trees on several lots while the observer is at ground level.
3. Photo Sheet of Four (lower right)—looking northwest from Orchard Drive—expanding the width of the balloons 4 to 5 times will reveal that one of two of the most notable views in the Ojai Valley (views of White Ledge Peak or Topa Topa) will be significantly impacted or almost totally obliterated for some residents and passersby on Orchard Drive.
4. Photo Sheet of Four (lower left)—this photo includes the same tethered group of balloons plus 10 others floating free—the total distance from the most extreme upper-left balloon to the lower right balloon is about 4 times the width of the tethered group and, thus, constitutes a distance that is still smaller in diameter than an approximate 20' wide antenna tower head with camouflage foliage!

Comments on Some of the Characteristics of the 21 photos on the enclosed CD are as follows:

1. (001) Wendy's looking N.E. from Ventura Ave.

(014) Looking north westerly of Orchard Drive toward the antenna site and over the tops of long established single family and single story homes.

(015) Same comment as for No. 14 (above).

(016) Same comment as for No.14 (above).

(017) Looking southerly from the lot next to the antenna tower site.

(018) Same comment as for No. 17 (above).

(019) Looking south east at the balloons above Wendy's—try and imagine an antenna tower head 4-5 times wider than the balloons and 60' above ground level just in back of Wendy's (and soon to be Starbucks).

(020) Same comment as for No. 8 and No. 9 (above).

(021) Same comment as for No. 17 (above).

END OF COMMENTS ON PHOTOS

October 12, 2015

HAND DELIVERED

Ms. Kim Prillhart, Director of the Ventura County Planning Division
Resource Management Agency L#1740
800 S. Victoria Avenue, Ventura, California 93009-1740

Dear Ms. Prillhart:

Subject: A Petition to determine that the Application for a 40' Cell Phone Antenna Tower at 11570 N. Ventura Ave., Ojai Valley (PL 14-0197) should be found incomplete because the project has been expanded to 60' or that an Administrative Finding should be made that a Focused EIR is required because known negative height-related impacts on a contiguous residential community cannot be mitigated for either a 40' or 60 Antenna tower.

Before getting into some of the details supporting the above subject, we would like to take the opportunity to extend our thanks to the Planning staff, along with staffs of County Counsel's and Supervisor Bennett's offices, for listening to our concerns and partially revising the *Mitigated Negative Declaration* after it was before the MAC on July 20. By the way, toward the close of the MAC's hearing on the subject antenna tower, the applicant's representative reportedly said that **"I will tell you that 40' is not what's needed for this project. It should go another 20 feet."** In addition, after searching for a discussion of height impacts associated with the applicant's stated desire for more antenna tower height (that could go up to 60') nothing was found in the text of the revised *Initial Study* posted September 3 related to the significant and adverse impacts that could result from constructing a 40' or 60' tower (including an 8-10' high head on the antenna that would be almost 20' wide), in the visual middle of our residential neighborhood!

Now, to proceed with some detailed comments, suggestions and requests, as follows:

1. Our first request is to recognize that the currently adopted *Ojai Valley Area Plan* designates the entire area along both sides of Orchard Drive (including the area that is next to the proposed antenna tower site) as UR 1-2 (URBAN RESIDENTIAL 1-2DU/AC.) and, thus, this reference should have been used in the *Initial Study* posted September 3 in place of the reference to “rural” that was repeatedly stated in the *Community Character* section of the *Initial Study* (Sec. 25a).
2. Our second request is to recognize that the project applicant and the County Planning staff has not actually confirmed the need for the proposed antenna tower project in accordance with the *Ojai Area Plan’s* adopted policies (*Ojai Valley Area Plan, 1.6 Scenic Resources, Policies 1.6.2, No.3 a.,b.,c. & d.*).
3. Our third request is to recognize that the *Ventura County Non-Coastal Zoning Ordinance (ORD 4470-3/24/15)* should be viewed as applicable to the proposed antenna tower even though the original application was made several months before the ordinance was approved last March **because it became obvious during the MAC meeting of July 20 that the applicant wanted more height and this would result in significantly changing the proposed project description and piecemealing** the project which is not permitted under the *California Environmental Quality Act*. **Thus, the applicant actually amended the project description in public during the July 20 MAC meeting by stating the desire to increase the potential size of the project by as much as 20’ or 50% in height** and, therefore, staff should be directed to advise the applicant to withdraw and refile the application to represent the ultimate size and intent of the proposed antenna project (i.e., 60’) and prepare a suitable environmental document.
4. Our fourth request is to recognize that the visual representations made in drawings A-5 & A-6 accompanying the *Initial Study* were barely legible and absolutely did not portray the applicant’s desire for a tower height of more than 40’. For these reasons, the project application should be deemed incomplete and no further action should be taken by Planning Division staff until the applicant submits an application that satisfies the intent of

Ventura County Ordinance 4470, Sec.8107-45.1 through Sec. 8107-45.16. On the other hand, if it is determined after (consultation with the County Counsel) that the application cannot be deemed incomplete, then all of the provisions included in Ordinance 4470 (pertaining to Wireless Communication facilities) that are related to the applicant providing information (i.e., Sec.8107-45.3, Application Submittal Requirements and Sec,8107-45.4, Development Standards) should be included for reference in the *Notice of Preparation and Scope of Work* for preparing a focused EIR. In retrospect, when it is taken into consideration that the visual impacts of either a 40' or 60' antenna tower cannot be mitigated in relation to the much lower height of the neighborhood's residential roof lines and surrounding tree tops, **it is obvious that a *Mitigated Negative Declaration* was not the appropriate environmental document to choose and the only viable option remaining is either a full or focused EIR.**

5. Our fifth request is to recognize that the project description provided by the applicant and included in the revised *Initial Study's* exhibits is incomplete, only describes part of the project, and does not represent the applicant's desire (as stated in the July 20 MAC meeting) for 20' more height above 40'. **Also, the applicant did not submit revised height exhibits (i.e., A-5 and A-6) to include in the revised *MND* and *Initial Study* (posted September 3) to show the actual height desired (60') in contrast with the 40' originally requested .**
6. Our sixth request is to recognize that the visual impacts of an antenna tower extending above the peaks of surrounding residential roofs and the tops of existing trees (when viewed from different angles) cannot be mitigated and, thus, a *Mitigated Negative Declaration* is not the proper type of environmental document to use for the proposed project. In addition, one or more of the existing tall trees that may have provided partial visual screening will have to be removed due to a known infestation with bark beetles.
7. Our seventh request is to recognize that when a proposed project is **not exempt** from the *California Environmental Quality Act* and it can be reasonably predicted that **significant adverse impacts may occur**, an

could easily be 2-3 times higher than most residential roof lines and twice as high as the vast majority of surrounding vegetation. Stated succinctly, it would not be possible to mitigate the visual impacts of either a 40' or 60' antenna tower and, thus, trying to use an *MND* does not comply with the intent of the *California Environmental Quality Act* and only a complete EIR or a focused EIR will satisfy the requirements of CEQA. C .Stated another way, when known or projected impacts cannot be mitigated, the only allowable types of environmental documents remaining are a complete EIR or a focused EIR that includes evaluations of specific issues (i.e., wild life and negative height impacts, along with conformance with adopted General Land Use Plan policies and related Ventura County Ordinance requirements).

Based upon all of the information stated above, it is respectfully requested that the Planning staff **not** continue to process the incomplete application for the antenna tower project. In contrast, the clearest and fairest way to proceed might be for the applicant to **withdraw** their current application (without prejudice) and, if the applicant desires to proceed at a later date, they can file a new application that reflects the true nature, dimensions and height-related impacts of the proposed antenna tower project.

Sincerely,

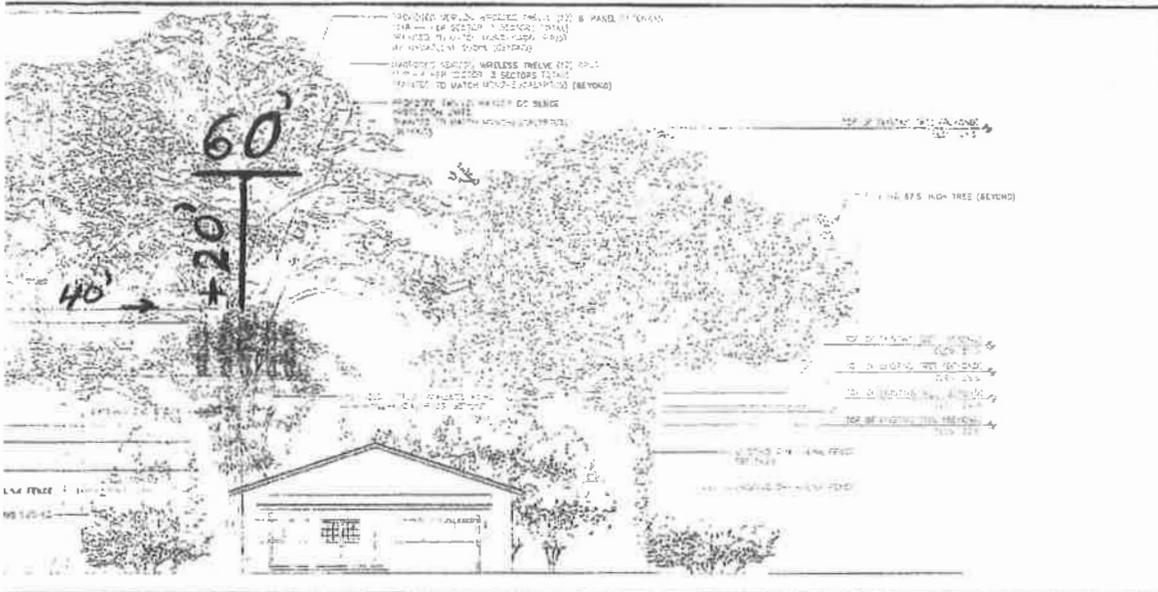
(Please see the attached list for the names of local residents who have reviewed and concur with this petition).

C's: First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Ojai Valley Municipal Advisory Council
Brian R. Baca, Manager, Commercial and Industrial Permits
Hai Nguyen, Case Planner

Attachments:

1. Excerpt from the *Ojai Valley News*, July 22, 2015, p.A-1.
2. Exhibits A-5 and A-6 showing 40' and 60' antenna heights.
3. List of signatories for this letter of Oct. 12, 2015.

ATTACHMENT 2.



APPLICANT:

Verizon Wireless

16805 BARD CANYON AVE.
BUILDING 101, FIRST FLOOR
IRVINE, CA 92618

ENGINEER:

Eukon

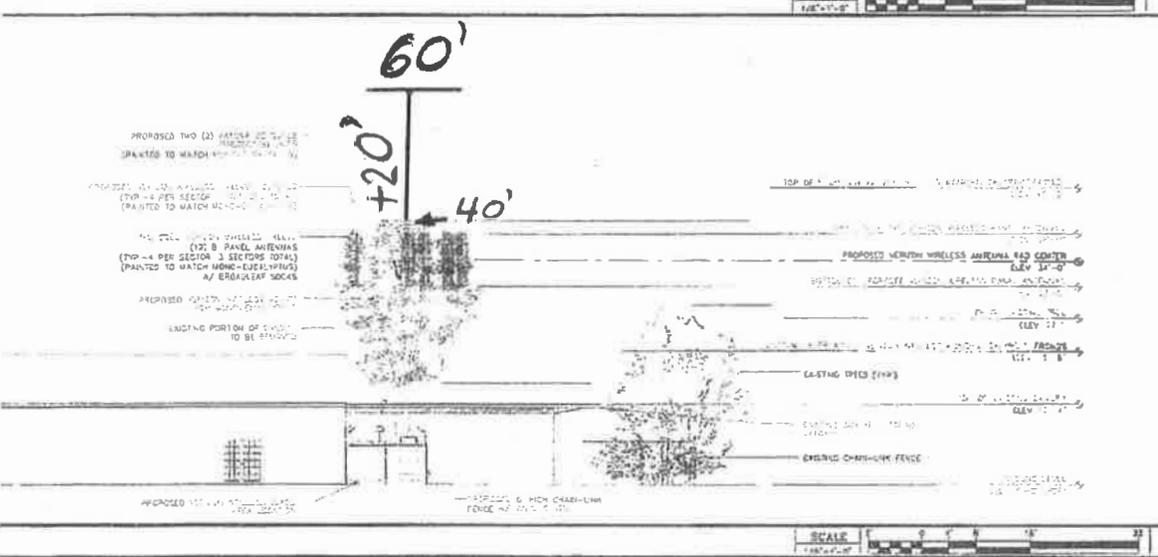
85 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8888

DESIGNED BY: _____

CHECKED BY: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/18/14	J. COMMENTS
2	11/25/14	ADD SOUND DRAWING



REVISIONS:

NO.	DATE	DESCRIPTION
1	12/18/14	J. COMMENTS
2	11/25/14	ADD SOUND DRAWING

PROJECT INFORMATION:

LA LUNA

11111 CENTRAL EXPRESS
DANA POINT, CA 92623

SHEET TITLE:

PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NUMBER:

A-5

60'

October 19, 2015

Ms. Kim Prillhart, Director of
Ventura County Planning Division
Resource Management Agency, L#1740
800 S. Victoria Avenue
Ventura, California 93009-1740

Dear Ms. Prillhart:

Subject: Addendum to Petition dated October 12, 2015 to determine that the Application for a 40' Cell Phone Antenna Tower at 11570 N. Ventura Ave., Ojai Valley (PL 14-0197) should be found incomplete because the project has been expanded to 60' or that an Administrative Finding should be made that a Focused EIR is required because known negative height-related impacts acts on a contiguous residential community cannot be mitigated for either a 40' or 60' Antenna tower.

During distribution of the subject petition within the County Government Center, on Tuesday, October 12, 2015, we were asked for the name of a contact person by staff of the Ventura County's Counsel Office. After review by our neighborhood team members, it was decided that I should serve as the contact person to receive all responses to our letters and petitions beginning with our petition of October 12.

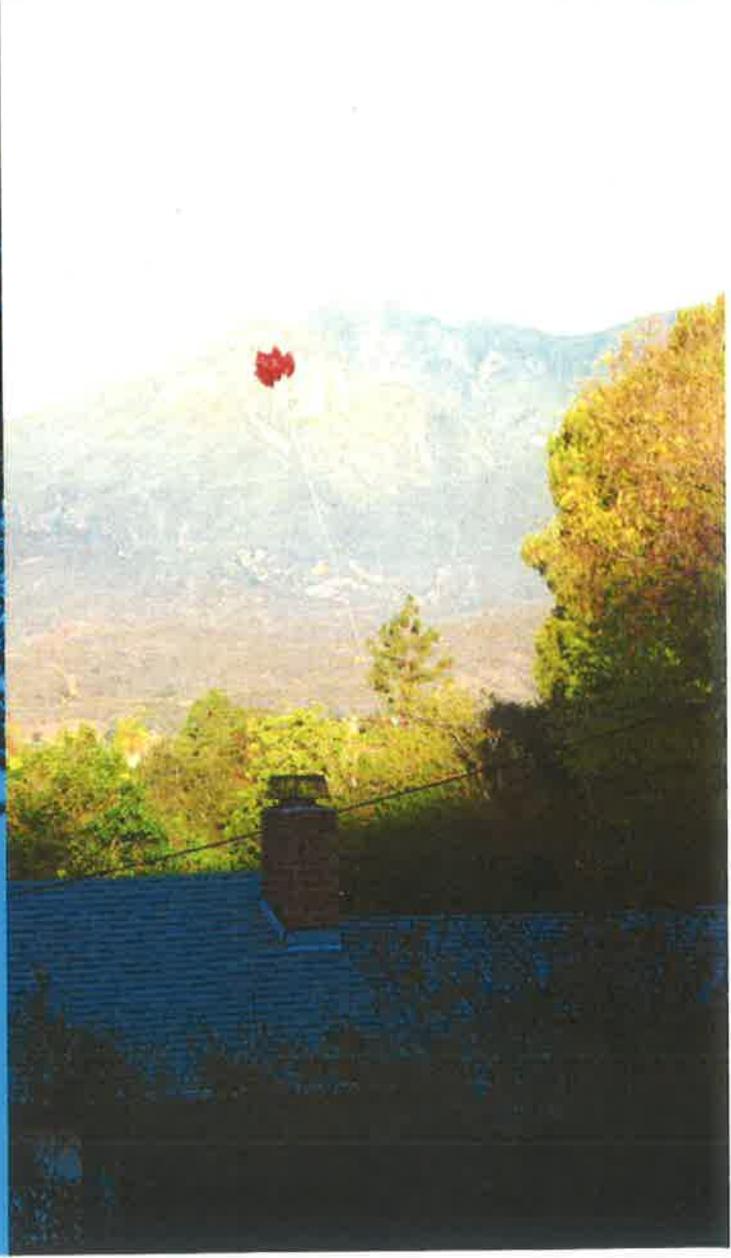
In addition, it is requested that the residents along the westerly side of Ventura Avenue, opposite the proposed antenna tower site and living within the *Ojai Villa Mobil Estates* located at 70 W. Baldwin Rd., Ojai, CA. 93023 spaces 42,43,44, 45,46,47,48,49,51,52,53,54,55,56,57,59,60,66 and 67 be sent individual public notices concerning any intended actions (i.e., anticipated or actual approval of PL14-0197 and/or public notices concerning any future public meetings pertaining to the proposed 40'-60' cell phone tower proposed at 11570 N. Ventura Avenue in the Ojai Valley.

Since I rely,

Ms. Tracy Reynolds
1621 Ojai Drive
Ojai, CA 93023



C's: First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Brian R. Baca, Manager, Commercial and Industrial Permits
Hai Nguyen, Case Planner



24
2015 NOV 23 30 PM 4:35
November 23, 2015

Mr. Hai Nguyen, Case Planner
Planning Division L#1740
County of Ventura
800 S. Victoria Avenue
Ventura, CA 93009-1740

Dear Mr. Nguyen:

Subject: Request to Obtain Copies of Information from the **PL 14-0197** File Pertaining to a Proposed Cell Phone Antenna Tower at 11570 North Ventura Avenue.

I would like to obtain one legible copy of each of the following and have them available for pick up during the week of November 30. The subject items include:

1. The original application with any attachments provided by Verizon and/or their consultants.
2. Letters from the Ventura County Planning Division staff to the applicants.
3. Responses to letters from the Ventura County Planning Division staff by the applicants.
4. Any memoranda between Ventura County Planning Division staff members concerning **public need** for the proposed project. For reference, the *Scenic Resources Element* of the *Ojai Valley Area Plan* provides in part (Policies 1.6.2,3) that "Discretionary development for antenna...facilities shall be **prohibited** unless **public need** has been adequately demonstrated."
5. Any letter or reports submitted by the applicants that were intended to demonstrate "**Public Need**" as provided for in Section 1.6.2,3 (policies) of the *Scenic Resources Element* of the *Ojai Valley Area Plan* (11-15-2005).

Please let me know by both phone 805-794-8637 (with a message) and e-mail (rytracman@gmail.com) if payment for the copies is required in advance and, if so, what forms of payment would be acceptable. Also, please let me know what the established copying rate is per page.

Sincerely,



**Mr. Ron Yost
1599 Orchard Dr.
Orchard Dr., Ojai, CA 93023**

**C's
First District Supervisor, Steve Bennett
Ventura County Counsel's Office
Mr. Christopher Stephens, RMA Director
Ms. Kim Prillhart, Planning Director
Mr. Brian R. Baca, Manager, Commercial and Industrial Permits**

Nguyen, Hai

From: ray <venturadoc@earthlink.net>
Sent: Tuesday, December 15, 2015 2:07 PM
To: Nguyen, Hai
Subject: Tower

We wish to express our strong disapproval of Verizon Wireless' proposed 40-foot tower near our home. This is a purely profit-driven proposal which would not improve cellphone communications but would be another Highway 33 eyesore in the unincorporated portion of the Ojai Valley, where we live. Too often the County approves needless commercialism within the unincorporated Ojai Valley.

Please deny this request.

J-1

Ray & Silvia Faulstich
12339 MacDonald Dr
Mira Monte

December 21, 2015

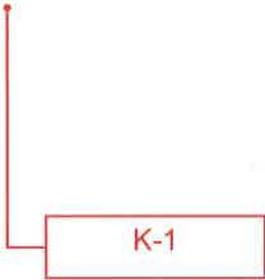
Hand Delivered

Mr. Michael G. Powers, Chief Executive Officer
County of Ventura
800 South Victoria Avenue
Ventura, CA. 93009

Dear Mr. Powers:

Re: **Public Need** as Related to a Proposed Cell Phone Tower in the Mira Monte area of the Ojai Valley.

We would like to alert you to the prospect of the topic of **Public Need** being brought before the Board of Supervisors in the near future. For reference, a brief discussion of **Public Need** and the implications of not hiring qualified consultants is included on page 3 (paragraphs 2 and 3) of a letter to the Ventura County Planning Director dated December 21, 2015. Please take the time to review the information included in the letter so that you can be in a better position to advise the Board when issues related to **Public Need** arise.



Sincerely,

1579 Orchard Dr., Ojai

1599 Orchard Dr., Ojai

1621 Orchard Dr., Ojai

C: Steve Bennett, First District Supervisor

Attachment: Letter of December 21, 2015 to Ms. Kim Prillhart, Director of the Ventura County Planning Division

December 21, 2015
Hand Delivered

Ms. Kim Prillhart, Director of
Ventura County Planning Division
Resource Management Agency, L#1740
800 S. Victoria Ave
Ventura, California 93009-1740

Dear Ms. Prillhart:

Re: Report Including Findings, Conclusions and Recommendations Pertaining to a Cell Phone Tower (PL14-0197) Proposed at 11570 Ventura Ave. in the Ojai Valley.

Based upon a review of the case file conducted last Thursday, Dec. 10, we have verified previous findings, solidified some conclusions and prepared several recommendations that we would like to share with you and the Ventura County Discretionary Land Use Management team before the year's end.

Findings based upon *Supplemental Application Material* recently found in file and hand dated 9/9/2015, are as follows:

1. **Project Description:** The proposed cell phone tower project will include a 60' high (to top of branches) "Mono- Eucalyptus" for the purpose of supporting and screening antennas.
2. **Site Selection:** Verizon claims that it currently has a **significant gap** in coverage in the area generally surrounding the intersection of Baldwin Road and North Ventura Ave. as portrayed on Verizon's RF coverage maps.

Initial Comments:

1. **Project Description:** As of the date of this letter, the undersigned are not aware of any evaluation prepared by the Planning Division describing the significant visual impacts from the proposed 60' cell phone tower on the adjacent residential neighborhood. For reference, the proposed tower will be 3 to 4 times the height of most adjacent structures in our urban neighborhood and 2 to 3 times the height of surrounding vegetation (with only a few exceptions). Also, all comments and conclusions in the Planning Division's previous reports (i. e, MNDs) stating or implying that visual impacts of the antenna tower on the adjacent residential neighborhood would be minimal or insignificant are simply not supported by any evidence in the written record! In view of this, it is felt that the only procedurally correct ways to process Verizon's application would be for them to lower the requested height to 10' (then, obtain a 20' bonus from the FCC for a total of 30') or proceed to prepare a focused EIR since the significant height impacts could not be mitigated in relation to the surrounding structures with an MND and, thus, an EIR would be the only defensible document for meeting the intent of CEQA and the County's adopted environmental guidelines.
2. **Site Selection:**

K-2

1

Maps: While cell phone service coverage maps have been provided by Verizon these maps are simply a picture of conclusions and no supporting studies (at the technical or engineering levels) have been provided by Verizon or their consultants to support the service area deficiencies (conclusions) portrayed on the maps.

Gaps in Cell Phone Coverage: While there may be a gap in coverage for Verizon, this does not necessarily constitute a significant **Public Need** as there are other service providers within the area and a large new cell antenna, just as has been proposed by Verizon, was recently constructed about one-half mile southerly of the site currently selected by Verizon. In other words, while Verizon may have a need related to their individual company this should not automatically be interpreted as a broad based **Public Need**.

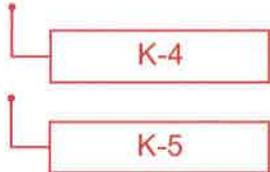
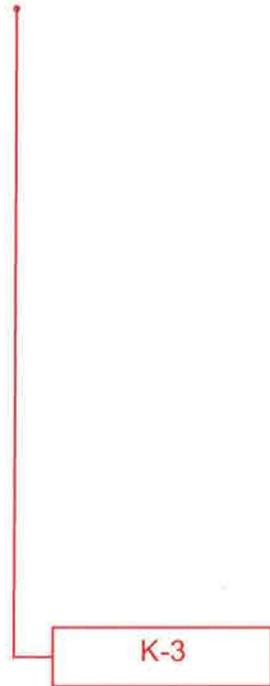
Before a determination of **Public Need** is made, the County should hire a qualified cell phone system consultant to review the coverage (effectiveness) of each company currently providing service within a one mile radius of the intersection of Baldwin Road (Highway 150) and Ventura Ave. (Highway 33) to provide evidence in the record that such a need actually exists. In addition, the consultant should review each company's plans for improvements over the next five years. Along with this, the consultant should identify and report on changes to the cell phone system that can be made by all companies to improve service without building more antenna towers!

Conclusions:

1. The information provided by Verizon (hand dated 9/9/15) describes a proposed cell antenna tower (with a total height of 60') to be located in back of Wendy's (along with four alternative sites).
2. The information provided by Verizon (hand dated 9/9/15) includes a claim of a "Significant Gap" in coverage (as shown on their Coverage Maps), but does not include any technical or engineering information supporting their claim of a coverage gap.
3. While Verizon, as an individual company, might have a coverage gap within a limited area, this does not automatically translate into a general "Public Need" for more coverage especially since a large new cell phone antenna was just recently constructed about a half mile to the south by another company.
4. **The Ojai Area Plan's Scenic Resources Element (Sec. 1.6.2, Policies , No.3) provides in part that "Discretionary development for Antenna...Facilities shall be prohibited unless Public Need has been adequately demonstrated. [Also,] when it can be demonstrated that antenna facilities are necessary for public safety or to provide a substantial public benefit, they shall be conditioned to minimize visual impacts to the maximum extent feasible."**

Recommendations:

1. Recognize that an environmental document prepared under the provisions of CEQA or NEPA must describe and evaluate the total project – in this case a 60' tower with an approximate 20' wide head.
2. Recognize that while Verizon has claimed that they have a need for more coverage they have not offered any technical or engineering information supporting either their



need or **Public Need!** Let's be clear about what **Public Need** really means—**Public Need** must relate directly to the needs of the populace in general—**Public Need** is not just the need or want of an individual business!

3. Give some thought to suggesting to Verizon that, related to their current application, they should provide information demonstrating **Public Need** directly to your Planning staff along with their own site planning consultant. Also, since County staff are not experts in the field of cell phone radio transmission, please recommend to the Board of Supervisors that a qualified cell phone system engineer be hired to help the County evaluate **Public Need** and, in addition, suggest system improvements that may obviate the need for a new cell phone antenna tower in the Mira Monte area. By the way, in the event you elect to **not** recommend to the Board that a qualified cell phone system engineer be hired as a consultant then, you, the Planning Commission and Board will be left in the unenviable position of having to make a decision related to determining **Public Need** without verified facts coming from a neutral third party. In addition a very bad precedent will have been set and as the new style huge antennas are subsequently proposed throughout the County individual supervisors and the Board as a whole will have to fight the same visual impact and "taking" battles over and over due to a lack of reliable information.
4. In the event Verizon does not want to proceed, as described in No. 3 (above), Verizon's application should be deemed incomplete and/or recommended for denial because they have not provided the information required to demonstrate **Public Need** per the provisions of the adopted *Ojai Area Plan's Scenic Resources Element* (Sec.1.6.2, No.3, et. seq).

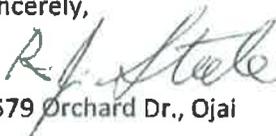
K-5 (cont.)

K-6

K-7

In conclusion, we hope that you will find the above findings, comments, conclusions and recommendations helpful. For information, the above points should be considered in addition to and as part of all correspondence beginning August 3, 2015 and extending through December 21 (and emanating from addresses including 1579, 1599 and 1621 Orchard Drive, Ojai, California).

Sincerely,


1579 Orchard Dr., Ojai


1599 Orchard Dr., Ojai


1621 Orchard Dr., Ojai

C's: Steve Bennett, First District Supervisor
Michael G. Powers, Chief Executive Officer
Leroy Smith, Ventura County Counsel
Christopher Stephens, Resource Management Agency Director
Brian R. Baca, Manager, Commercial & Industrial Permits
Hay Nguyen, Case Planner

county of ventura

March 2, 2016

Ralph J. Steele
1579 Orchard Drive
Ojai CA 93023

Re: **Verizon Wireless Communications Facility, PL14-0197:**
Response to letters of comment

Dear Mr. Steele:

The Planning Division received your August 3, 2015, September 29, 2015, and December 21, 2015 letters of comment on the wireless communications facility proposed to be installed in the Mira Monte area. Your comments regarding the potential effects of the proposed project will be addressed in the final environmental document prepared for this project. As you know, the County prepared and circulated for public review a revised draft Mitigated Negative Declaration to address the potential future increase in facility height from 40 feet to 60 feet.

In your August 3, 2016 letter, it is suggested that the County adopt a moratorium on "approving new cell phone antennas." Please be aware that the County is subject to deadlines imposed by Federal law to complete processing of cell site permit applications. These deadlines cannot be delayed or defeated by any local decision to impose a moratorium. Thus, the County is obligated to process an application in a timely manner.

You will be notified of the date and time of the public hearing at which the subject application will be considered.

Sincerely,



Kimberly L. Prillhart
Director



MR. H. NGUYEN, CASE PLANNER

March 15, 2016

L

Ms. K.L. Prillhart, Director
Planning Division
Resource Management Agency
County of Ventura
800 South Victoria Avenue, L# 1740
Ventura, Ca. 93009

Re: Proposed 60' Cell Phone Tower Right Next to Residentially Zoned and Occupied Property in Mira Monte (Ojai Valley) at 11570 N. Ventura Avenue (PL14-0197).

Thank you for your letter of March 2, 2016. In the letter (2nd par.), reference is made to our neighborhood team letter of "August 3, 2016." Since "August 3, 2016" has not occurred yet, your letter is probably referring to our four page letter with three pages of attachments dated February 15, 2016.

Your letter concludes with the advisory that I "... will be notified of the date and time of the public hearing at which the subject application will be considered." To back up a bit, I would like to request that my two companion signatories (Mr. Yost and Ms. Reynolds) and everyone who signed the petitions submitted to you and the Board of Supervisors since last September be notified by mail concerning the date of release of the revised environmental document, how long the comment period will be and how the document can be quickly obtained (i.e., picking it up in person at your information counter or via e-mail, etc.). For reference, we hereby request at least 30 days to review the revised environmental document, staff report (including the study of *Public Need* required by Policy 1.62,3 of the *Ojai Area Plan*) and statements of compliance required by Sec.8111-1-2-1.1 of the *Non-Coastal Zoning Ordinance* for Conditional Use Permits (attached).

L-1

L-2


Ralph J. Steele
1579 Orchard Dr.
Ojai, Ca. 93023

MAR 15 2016 PM 1:10

Letter to Ms. K. L. Prillhart of March 15, 2016, page 2

C's: Mr. C. Stephens, Resource Management Agency Director
Mr. G. Powers, Ventura County CEO
Mr. L. Smith, County Counsel
Mr. B. Baca, Commercial & Industrial Permits Manager
Mr. H. Nguyen, Case Planner

Mr. R. Yost, Mira Monte Neighborhood Representative
Ms. T. Reynolds, Mira Monte Neighborhood Representative
Mr. S. Bennett, First District Supervisor

Attachment: Previous attachment (No.3) to letter of Feb. 15 concerning required Conditional Permit approval standards with comments supplied by the above writer.

Conditional Permit Approval Standards from the Ventura County Non-Coastal Zoning Ordinance With Comments

Sec. 8111-1-2-1.1 – Permit Approval Standards (excerpts)

Conditional Use Permits may only be granted if all ...of the following standards... are met....

- a. **Standard: 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; Comment: The proposed 60' high antenna is not consistent with the intent of the County's General Plan and Scenic Resources Policy 1.6.2,3 because a study of Public Need for the 60' antenna has not been found in the application file (PL14-0197) and, thus, it has been concluded that the Public Need study has not been completed, as required.** L-3

- b. **Standard: The proposed development is compatible with the character of surrounding, legally established development; Comment: The proposed 60' high antenna is not compatible with the character of the surrounding legally established development because the antenna tower would be two-to-three times higher than most vegetation and three-to-four times higher than most structures. Also, the proposed antenna would be placed very close to a common lot line between commercially and residentially zoned properties with no attempt to provide additional lateral separation from the residential property and help keep it from casting shadows (that would result from the massive camouflage and almost 20' wide antenna mounting head just below the top of the 60' tower) on adjacent residential property or decreasing exposure to high levels of radio frequency energy (RFE). In summary, an industrial style project is being forced right up against the side of a long established residential neighborhood and due to the big bend in Orchard Drive, the 60' tower will appear to be more in the middle of the neighborhood than off to the side.** L-4
L-5
L-6

- c. **Standard: The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses; Comment: The proposed 60' high antenna would be obnoxious, harmful and impair the use and utility of neighboring residential property because it would interfere with the enjoyment and use of said property and, thus, would constitute a nuisance and, also, significantly and negatively impact real property values.** L-7

- d. **Standard: The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare; Comment: the proposed 60' high antenna could or would be detrimental to the public interest, health, safety, convenience or welfare, but it is not possible to draw informed conclusions related to health and safety because no specific evaluation has been made of the impacts of high levels of radio frequency energy (RFE) on surrounding residents (including almost a dozen young children) and the hundreds of staff and patrons in adjacent businesses on a 24 hour basis. With respect to public interest, convenience or welfare it is also not possible to draw informed conclusions without first conducting a study of Public Need, as referred to in a, above.** L-8
L-9

e. **Standard: 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; Comment: The proposed 60' antenna would not be compatible with existing and potential land uses in the general area where it is to be located for all of the reasons stated above and the reasons stated in our letters submitted since August, 2015 (including photographic exhibits) and our presentations made to the Board of Supervisors during January and February.**

L-10

f. **Standard: The proposed development will occur on a legal lot. Comment: As of this time, it will be assumed by the signatories of this letter that the lot is legal and, for future reference, it is hereby stated that no recommendations were made by Planning staff in the *Initial Study (9/3/15)* to provide any significant lateral set back from the common property lines with the residential area to help mitigate the impacts of shadow throughout half the day and high levels of radio frequency energy (RFE) on hundreds of nearby staff, patrons and residents including almost a dozen young children!**

L-11

Source: Division 8, Chapter1, Ventura County Non-Coastal Zoning Ordinance (6-2-15), p. 11-5

See for Ms. Kim Pullhart

March 2, 2016

M

MAR 10 '16 PM 1:19

Mr. Steven Foster, Chair, Planning Commission
City of Ojai
401 S. Ventura St.
Ojai, Ca 93023

Subject: Ventura County Approval Standards for Planned Development and Conditional Use Permits and a Proposed Memorandum of Understanding (MOU).
MAR 10 '16 PM 1:18

Dear Chair Foster,

The purpose of this letter is to bring to your attention provisions of the County's *Non-Coastal Zoning Ordinance* that may be helpful to the Planning Commission and City Council while reviewing proposed projects in the area outside the city limits, but within the boundaries of the County's adopted *Ojai Area Plan*.

For reference, the County's *Permit Approval Standards* are included within *Section 8111-1.2.1.1* of the Zoning Ordinance and it is required that "Specific factual findings shall be made by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied." As examples, the standards require:

- a. Consistency of the proposed development with the intent and provisions of the County's General Plan and Zoning Ordinance;
- b. Compatibility of the proposed development with the character of the surrounding development;
- c. That the proposed development should not be obnoxious or harmful to neighboring property or uses;
- d. That the proposed development should not be detrimental to the public interest, health, safety, convenience or welfare;
- e. That the proposed development, if allowed by a Conditional Use Permit, is compatible with the existing and potential land uses in the general area where the development is to be located; and
- f. That the proposed development will occur on a legal lot.

Again, for reference, the required findings are usually included in the staff report accompanying the application for a proposed project and they are also typically included in the Resolution of Approval. So, it is felt that the Planning Commission and/or City

Council should not hesitate to request an opportunity to review the "Specific Factual Findings" that have to be made by the "Decision-making authority" prior to making a final decision to approve or deny a proposed project that involves a Planned Development or Conditional Use Permit. In addition, consideration should be given to preparing and adopting a Memorandum of Understanding (MOU) between the City and County to require that the "*Specific Factual Findings*" be sent to the City of Ojai for review and comment in addition to the inter-agency review of a proposed project (that is already mandated by State of California planning law) before the project is approved or denied.

Sincerely,



Ralph J. Steele
1579 Orchard Dr.
Ojai, CA 93023



Ron Yost
1599 Orchard Dr.
Ojai, Ca 93023



Tracy L. Reynolds
1621 Orchard Dr.
Ojai, CA 93023

C: City of Ojai Major Paul Blatz and City Council Members
City Manager Rob Clark
Planning Director Kathleen Wold
Ventura County Supervisor Steve Bennett

Attachments:

Ventura County Non-Coastal Zoning Ordinance Section 8111-1.2.1.1.

March 29, 2016

MAR 30 '16 PM 2:25

Mr. Brian Baca, Commercial and Industrial Permits Manager
Planning Division of the Resource Management Agency
800 South Victoria Avenue, L#1740
Ventura, California 93009

Re: Request to Review Files for One Recently Approved and Two Proposed Cell Phone Towers Within the Adopted *OJAI AREA PLAN* Area.

Dear Mr. Baca:

To begin, I would like to thank you for taking the time, during my visit to your office last Tuesday, March 22, to help locate the second file folder associated with AT & T's proposed tower (LU11-0052) at 1400 North Ventura Avenue. As I mentioned to you when we were reviewing the lost file situation, I had seen the file during my previous visit on March 15 and it included the Radio Signal Coverage maps and report by the Wireless Network Services Co. referred to in the *Planning Commission Minutes of July 25, 2013* (pg. 6, par. 3, attached). By the way, it would not have been possible for anyone to combine the contents of the second file with the first file because the first file was quite full and the second file included several large folded maps and other papers which were voluminous.

At this point, I would like to ask if the file (LU11-0052) has been found and can be made available so that I can complete a review of references made in the Planning Commission Staff Report of July 25 and the report related to signal coverage vs. proposed antenna height prepared by Wireless Network Services Co. for AT&T. Also, I would like to make appointments to review the files for:

- . PL-14-0142 (Burnham Road in Oak view)
- . PL-14-0197 (11570 N. Ventura Ave in Mira Monte)

With respect to my request to review the files, made in the paragraph above, please ask your staff to call me at 805-889-4883 by this Friday (April 1, 2016) so that time can be scheduled for me to look at files PL-14-0142 and PL-14-0197 during the coming week of April 4.

Letter of March 29, 2016 to Mr. Brian Baca concerning review of cell tower files.

Sincerely,



Ralph J. Steele (ph. 805-889-4883)

1579 Orchard Dr.

Ojai, CA 93023

C's:

Ms. K. Prillhart, Planning Director

Mr. C. Stephens, Resource Management Agency Director

Mr. G. Powers, Ventura County CEO

Mr. L. Smith, Ventura County Counsel

Mr. R. Yost, Mira Monte Neighborhood Representative

Ms. T. Reynolds, Mira Monte Neighborhood Representative

Mr. S. Bennett, First District Supervisor

Attachment: *Ventura County Planning Commission Minutes* of July 25, 2013, pg. 6, par. 3.

development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.

Ojai Valley Area Plan Scenic Resources Policy 1.6.2-3: *Discretionary development for antenna and satellite dish facilities shall be prohibited unless public need has been adequately demonstrated. When it can be demonstrated that antenna and/or satellite dish facilities are necessary for public safety or to provide a substantial public benefit, they shall be conditioned to minimize visual impacts to the maximum extent feasible. The following standards shall apply:*

- b. The height of such facilities, with the exception of monopole whiptype antennas, shall be limited to 40 feet where technically feasible. Several shorter facilities are preferable to one larger facility.*

As discussed in the ND prepared for the proposed project, the project site is not located in a Scenic Resource Protection Overlay zone. However, the project site is located adjacent to State Route 33, which is a County Eligible Scenic Highway. The project site is undeveloped and slopes from east to west. Oak trees and dense vegetation currently prevent any public view of the project site from State Route 33. The proposed equipment shelter and mono-eucalyptus would be located on the eastern and higher elevation side of the property. Although, the equipment shelter is proposed to be graded into the small slope, the proposed facility would be setback more than 100 feet from State Route 33. The applicant will also be required (Exhibit 5, Condition No. 18) to construct and maintain the exterior surfaces of all buildings and structures of the communication facility using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints). Therefore, the proposed project would not significantly degrade visual resources or obscure public views of visual resources.

Planning staff reviewed coverage maps and photo simulations submitted with the proposed project application. The coverage maps, prepared by Wireless Network Services for ATT Wireless, demonstrate the public need for a wireless telecommunications facility at the proposed location in order to broaden and strengthen existing coverage in the area. The coverage maps also include an analysis of the coverage areas for the facility if it were to be constructed at 25-foot, 35-foot and 44-foot in height (Exhibit 3). The analysis demonstrates that the applicant's objective of achieving broader and stronger coverage for the ATT Wireless customers, and potential for other wireless customers through the co-location of other wireless providers at the facility, would only be technically feasible with a 42-foot high mono-eucalyptus (with antennas at 37-foot RAD center). The photo simulations, prepared by Black and Veatch (Exhibit 3), illustrate that the proposed equipment shelter and mono-eucalyptus would be setback more than 100 feet from State Route 33. The facility would also be constructed and maintained (Exhibit 5, Condition No. 18) using building materials

EXHIBIT 5

Draft CONDITIONS OF APPROVAL

Verizon Wireless Communications Facility CUP No. PL14-0197

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

The applicant requests that a Conditional Use Permit be granted to authorize the construction and operation of a new wireless communication facility (WCF). The WCF and equipment would be owned and operated by Verizon Wireless. The site name is La Luna. The WCF is designed as a stealth facility with a 180-square foot lease area located at the base of a 40-foot tall faux eucalyptus tree (mono-eucalyptus). The WCF is located adjacent to an existing commercial building, owned and operated by Ventura Hay Company. The lease area is enclosed with a gated 6-foot tall chain link fence and contains equipment cabinets and ancillary equipment. The wireless communication equipment on the mono-eucalyptus includes:

- Twelve 8 foot panel antennas are mounted at 34 feet above the ground: Four panel antennas mounted in each of the three sectors (Sectors A, B, and C); and,
- Twelve Remote Radio Units (RRUs) are mounted at 34 feet above the ground.

The WCF will be unmanned and operate 24 hours a day for 365 days per year.

2. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or Project Description, 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 in order 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.

3. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading except as it relates to ground clearance requirements, the Permittee shall obtain a Grading Permit from the Public Works Agency.

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 be deemed to be acceptance by the Permittee of all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2011, Article 14), which include, but are not limited to, the following actions:

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

It is the Permittee's or the Permittee's successors-in-interest's responsibility to be aware of, and to comply with, the CUP conditions and the rules and regulations of all jurisdictions having authority over the uses described herein.

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, 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 in order to initiate the land uses provided in Condition No. 1 (Project Description).
- (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 (see the *Ventura County Non-Coastal Zoning Ordinance* (2011, § 8111-4.7)), from the granting or approval of this CUP. The Planning Director may grant a one year extension

of time to the Permittee in order 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 inaugurate the permitted land use, 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 May 2, 2026. 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.

When a permit time extension is requested for a wireless communication facility, the permittee shall replace or upgrade existing equipment when feasible to reduce the facility's visual impacts and improve the land use compatibility of the facility. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a Discretionary Entitlement for Wireless Communication Facility application pursuant to Section 8111-6 of the *Ventura County Non-Coastal Zoning Ordinance* prior to May 2, 2026; 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 Section 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, 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: 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 the County Planning Division 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 construction 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. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, 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 permit requirements and 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 regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

Documentation: The Permittee shall provide a copy of all correspondence or signage that involves notification of permit conditions to parties of interest to the Planning Division.

Timing: The documentation of notification shall be provided prior to issuance of a Zoning Clearance. Evidence of ongoing notification shall be maintained as a public record by the Permittee.

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: In order to comply with § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a notice shall be recorded on the deed of the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions and regulations.

Requirement: The Permittee and Property Owner of record 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, for tax assessor's parcel that is subject to this CUP.

Documentation: The Permittee shall provide to the Planning Division a copy of the recorded Notice of Land Use Entitlement.

Timing: The Notice of Land Use Entitlement shall be recorded prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division shall review the Notice for accuracy and maintain a copy in the project file.

9. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 9b. Specifically, the Permittee shall bear the full costs of the following:
 - (1) Condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - (2) Monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2010, § 8114-3.4)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.4)*.
- b. **Establishment of Revolving Compliance Accounts:** Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - (1) a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 9a, above), monitoring and enforcement (Condition 9c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - (2) a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. **Monitoring and Enforcement Costs:** The \$500.00 deposit and reimbursement agreement (Condition 9b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years,

unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.

- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

10. Defense and Indemnity

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to 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.
- b. 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 of whatever nature, 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 (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County and/or third parties.
- c. 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 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.
- d. 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, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event the Planning

Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

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 law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§ 1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, 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 this land use 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 manpower 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 costs of such work. Whenever feasible, the County will use the lowest bidder. 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 Permits

The design, maintenance, and operation of the CUP area and facilities thereon shall comply with all applicable requirements and enactments of Federal, State, and County authorities, as amended (e.g., County Business License Tax Ordinance), and all such requirements and enactments shall by reference become conditions of this CUP. In the event of conflicts between various requirements, the more restrictive requirements shall apply. In the event that any CUP condition contained herein is determined to be in conflict with any other CUP condition contained herein, then where 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, as determined by the Planning Director.

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, or any lawful rules or regulations or orders of an authorized governmental agency. Neither the issuance 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.

A business tax certificate shall be obtained for operation of the communications facility.

14. Contact Person

Purpose: In order to facilitate the resolution of complaints, a contact person that represents the Permittee shall be designated.

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.

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 CUP 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 the Planning Division 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 respective 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 an event as it is occurring may directly contact the Contact Person.
- b. If a written complaint about this project is received by the County, Planning staff will 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 Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

16. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents within the CUP area.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

17. Change of Owner and/or Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of ownership or change of Permittee affecting the CUP site.

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). Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with new Property Owner's and/or 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. In this letter, the new Owner, Lessee or Operator must agree 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*.

18. Landscaping, Screening, and Maintenance for Stealth WCF

Purpose: To ensure the landscaping, screening, and maintenance of the faux design elements of the wireless communications facility is in compliance with the Ventura County General Plan Public Utilities Policy 4.5.2-4 and Scenic Resources Policy 1.7.2-1, and Ojai Valley Area Plan Scenic Resources Policy 1.6.2-3 and to ensure that the wireless communication facility is constructed as illustrated on the approved plans and photo simulations.

Requirement: All trees, foliage, or other landscaping elements approved as part of a wireless communication facility shall be maintained in good condition during the life of the permit. The permittee shall:

- a. Install and maintain 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;
- b. Install and maintain faux bark so that the structure is as natural in appearance as technically feasible;
- c. Be responsible for replacing any damaged, dead, or decayed landscape vegetation;
- d. Maintain the landscaping in conformance with the approved landscape plan;
- e. Install and maintain antennas and antenna support structures colored (or covered with colored stealth panel antenna "socks") to match the components (i.e. branches and leaves) of the artificial tree.

Documentation: The Permittee shall provide plans, photo simulations, and a materials sample/color board to the Planning Division.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall obtain approval of the colors and materials of all buildings and structures on building plans for review and approval by the Planning Division.

Prior to final inspection, the Permittee shall paint and treat the approved structures according to the approved plans and provide photographs demonstrating that the facility was treated as approved and provide as-built photographs of the wireless facility.

Monitoring and Reporting: The Planning Division maintains copies of the approved plans, photo simulations, and materials sample/color board in the project file. The Permittee shall provide photos of the constructed facility to the Planning Division to verify that the facility is constructed as approved prior to final inspection. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 and § 8107-45.7 of the *Ventura County Non-Coastal Zoning Ordinance*.

19. Sign Plan

Purpose: To ensure signage on the property complies with § 8107-45.4(t) and Chapter 1, Article 10 of the *Ventura County Non-Coastal Ordinance and Ojai Valley Area Plan Scenic Resources Policy 1.6.1.2-7*.

Requirement: A permanent, weather-proof identification sign shall be displayed in a prominent location such as eye level on the gate or fence surrounding the wireless communication facility or directly on the facility. The sign must identify the following:

- a. current facility operator(s);
- b. name of site or site number;
- c. coordinates of site;
- d. type of use;
- e. operator's address;
- f. a statement that that facility is in compliance with all applicable Federal Communication Commission Standards -; and,
- g. 24-hour telephone number at which the operator can be reached during an emergency.

Documentation: The Permittee shall submit two copies of a sign plan to the Planning Division. The sign plan shall include the proposed size, colors, materials, lighting details, and elevation. The Permittee shall bear the total cost of such review and approval. The Permittee shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to ensure that the signage for the project continues to comply with the approved sign plan.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall obtain approval of the sign plan from the Planning Division.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the Project file. 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 and § 8107-45.7 of the *Ventura County Non-Coastal Zoning Ordinance*.

20. Modifications to the WCF

Any proposed modification to the constructed and operational WCF shall be processed in accordance with § 8107-45.10 of the *Ventura County Non-Coastal Zoning Ordinance*.

21. Removal of Facility for Abandonment of Use and/or Expiration of Permit

Purpose: In compliance with § 8107-45.14 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order 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, 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; and,
- c. Restore the premises to the conditions existing prior to the issuance of the permit, to the extent feasible, as determined by the Planning Director.

In the event that the Permittee fails to perform the required actions, the Property Owner shall be responsible for compliance with the requirements set forth in this condition.

The facility shall be considered to be 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 180 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 and § 8107-45.7 of the *Ventura County Non-Coastal Zoning Ordinance*.

22. BIO-1 Avoidance of Nesting Birds

Purpose: In order to prevent impacts on birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

1. Timing of construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – August 31) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved biologist.

The following paragraph applies to option number 2 only. An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of land clearing or construction activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to the initiation of land clearing or construction activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing or construction activities within a setback area surrounding the nest shall be postponed or halted. Land clearing or construction activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing or construction activities can also occur outside of the setback areas. The required setback is 300 feet for most birds and 500 feet for raptors, as recommended by the California Department of Fish and Wildlife. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: Under option number 2 only, the Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between February 1 and August 31, and are thus implemented under option number 2 above, nesting bird surveys shall be

conducted 30 days prior to initiation of land clearing or construction activities (whichever occurs first), and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing or construction activities.

23. Paleontological Resources 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:

- 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 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;
- d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e. 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.

ENVIRONMENTAL HEALTH DIVISION CONDITIONS

24. Hazardous Materials Business Plan

Purpose: To comply with the California Health and Safety Code and Ventura County Ordinance Code to ensure the safe storage, handling, and disposal of any potentially hazardous material.

Requirement: The Permittee shall submit a business plan to the Environmental Health Division/Certified Unified Program Agency for the hazardous materials associated with the backup power supply.

Documentation: A completed business plan submitted to the Certified Unified Program Agency.

Timing: The business plan must be submitted and approved by the Certified Unified Program Agency prior to the storage of any hazardous material on site.

Monitoring and Reporting: A copy of the approved business plan shall be maintained by the Permittee as part of the project file. Ongoing compliance with the requirements shall be accomplished through field inspection by District Inspectors of the Certified Unified Program Agency.

25. Hazardous Materials Management

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations.

PUBLIC WORKS AGENCY CONDITIONS

Groundwater Section

26. Diesel Fuel Tank Area

Purpose: In accordance with the Ventura County General Plan Policies 1.3.2.2 & 4a, Diesel Fuel Tank Area is required.

Requirement: The Diesel Fuel Tank Area shall be constructed with a covered (roof or canopy), concrete pad with berm designed to prevent runoff and to collect all spilled liquids into a sump for legal disposal off site. The concrete pad shall be underlain by a cemented and lapped 80-mil HDPE liner turned up on the edges to prevent leakage.

Documentation: A copy of the approved Diesel Fuel Tank Area site plan.

Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved Diesel Fuel Tank Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Diesel Fuel Tank Area upon request

Water Quality Section

27. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval:

- Complete SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: SWQS will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

OTHER VENTURA COUNTY AGENCY CONDITIONS

Ventura County Fire Protection District

28. Hazardous Fire Area

Purpose: To inform the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the approved construction for the life of the structure.

29. Fire Department Clearance

Purpose: To inform the Permittee of all fire department requirements applicable to the proposed project.

Requirement: The Permittee shall complete a VCFPD Form #126 "Requirements for Construction." for any new structures or additions to existing structures before issuance of building permits.

Documentation: The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: Prior to the issuance of building permits, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site

inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

30. Fire Code Permits

Purpose: In order to minimize fire hazards, the project shall be constructed in conformance with the requirements of the Ventura County Fire Code.

Requirement: The Permittee and/or tenant shall obtain all applicable Fire Code permits.

Documentation: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for review and approval.

Timing: Prior to final occupancy clearance, installation or use of any required item or system, the Permittee must obtain approval of all necessary Fire Code permits.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

31. Inspection Authority

Purpose: To ensure on going 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.

32. APCD Rules and Regulations for Site Preparation and Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities site are minimized.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provisions:

- a. The area disturbed by clearing and grading shall be minimized to prevent excessive amounts of dust;
- b. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site.
- c. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties).
- d. During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout project construction.

Monitoring and Reporting: The Lead Agency shall monitor all dust control measures during construction.

**Exhibit 6 – Ojai Valley Municipal
Advisory Council
July 20, 2015 Minutes**

Steve Offerman of Supervisor Steve Bennett's Office called the roll. MAC members Terry Wright, Todd Wilson, Jill Borgeson, Chris Cohen, and Chair Joseph Westbury were present.

Under public comment, Jim Pawlowski thanked the MAC, Supervisor Bennett, and Caltrans for the rapid response to the request for repair of streetlights on Highway 33 and the trimming of trees in Casitas Springs. Steve Offerman noted that the MAC-Highway 33 Committee has been effective in working with Caltrans when citizens raise issues such as these.

Laurence Nicklin of the Ojai City Planning Commission reported on the activities of the Commission. In addition to various remodeling projects, major projects include a new restaurant at the Ojai Valley Inn and a conceptual review of a modification of the Ojai Community Hospital.

The summary of the April 20th MAC meeting was approved 3-0 on a motion by Terry Wright, seconded by Todd Wilson, with Jill Borgeson and Chris Cohen abstaining.

Aaron Engstrom of the County Planning Division provided a Powerpoint presentation regarding federal, State, and County law governing cell antennas. Aaron noted various pre-emptions of local authority that are contained in federal law, including precluding local governments from preventing construction of an antenna that is needed to fill a coverage gap, preventing an addition to an antenna, or regulating regarding radiation. Supervisor Steve Bennett inquired about the meaning of "non-commercial" antennas, and Aaron said that this referred to the provisions for allowing amateur radio.

Next, Hai Nguyen of the County Planning Division provided a presentation on a proposed Verizon cell antenna in Mira Monte. He said that while the applicant had sought a 60' high antenna, the Ojai Valley Area Plan limits antenna height to 40'. The antenna would be concealed within a faux Eucalyptus tree that is lower than other nearby trees. Work on the project could not transpire during the summer bird nesting season.

Jerry Ambrose representing project applicant Verizon described the coverage gap that the antenna would fill, the seven sites that were considered, and the rationale for selection of the preferred site: it fills the gap in coverage at the intersection of Highways 33 and 150, is in a commercial zone, is not alongside the highway where it would stick-out in the public viewshed, it blends visually with nearby trees and buildings, and is at least 110 feet from the nearest home. He said that greatly increasing cell phone usage is driving the need for additional cell antennas locally and nationwide, and that meeting demand for bandwidth requires multiple antennas near the demand, rather than a few antennas placed high on ridges as had worked in the past. He said that the County has discouraged locating antennas in residential zones or lining the highway with cell antennas and has instead sought setback, stealth design, and location in commercial zones.

Jill Borgeson asked how the antenna panels would be mounted within the faux Eucalyptus and the applicant responded. Neighboring home owner Charles Nordstrom said that the project would interfere with the view from his home and property value and suggested several other locations. Neighboring resident Ron N. said that the large trees that were nearby were on his property and were in poor health and may need to be removed. He is also concerned about radiation. Deborah Pendry asked if there is an arborist's report on neighboring trees. Aaron Engstrom said there is not, but that generally, any required new or replacement trees must be capable of growing to similar height. Aaron stated that the County Zoning Ordinance only addresses public views from public places, and not views from individual homes. George Ramsay, owner of an adjoining business, said that the

property owner of the antenna site, Charles Seymour, has refused to cooperate on the cost of repaving the shared driveway. Jerry Ambrose said that this matter has been raised with the property owner. Tiobe Barron asked why, if the antenna can be added on to for an additional 20' under federal law, wasn't the full 60 feet under consideration. Hai Nguyen said that Planning can only address the proposal before them, but that any future addition would have to match the tree, and that there are pending legal challenges to the federal preemption.

Jill Borgeson asked about placing the antenna on an existing power pole. Jerry Ambrose said that only one or two panels could be placed on a power pole, not the 12 that are needed for coverage and bandwidth. Terry Wright inquired about the difference in elevation between the antenna site and homes behind. Jim Pawlowski suggested that perhaps something narrower than a Eucalyptus such as a palm tree, wind mill, or power pole might better preserve homeowners' views. Todd Wilson thought that a Eucalyptus would look better.

Chris Cohen inquired about how the federal preemption regarding filling coverage gaps would work, and Aaron said it would be resolved by engineers and attorneys. Terry Wright pointed out a large vacant nursery property to the south of the area. Jerry Ambrose said that it is too far from the coverage gap, and that it might also be opposed by the homeowners nearby. Jerry noted that there are homes behind the length of the highway commercial strip. Terry Wright pointed out that the former orchard lot is deeper. Jerry said that property owner willingness and utility availability are also factors. Joe Westbury asked for information on the alternative sites that were considered. Jerry Ambrose said that the site must be near the coverage gap and that typically antennas must be no more than ½ mile apart and located near the customer demand.

Joe Westbury made a motion to recommend that Verizon explore additional locations in light of the neighborhood dissatisfaction with the proposed site. The motion was seconded by Jill Borgeson and approved 4-1 with Terry Wright dissenting. Jerry Ambrose asked what the expectation is of other sites, and Joe Westbury said that a greater number should be considered.

The next item of business was a request for a 20-year time extension of the CUP for operation of Ojai Valley Muffler in Oak View. Kristina Boero described the proposed addition of landscaping, reconfiguration of parking, and use of the existing front office as an office. Kunkle Street resident Westly Peters said that there is a safety concern with cars being parked too close to the intersection of Kunkle and Highway 33, and that the operating hours are not followed, and that cars without mufflers drive rapidly on Kunkle Street. Proprietor Jim Clark said that his employees including his son work on their own cars after hours, and that he will enforce employee discipline to assure that cars without mufflers are not driven on Kunkle and that cars are not parked at the intersection. Jim said he has installed a "No Right Turn" sign at the Kunkle exit.

Todd Wilson questioned whether the number of parking spaces is in compliance with the Zoning Ordinance- yes with approval of a reduction by the Planning Director; the Planning Director believes there are enough spaces. Terry Wright questioned whether landscaping would be installed over the property line- unclear; there is limited room for new landscaping. Steve Offerman asked Jim Clark whether curb stops, poles or something else could be installed to prevent parking at the intersection. Mr. Clark offered to paint a No Parking area. Joe Westbury made a motion to recommend approval of the project with the addition of a painted No Parking area at the intersection. The motion was seconded by Terry Wright and approved unanimously.

The meeting adjourned at 9:20 PM.

July 20, 2015
The Ojai Valley Municipal Advisory Council

Project Case No. PL14-0197
Applicant: Verizon Wireless



Ventura County Planning Division
Hai Nguyen, Case Planner

County of Ventura
Planning Director Hearing
PL140197
**Exhibit 7 – Ojai Valley Municipal
Advisory Council Staff Presentation**

Project Description

Applicant: Verizon Wireless

Property Owner: Charles and Neyreda Seymour

Applicant's Representative: Jerry Ambrose, Eukon Group

Project Location

Address:

11570 North Ventura Avenue, Mira Monte

Assessor's Parcel Number (APN):

033-0-020-385

General Plan Designation:

Existing Community

Ojai Valley Area Plan Designation:

Commercial

Zoning Designation:

CPD (Commercial Planned Development)



Project Description

Stealth Wireless Communication Facility (WCF) located adjacent to Ventura Hay Company. The WCF would include:

- 180-square foot lease area.
- Equipment cabinets and ancillary equipment.
- 40-foot tall faux eucalyptus tree (mono-eucalyptus).

Equipment on the mono-eucalyptus would include:

- Twelve 8-foot panel antennas (3 antennas on each sector).
- Twelve Remote Radio Units (RRUs) mounted at 34 feet.

Project Description

The project could be modified pursuant to Section 6409.

Vicinity Map



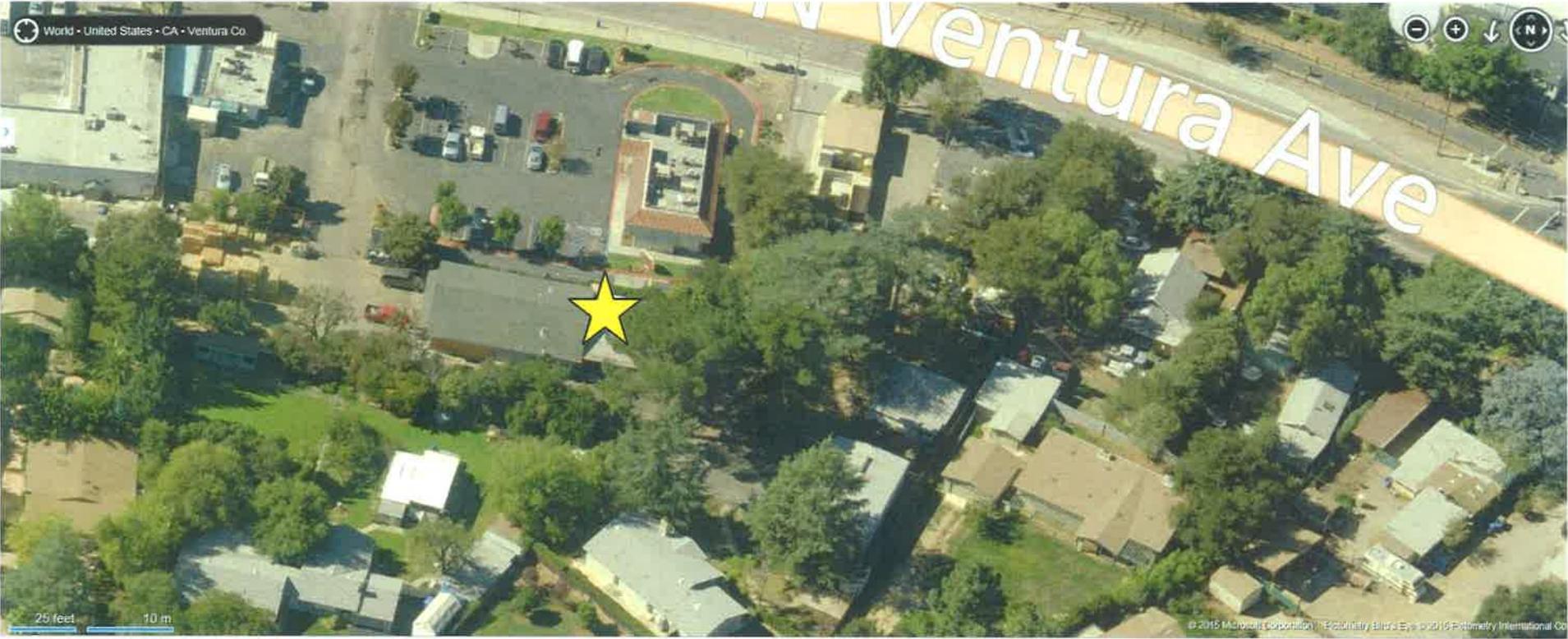
Vicinity Map



Bird's Eye View I



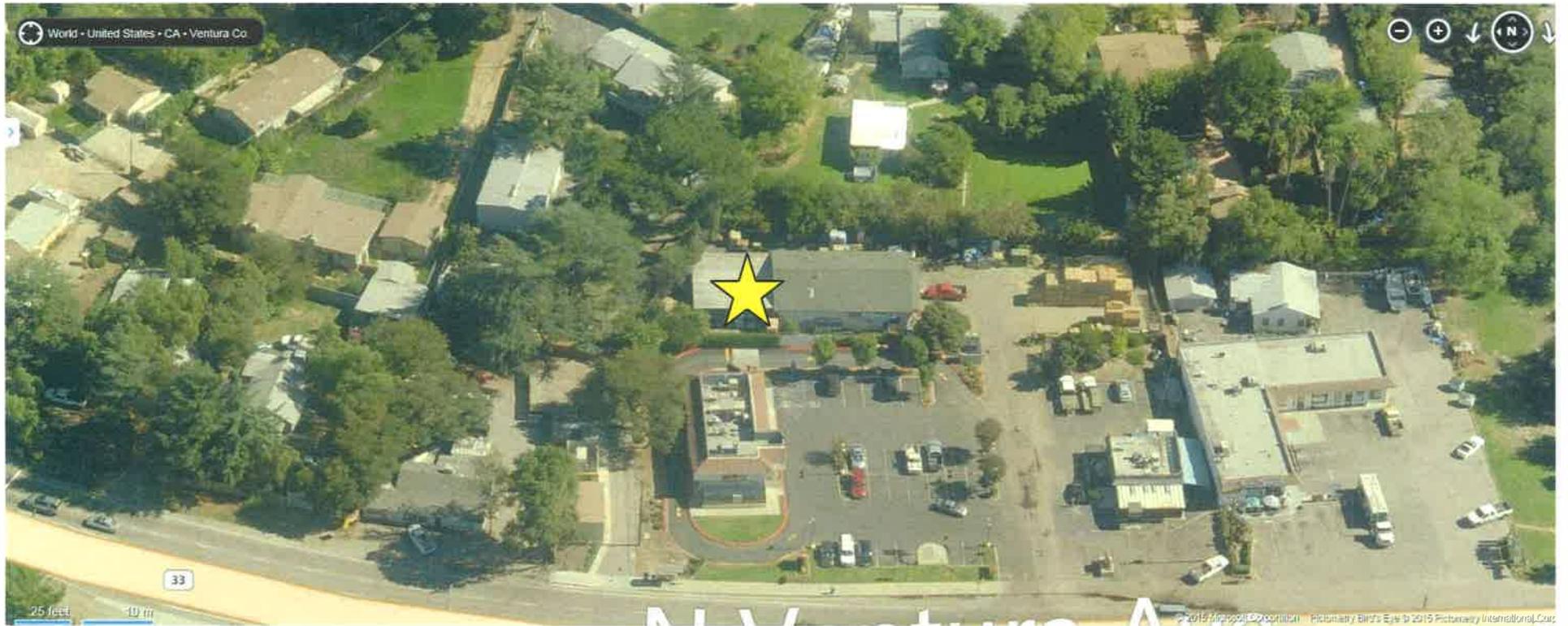
Bird's Eye View 2



Bird's Eye View 3



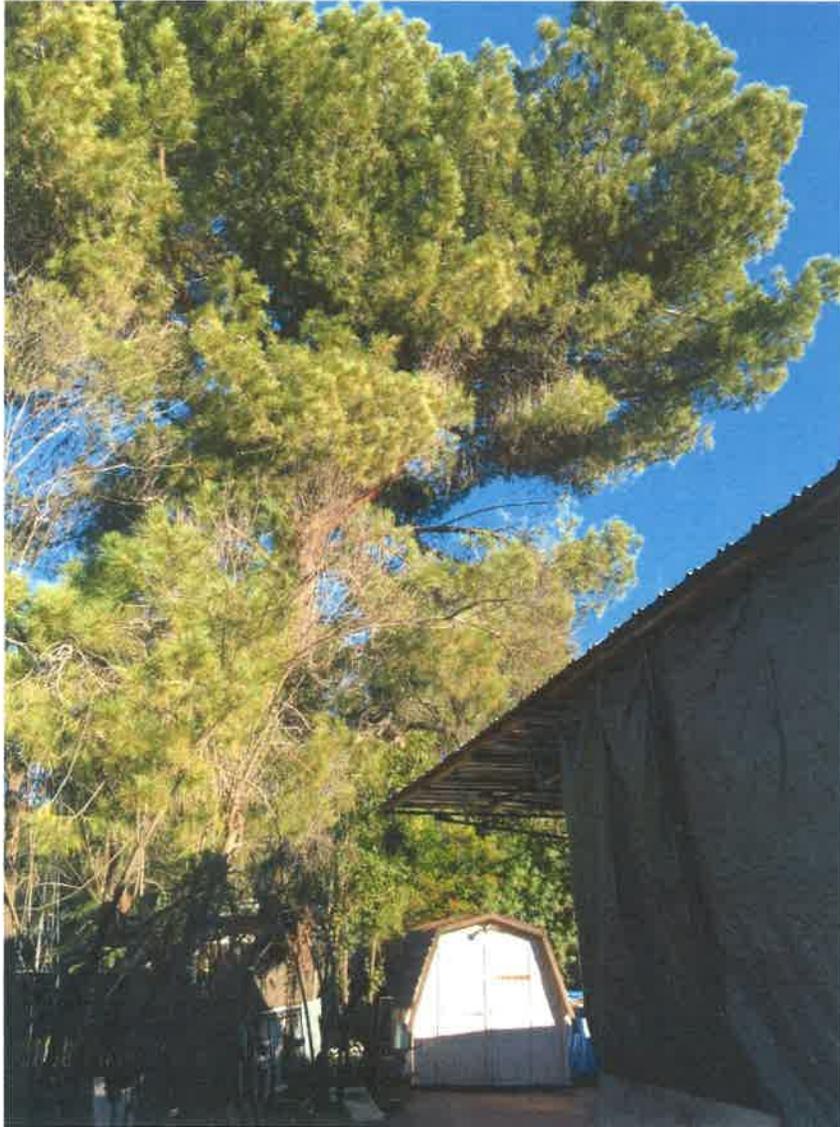
Bird's Eye View 4



Site Photo



Site Photo



Site Photo

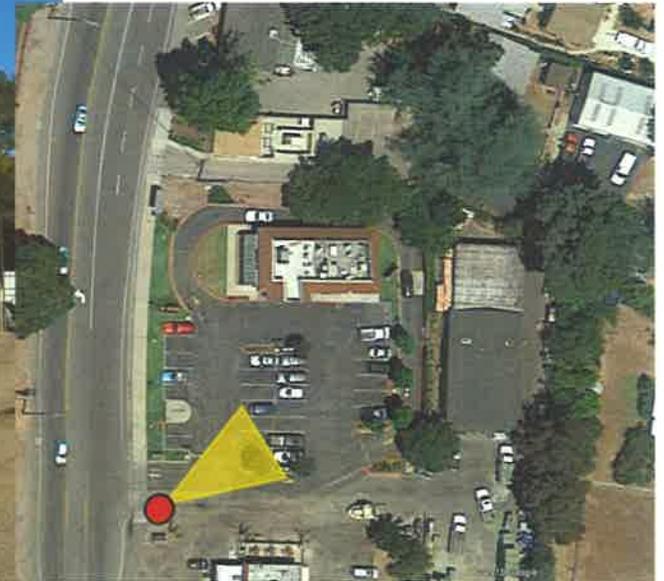
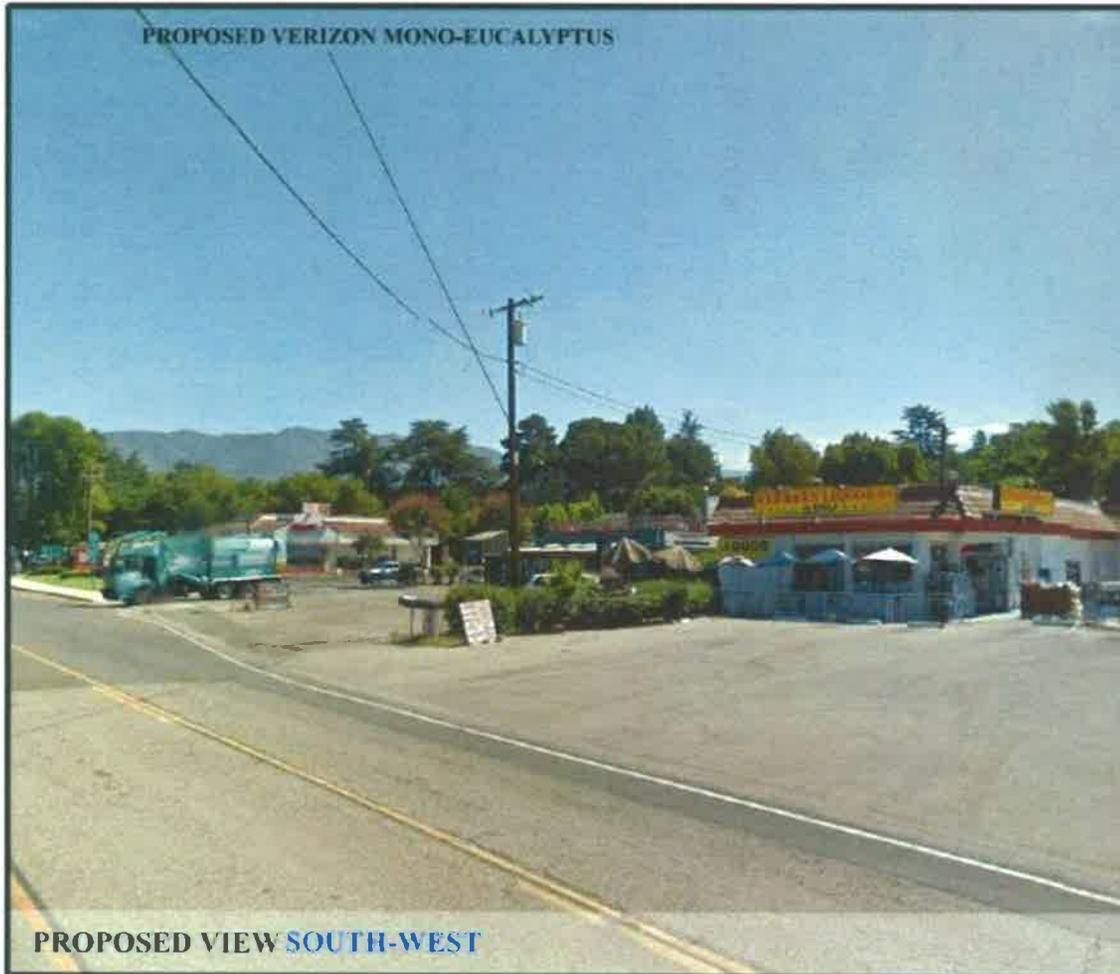


Photo Simulations

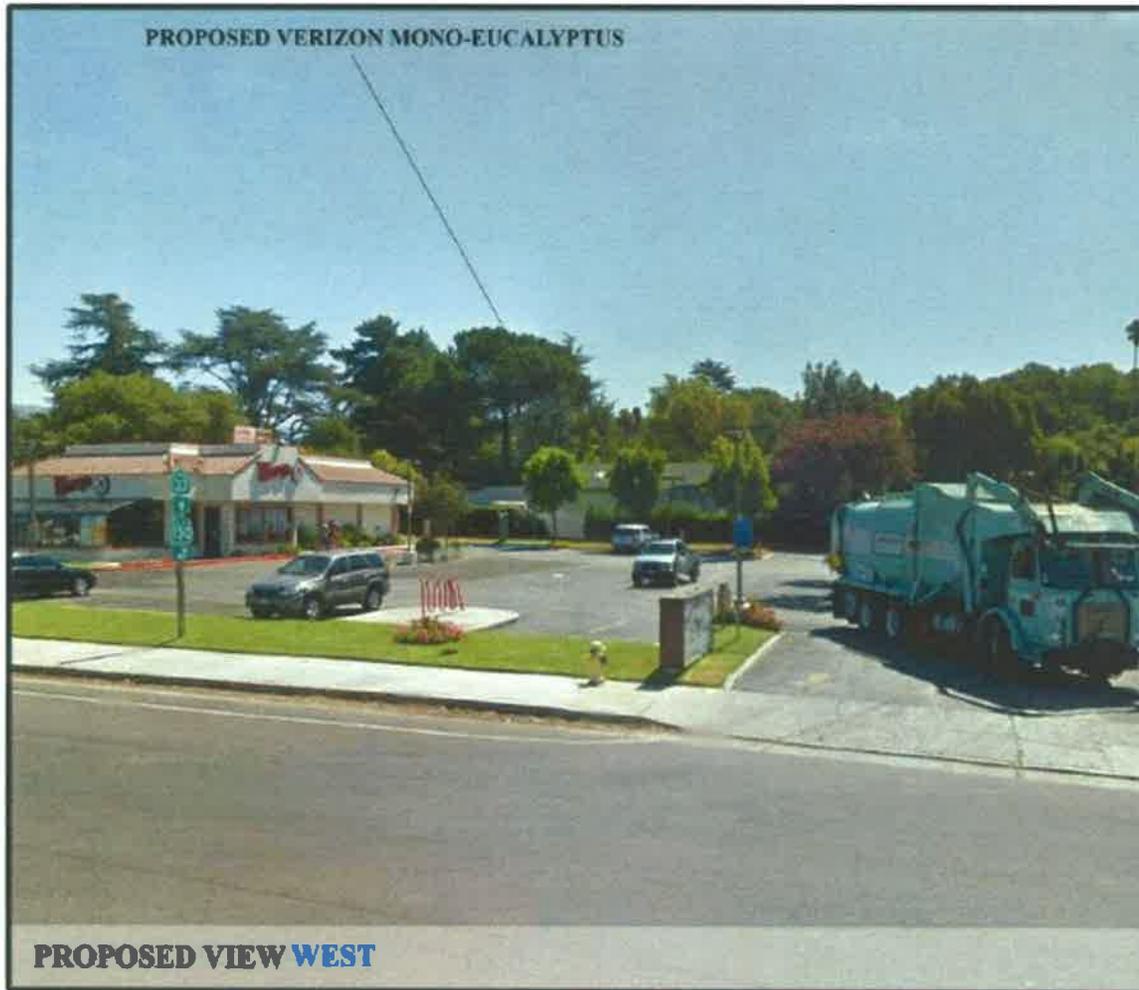


SITE COORDINATES
Latitude: 34.4287500°
Longitude: -119.2880833°

APPLICANT
Verizon Wireless
15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618

SHEET NUMBER 

Photo Simulations

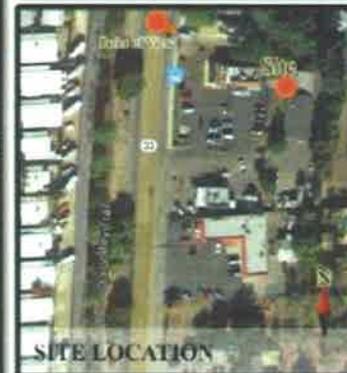
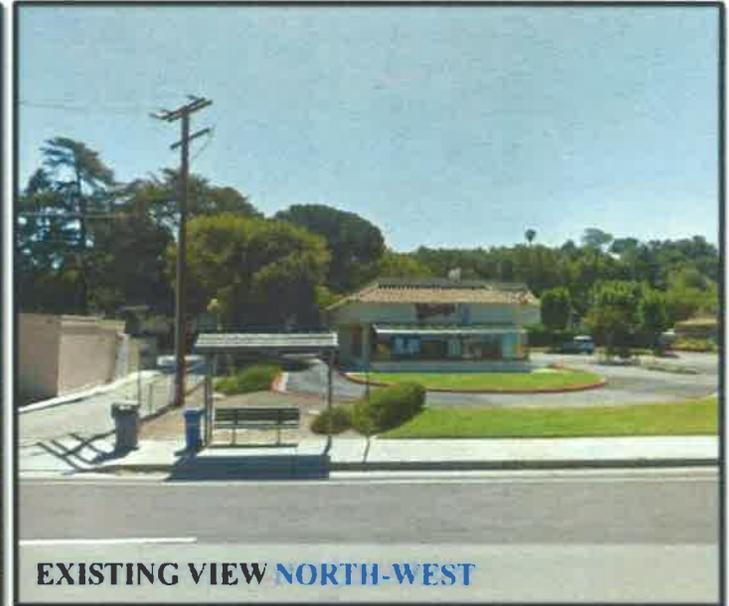
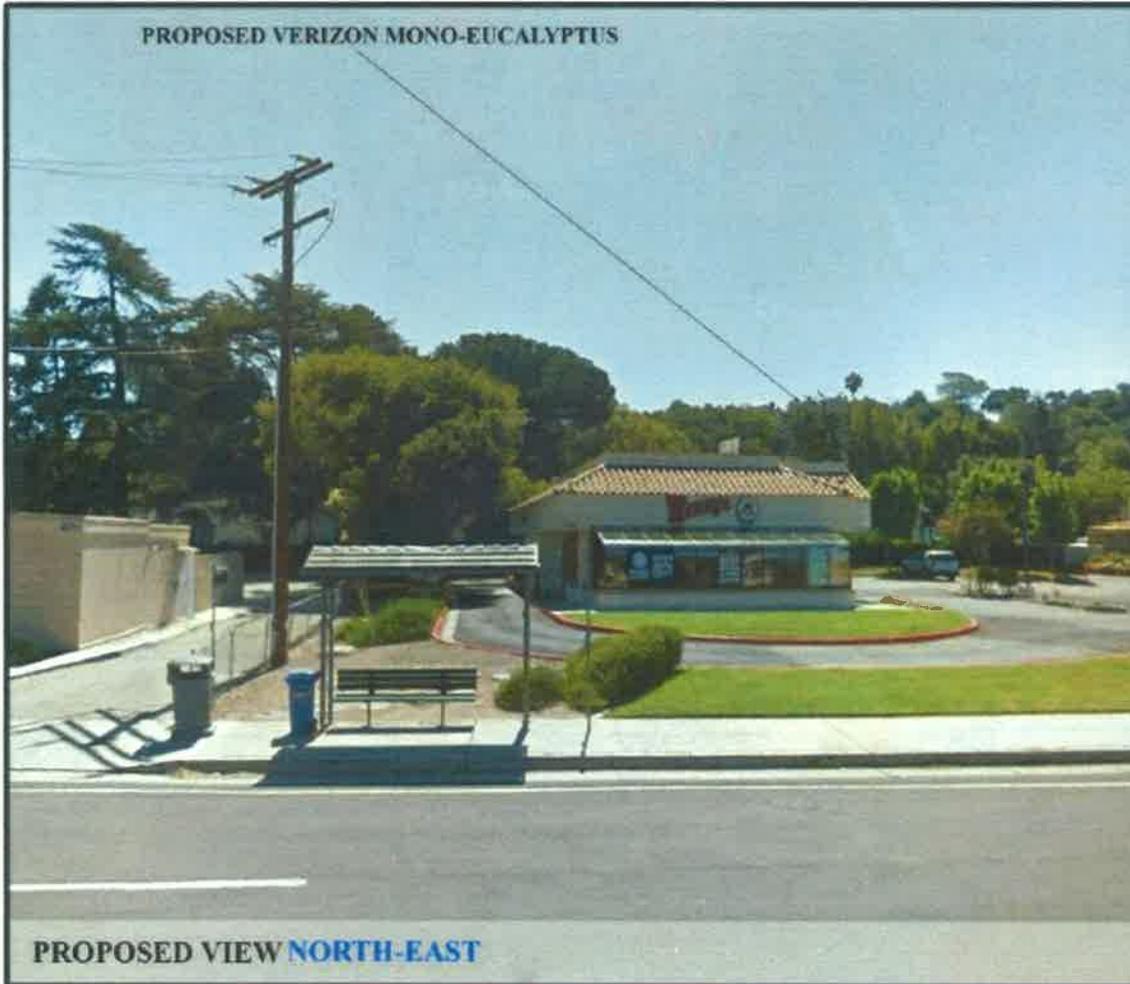


SITE COORDINATES
Latitude: 34.4287500°
Longitude: -119.2880833°

APPLICANT
Verizon Wireless
15585 Sand Canyon Ave,
Building "D", First Floor,
Irvine, CA 92618

SHEET NUMBER $\frac{2}{3}$

Photo Simulations



SITE COORDINATES
Latitude: 34.4287500°
Longitude: -119.2860633°

APPLICANT
Verizon Wireless
15505 Sand Canyon Ave,
Building "D", First Floor,
Irvine, CA 92618

SHEET NUMBER 

Permit History

- September 1977: The Planning Commission approved CUP 3687 for a retail store until 1987. The CUP was extended until 1997.
- May 1998: the Planning Commission approved a modification to CUP 3687 (CUP 3687-1) for the continued use of Ojai Rental Center.
- April 1999: A Permit Adjustment was issued to change the use to a feed store, Ventura Hay Company & Pet Supplies.
- August 2010: A Permit Adjustment (LU08-0028) authorized the continued use of Ventura Hay Company & Pet Supplies until 2020.
- December 31, 2014: Verizon submitted an application (PL14-0197) for the construction and operation of a new WCF.

Distance from Residences/Buildings



Environmental Review

Mitigated Negative Declaration

- Potentially significant impacts in 1 issue area:
 - Biological Resources
 - One mitigation measure regarding Avoidance of Nesting Birds was incorporated into project.
- 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: June 26, 2015 to July 16, 2015.

Public Notice

Noticing for Environmental Document and Planning Director hearing:

- Notice mailed to property owners within 300 feet of project
- Legal Ad
- Email to interested parties

