



County of Ventura Planning Division

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INITIAL STUDY FOR Verizon Wireless Communication Facility (WCF) Case No. PL16-0059 Churchwood

Section A – Project Description

1. **Project Case Number:** PL16-0059
2. **Name of Applicant:** Los Angeles SMSA Limited Partnership, dba Verizon Wireless, 2009 V Street, Sacramento, CA 95818
3. **Project Size, Location and Assessor's Parcel Number:** The project parcels are located 0.10 miles east of the intersection of Churchwood Drive and Kanan Road, in the community of Oak Park, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 800-0-400-065, -095 for a total of 10.9 acres.
4. **General Plan Land Use Designation and Zoning of the Project Site:**
 - a. **General Plan Land Use Designation:** The project parcel has a General Plan Land Use Map Designation of Open Space. The proposed project is located in the Oak Park Area Plan and has an area plan designation of Public Open Space.
 - b. **Zoning:** The project parcel has a zoning designation of PC2 (Public community space),
5. **Description of the Environmental Setting:** The proposed project site is located within the Wistful Vista Open Space area and managed by the Rancho Simi Recreation and Parks District within Oak Park. The proposed wireless facility would be constructed on a portion of a 10.9-acre lot located near the intersection of Churchwood Drive and Kanan Road in the community of Oak Park. The site is currently accessed through an existing stairway to a proposed 20-foot by 20-foot lease area. The proposed lease area will accommodate the proposed tower, equipment, cabinets and standby generator. The proposed lease area is bound by existing natural slopes. The existing slopes descend with an average slope ratio of 1.5:1 (horizontal: Vertical) to the nearby streets.

The site is located on the bench of a slope and is vegetated by non-native and ruderal grasses. The slope below is landscaped with herbaceous ground covering, sporadic ornamental trees, and native coast live oak (*Quercus agrifolia*)

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and California sycamore (*Platanus racemosa*) trees. The slope below is irrigated while the project site is not. There are two concrete v-ditches that traverse the slope on the north and south sides of the site, the ditches are approximately 20 and 30 feet from the site respectively. The slope above is vegetated with non-native and ruderal grasses and sparsely scattered young coast live oak trees (more than 50 feet from the project site).

6. **Project Description:** The applicant requests that a Conditional Use Permit be granted to authorize the construction and operation of a new, stealth wireless communication facility (WCF). The WCF and equipment would be owned and operated by Verizon Wireless. The site name is Churchwood.

The stealth WCF will include the following components:

- Installation of (12) antennas,
- Installation of (2) equipment cabinets,
- Installation of a 15kw DC standby diesel generator with a 55-gallon fuel tank
- Construction and operation of a 55' tall stealth mono broadleaf tree
- Construction of a 15 'x 25' lease area surrounded by a wooden fence

A 12' wide vehicle access route from Kanan Road that will extend over a partially existing dirt road, and one 5' wide pedestrian access route from Kanan Road to the project site. Utilities will run from the electrical vault and power/telco conduits will run along that easement underground, coming from Kanan Road. Trenching would be designed and conducted to avoid existing protected trees.

The WCF will be unmanned and operate 24 hours a day for 365 days per year. Some grading and vegetation removal is required for the facility. No water is required to operate the unmanned facility.

7. **List of Responsible and Trustee Agencies:** CDFW

8. **Methodology for Evaluating Cumulative Impacts:** “Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Pursuant to the CEQA Guidelines [Section 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project using the list approach, by

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considering the incremental effects of the proposed project in connection with the effects of past, current, and probable future projects. With regard to the list method, this Initial Study evaluates the proposed project’s contribution to cumulative impacts associated with related past, present, and reasonably foreseeable probable future projects (mainly those located within proximity to the proposed project site that have the potential to contribute to the impact that is evaluated in this Initial Study).

Table 1 lists the pending and recently-approved Ventura County Planning-Division projects located within a five-mile radius of the proposed project (Attachment 9 – Five-mile-Radius Map).

TABLE 1 – Pending and Recently Approved Projects

Permit No.	Permit Type	Description
PL19-0008	CUP	Pending application for a Minor Modification to CUP LU07-0037 for the continued operation of a stealth wireless communication facility.
PL18-0143	CUP	Pending application of a CUP for the continued operation of a religious assembly facility to be used by the Chabad of Oak Park.
PL18-0060	CUP	Pending application for a Minor Modification of CUP 4789 for the continued operation of a community park (Indian Springs) operated and owned by Rancho Simi Recreation and Park District.

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Section B – Initial Study Checklist and Discussion of Responses¹

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:								
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		

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and provides the following comments:

Impact Discussion:

- 1a.** Based on information provided by the applicant, air pollutant emissions from the development would 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 development would have a less than significant impacts on regional air quality.
- 1b.** Based on information in the project application, the subject project would generate local air quality impacts, but those impacts would not be significant. Implementation of APCD conditions of approval relating to fugitive dust, particulate matter and ozone precursor emissions that may result from vehicles parking on the site and other project activities would ensure that project impacts would be less than significant. Therefore, the project development would be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines.

¹ The threshold criteria in this Initial Study are 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*.

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Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

<i>Issue (Responsible Department)*</i>	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:								
1) <i>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?</i>	X				X			
2) <i>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)?</i>	X				X			
3) <i>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?</i>	X				X			
4) <i>Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?</i>	X				X			
5) <i>Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?</i>	X				X			

Impact Discussion:

2A-1 through 2A-5: The proposed WCF does not require the use of water and would not create a new demand for water. Therefore, there would be no impact, project-specific and cumulative, on the quantity of available groundwater supplies and it would be

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consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No Impacts identified. Therefore, no mitigation is required.

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)								
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:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

2B-1 and 2. No sewer service would be required for the proposed project. Diesel fuel stored in the emergency generator has the potential to contaminate groundwater if a spill occurs. Implementation of WPD standard conditions of approval will reduce the potential to less than significant. Therefore the proposed project would not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed pollution levels specified in the groundwater quality objectives set by the Basin Plan.

2B-3 and 4. Implementation of Watershed Protection District Conditions of Approval

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regarding stormwater treatment and conveyance would avoid the potential for substantial surface and groundwater contamination from site runoff. The development would not be located within two miles of the boundary of a former or current test site for rocket engines. Therefore, the proposed development would not result in project-specific impact on groundwater quality, or contribute considerably to a significant cumulative impact on groundwater quality.

The project would be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required

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, -2, and -3: The proposed WCF does not require the use of water and would not create a new demand for water. Thus, no adverse effect on surface water quantity would occur with project implementation.

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Given the absence of an adverse effect, the project would be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required

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:								
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:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives is contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed no impact 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. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives

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or standards in the applicable MS4 Permit or any other NPDES Permits. The proposed construction project is located within the County Unincorporated Urban area, it will involve soil disturbance of less than 1 acre. 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 develop and implement 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). Therefore, 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 will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives is contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. 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. Therefore, proposed project is consistent with the applicable General Plan Goals and Policies for the Initial Study Assessment Guidelines (ISAG) Item 2d.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

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 (PIng.)								
Will the proposed project:								

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Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located 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, -2, and -3. The proposed development is not located within an area defined as MRZ-2. Therefore, the proposed development would have a no impact on aggregate mineral resources and would be consistent with the applicable General Plan Goals and Policies for Initial Study Assessment Guidelines Item 3A.

Mitigation and Residual Impact:

No impacts were identified, therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of June 2011, Ventura County Non-Coastal Zoning Ordinance (2016, §8104-0), and Planning GIS data layers 2016.

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:								

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Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located 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 and 2: The proposed project is located on or adjacent to any petroleum oil and gas facilities or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP. Therefore, the proposed development would have no impacts (individual or cumulative) on petroleum resources and would be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts were identified, therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers 2016.

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:								

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Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 within the Wistful Vista Open Space area and managed by the Rancho Simi Recreation and Parks District within Oak Park. The location of the proposed WCF consists of non-native grasses. The hillsides adjacent to the site consist of coastal sage scrub and non-native grasses to the south and east, and a planted slope with numerous trees of various ages to the north and east of the site. The proposed project site was likely a part of the right of way that was heavily disturbed when Kanan Road was developed, as a result, the area is unlikely to support special status herbaceous species. Eleven trees occur within 50 feet of the proposed project. An alternative telecommunications line configuration was selected for the project that avoids trenching within many of the Protection Zones of most of these trees (Table 1). The proposed access road and the telecommunications line will encroach within the Protected Zone of Tree #1. The telecommunications line will encroach within the Protected Zone of Tree #8 as well. The magnitude of encroachment for both trees is small (approximately 10%), according to the Tree Report², and loss of these trees is not anticipated. However, trenching and the use of heavy equipment within the Protected Zone of these trees could cause a decline in tree health or even mortality, resulting in a potentially significant impact. However, with the implementation of mitigation measures that require protective fencing and post-construction tree health monitoring, these impacts would be less than significant. In addition, cumulatively considerable impacts to special status plants, including trees would be less than significant.

Table 1 Trees within 50 Feet of the Proposed Project

Tree #	Species	Girth (inches)	Vitality	Construction Impacts/Notes
1	Coast live oak (<i>Quercus agrifolia</i>)	10	B	TPZ Encroachment- Encroachment result from installation of the cabinets and

² Rincon Consultants, 2016. Protected Tree Assessment Report for Complete Wireless APN: 800-0-400-065 and 800-0-400-095, Ventura County California. September 9, 2016.

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				generator, impacting 10% of the TPZ.
2	California sycamore (<i>Plantanus racemosa</i>)	8.5	C	No encroachment would occur.
3	Coast live oak (<i>Quercus agrifolia</i>)	28	C	The alternative trench would not impact the TPZ.
4	California sycamore (<i>Plantanus racemosa</i>)	7	C	None. Does not meet girth criteria for protection but is within 50 feet of project.
5	California sycamore (<i>Plantanus racemosa</i>)	13	B	The alternative trench would not impact the TPZ.
6	Coast live oak (<i>Quercus agrifolia</i>)	12	B	The alternative trench would not impact the TPZ.
7	California sycamore (<i>Plantanus racemosa</i>)	12.5	B	The alternative trench would not impact the TPZ.
8	California sycamore (<i>Plantanus racemosa</i>)	13.5	B	The alternative trench and access road would not impact the TPZ.
9	Coast live oak (<i>Quercus agrifolia</i>)	32	B	The alternative trench and access road would not impact the TPZ.
10	California sycamore (<i>Plantanus racemosa</i>)	30	B	The alternative trench and access road would not impact the TPZ.
11	Coast live oak (<i>Quercus agrifolia</i>)	12	B	The alternative trench and access road would not impact the TPZ.

4A-2. No special status species were observed during the site visit conducted by the Staff Biologist on June 22, 2016. The open space area that comprises the location of the proposed project may support special status species; however, there is no removal of high-quality habitat proposed, and the area disturbed would disturb less than 0.05 acres of non-native annual grassland. Birds protected under the Migratory Bird Treaty Act and Department of Fish and Game Code have the potential to nest in the shrubs and trees in and near the project site. Disturbance to these protected birds would result in potentially significant impacts; however, with the implementation of a mitigation measure that requires avoidance of nesting season or pre-construction surveys, direct, indirect, and cumulatively considerable impacts to special-status wildlife would be mitigated to a less than significant level.

Mitigation/Residual Impact(s)

Mitigation Measure BIO-1 Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County *Non-Coastal Zoning Ordinance* and the *Tree Protection Guidelines* (TPG).

Requirement: The Permittee shall avoid impacting protected trees to the extent feasible, and shall offset or mitigate any damage to protected trees or associated

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impacts from such damage. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (§ 8107-25.10) and TPG (§ IV.C, Offset/Replacement Guidelines), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the “Content Requirement for Tree Protection Plans” that is currently available on-line at: <http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf>. The TPP must include (but is not limited to):

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
- b. the offset or mitigation that will be provided for any trees approved for felling; and
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist³ shall prepare the TPP in conformance with the County’s TPR, TPG, and “Content Requirements for Tree Protection Plans.”

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division’s review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a “Financial Assurance Acknowledgement” form. The Permittee shall submit the required financial assurance and the completed “Financial Assurance Acknowledgement” form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, implement all prior-to-construction tree protection measures, and submit the required documentation

³ A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

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to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to use. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5 or 7 year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Mitigation Measure BIO-2 Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the *Ventura County Non-Coastal Zoning Ordinance* and *Tree Protection Guidelines* (TPG).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until two years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must

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include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the “Requirement” section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until two years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist’s Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist’s recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Mitigation Measure BIO-3 Avoidance of Nesting Birds

Purpose: In order to prevent impacts to 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, 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 land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (January 1 – September 1), 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 (January 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys 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.
3. No blasting shall be permitted from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-

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approved biologist shall continue to survey the Project site 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 activities within a setback area surrounding the nest shall be postponed or halted. Land clearing 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 activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: 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 set forth in this condition (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 January 1 and September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

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

Initial Study – (Continued)

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:

The fuel modification zone for the proposed project will consist of 30 feet of clearing and thinning vegetation. Some coastal sage scrub vegetation will be included, approximately 0.05 acres of California Sagebrush (*Artemisia Californica*) Shrubland Alliance. This alliance is not considered special-status, and the loss of a small area would not constitute a significant impact. In addition, much of the site is dominated by non-native grasses and indirect impacts associated with the introduction of additional non-native plant species would be less than significant. Thus, direct, indirect, or cumulatively considerable impacts to sensitive plant communities will be less than significant.

Mitigation and Residual Impact:

No mitigation required. Impacts will be less than significant.

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:								

Initial Study – (Continued)

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

Impact Discussion:

4C-1, -2, -3, and -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. Therefore, the proposed project will have no direct, indirect, or cumulative impacts to waters or wetlands.

Mitigation and Residual Impact:

No impacts have been identified. Therefore, no mitigation is necessary.

Initial Study – (Continued)

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, indirect, or cumulatively considerable impacts to ESHA.

Mitigation/Residual Impact(s)

No impacts were identified. Therefore, no mitigation is required.

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:								

Initial Study – (Continued)

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							
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							
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?			X				X	

Impact Discussion:

4E-1. The project site is not located within a mapped wildlife linkage, a portion of the Santa Monica Mountains to Sierra Madre Wildlife Linkage. The project site is within an open space area that likely facilitates wildlife movement; however, the relatively small area of disturbance and the lack of barriers associated with the project would yield less than significant impacts to a wildlife corridor.

4E-2, 4E-3, 4E-4. The Proposed project modifications will not isolate habitat and will not create a barrier since the increase in existing development is very small relative to the size of the open space area. Temporary impacts such as noise and increased human presence will result from construction of the proposed project, but no permanent indirect impacts will occur. In addition, no lighting is proposed for the WCF that could cause indirect impacts to wildlife movement. Finally, fencing will be used to enclose the WCF tower and equipment cabinets. However, this fencing will not produce a substantial barrier to wildlife movement because of the small relative area and the abundant open space around the project site that wildlife can use to move.

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation is required.

Initial Study – (Continued)

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. The Proposed Project is consistent with the General Plan Goals and Policies that govern biological resources. The proposed project is not anticipated to impact significant wetland habitats nor is it located within 300 feet of a wetland or water feature. As a result, the project is consistent with the General Plan Goals and Policies governing biological resources. The Proposed Project lies within the Oak Park Area Plan boundary. A Tree Report was produced, in part, to ensure the proposed project is consistent with the Oak Park Area Plan Policy 1.3.2-3 which states, “Where applicable, developers shall be required to submit an updated Oak Tree Report, covering all oaks located within 50 feet of any proposed grading or construction. Trees, along with identifying number, health and aesthetic grades, shall be shown on the grading plan.” In order to ensure consistency with this policy, a mitigation measure has been added that requires all Protected Trees be placed on the Grading Plans. In addition, the following language has been added to Mitigation Measure BIO-3 that ensures the proposed project is consistent with Area Plan Policy 1.3.2-7, “No blasting shall be permitted from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.” With the inclusion of this mitigation measure and additions to another, impacts associated with any inconsistency of the proposed project with the Oak Park Area Plan policies governing biological resources would be mitigated to a less than significant level.

Mitigation/Residual Impact(s)

Mitigation Measure BIO-4: Protected Trees on the Grading Plans

Purpose: To be consistent with the policies governing tree protection in the Oak Park Area Plan.

Requirement: Each tree examined in the Tree Report⁴ for the proposed WCF shall be placed on the Grading Plans with the Tree number, health and aesthetic grade, and each tree’s Protected Zone, as defined in the Non-Coastal Zoning Ordinance.

⁴ Rincon Consultants. 2016 [ibid].

Initial Study – (Continued)

Documentation and Timing: The Grading Plans with the Tree number, health and aesthetic grade, and each tree’s Protected Zone, as defined in the Non-Coastal Zoning Ordinance shall be submitted to the Planning Division prior to issuance of a Zoning Clearance for construction or issuance of a Grading Permit, whatever occurs first.

Monitoring and Reporting: The Planning Division reviews the Grading Plans for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the grading plans.

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 (PIng.)								
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, -2 and -3. The proposed WCF is a non-agricultural use which is not located in an area zoned Agriculture. According to the Important Farmland Inventory Map, the project site includes soil designated as other. The proposed development would not remove any land that is currently in agricultural production. Therefore, the proposed project would have no impacts, project specific or cumulative, on agricultural resources and it would be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts have been identified. Therefore no mitigation is required.

Initial Study – (Continued)

Source Documents: Analysis prepare by Monica Sanoja of the Ventura County Agricultural commissioner’s Office dated October 31, 2016 and Ventura County Initial Study Assessment Guidelines of November 20, 2011 and Planning GIS data layers 2016.

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 and -2. The proposed WCF is a non-agricultural use which is not located in an area zoned Agriculture. The proposed development would not remove any land that is currently in agricultural production and is not located adjacent to any land currently in agricultural production. Therefore, the proposed project would have no impacts, project specific or cumulative, on agricultural resources and it would be consistent with the applicable General Plan Goals and Policies for Item 5B of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts have been identified, therefore no mitigation is required.

Source Documents: Analysis prepare by Monica Sanoja of the Ventura County Agricultural commissioner’s Office dated October 31, 2016 Ventura County Initial Study Assessment Guidelines of November 20, 2011 and Planning GIS data layers 2016.

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.)								

Initial Study – (Continued)

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:								
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, b, and c. According to the Ventura County General Plan, Kanan Road is considered an “Eligible County Scenic Highway”. The land uses surrounding the proposed WCF site are primarily residential.

The proposed WCF includes a 55-foot tall stealth mono broadleaf tree. The faux tree would not be silhouetted against the sky as viewed from Kanan Road and would blend with the character of the surrounding trees and hillside in the area based on the applicant’s drawings and photo Sims submitted with the application dated May 24, 2016. The background will be the hillside, brush and existing trees. Given the urban characteristic of the area and the existing adjacent trees and shrubs, impacts of the proposed project on visual resources will be less than significant.

The project will be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation required.

Initial Study – (Continued)

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, the applicant's site plan dated March 2016 and Planning GIS data layers (aerial imagery) 2016.

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, b and c. The proposed development would not be located in an area known for the occurrence of paleontological resources. The subject property has also been disturbed by previous development. In addition, the area of disturbance would be limited to approximately 400 sq. ft. Therefore, potential impacts on paleontological resources would be less than significant. The project is consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore no mitigation is required.

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers (aerial imagery) 2016.

Initial Study – (Continued)

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:								
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, -2, and -3. The proposed development would not be located in an area known for archaeological resources, but is adjacent to areas known to contain those resources. It would involve development of approximately 400 sq. ft. for the WCF and lease area. Thus, the potential for discovery of cultural resources is very low. However, the development would be conditioned such that if any archaeological remains are uncovered during grading operations, work will halt and a qualified Archaeologist would be retained to recommend proper disposition of the find. Therefore, the proposed development would have less than significant impacts on Archaeological Resources and the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant, therefore no mitigation is required.

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers (aerial imagery) 2016.

Initial Study – (Continued)

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 (PInG.)								
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, 2, 3, and 4. The proposed development would not be located in an area known for historic resources. Therefore, the proposed project would have no impacts (project specific or cumulative) on historic resources.

Mitigation and Residual Impact:

No impacts identified. Therefore, no mitigation is required.

Initial Study – (Continued)

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011, Planning GIS data layers 2016.

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:

9.a, b, and c. The project site is located many miles from the coast and does not have the potential to affect coastal resources such as beaches or sand dunes. Thus, no impacts on Coastal Resources are anticipated and the project would be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts identified. Therefore, no mitigation is required.

Source Document: Planning GIS data layers (2016 aerial imagery).

Initial Study – (Continued)

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:

The Public Works Agency, Development and Inspection Services reviewed the proposed project and provided the following comments:

10a, b and c. According to the Geotechnical Report prepared by Geoboden dated March 8th, 2016, 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. Therefore, the proposed project would have no impacts from potential fault rupture hazard and it would be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Jim O’Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016

Initial Study – (Continued)

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:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				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:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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.

11a and b. The property would be 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 2013, Chapter 16, Section 1613 requires the structures be designed to withstand this ground shaking. The requirements of the Building Code will reduce the effects of ground shaking on the proposed equipment and antenna structure to a less than significant level. Therefore, the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 11.b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016.

Initial Study – (Continued)

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:

The Public Works Agency, Development and Inspection Services reviewed the proposed project and provided the following comments:

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

12a and b. 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. The proposed project does not include the construction of new habitable structures. Therefore, the proposed project would have no impacts resulting from liquefaction and would be consistent with the applicable General Plan Goals and Policies for Item 12.b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts were identified, therefore, no mitigation is required.

Source Document: Analysis prepared by Jim O’Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016.

Initial Study – (Continued)

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 Public Works Agency, Development and Inspection Services reviewed the proposed project and provided the following comments:

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

13a. Based on aerial photograph review of photos (dated, January 28, 2016, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, January 28, 2016); the site is not located adjacent to a closed or restricted body of water and would not be subject to seiche hazard. Therefore, the proposed project would have no impact, project specific or cumulative, from potential hazards from seiche.

13b and c. The project site is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6 dated October 22, 2013. Therefore, the proposed project would have no impacts, project specific or cumulative, from potential hazards from tsunami and it would be consistent with the applicable General Plan Goals and Policies for Item 13.c of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation is required.

Initial Study – (Continued)

Source Document: Analysis prepared by Jim O’Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016.

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 Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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

14a and b. The site is located in a hillside area of Ventura County and portions of the property are located in a potential seismically induced landslide zone, based on 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. However, there are no structures or other improvements to the property proposed in the area or directly below the potential seismically induced landslide zones or mapped landslides. Therefore, the proposed project site would have less than significant impacts, project specific and cumulative, resulting from landslide hazards and it would be consistent with the applicable General Plan Goals and Policies for Item 14.b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts are less than significant, therefore, no mitigation is required.

Initial Study – (Continued)

Source Document: Analysis prepared by Jim O’Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016.

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 Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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

15.a and -b. 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. Therefore, the hazard associated with adverse effects of expansive soils is considered to be less than significant and the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 15.b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant, therefore no mitigation is required.

Source Document: Analysis prepared by Jim O’Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016.

Initial Study – (Continued)

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:								
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 Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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

16a. The project site is not located within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (October 22, 2013). In addition, the project is not for oil, gas or groundwater withdrawal. Therefore, the proposed project development would have no impact, project specific or cumulative, related to subsidence and it would be consistent with the applicable General Plan Goals and Policies for Item 16.b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on June 13, 2016.

Initial Study – (Continued)

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:								
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:

The Public Works Agency, Development and Inspection Services and Watershed Protection District, reviewed the proposed project and provided the following comments:

17a-1 and 2. The only additional impervious area due to construction of the site would

Initial Study – (Continued)

be for the 400 sq. ft. (20 feet by 20 feet) antenna foundation. The additional runoff would be by sheet flow to existing concrete terrace drains that were installed as part of the original grading for the area. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the new WCF. Construction would be completed according to current Building and Safety codes and standards. Therefore, the proposed project development would have less than significant impacts, project specific or cumulative, related to non-FEMA hydraulic hazards and it would be consistent with the applicable General Plan Goals and Policies for Item 17 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Impacts will be less than significant.

Source Document: Analysis prepared by Jim O’Tousa of the Ventura County Public Works Agency, Engineering Services Department, Development and Inspection Services Section on June 13, 2016.

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:								

Initial Study – (Continued)

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

The Watershed Protection District Floodplain Management section reviewed the proposed project and provided the following comments:

17.b-1, -2, -3, -4 and -5. The project site is not located in a Federal Emergency Management Agency (FEMA) designated 1% annual chance (100-year) floodplain. It is located in a "Zone X-Unshaded" 500-year floodplain. The nearest 1% annual chance floodplain is Medea Creek ("Approximate "A" Zone) which is located approximately 761.6 feet northeasterly of the site. This is evidenced on the Effective Digital Flood Insurance Rate Maps (DFIRMs) No. 06111C0995E, Panel 0995 of 1275, effective date: January 20, 2010. Based on the project description presented in the Resource Management Agency Distribution Memo dated May 25, 2016, the proposed project site would be located out of the 1% annual chance (100-year) floodplain as mapped by the Federal Emergency Management Agency (FEMA) on the Effective Flood Insurance Rate Map (DFIRM) No. 06111C0995E (January 20, 2010). Since the project site is not mapped in a FEMA floodplain and is located over 500-feet from a FEMA floodplain, the

Initial Study – (Continued)

project is not required to obtain a Floodplain Permit or a Flood Clearance.

Therefore, the proposed project would be located out of the 1% annual chance (100-year) floodplain and would have less than significant impacts, project specific or cumulative, to FEMA related flood hazards. In addition, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 17.B of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts are less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Brian Trushinski of the Ventura County Watershed Protection District, Flood Control Section on June 7, 2016.

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:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

18.a and b. The proposed project is located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the Ventura County Building Code. Therefore, the proposed development would have less than significant impacts, project specific and cumulative, from Fire Hazards and the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Initial Study – (Continued)

Impacts are less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Dave Ahrens Dodd of the Ventura County Fire Protection District on June 22, 2016.

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:								
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:

19.a and b. The project site is not located near any Airports Spheres of Influence. Therefore, the proposed project would have no impacts on Airports and would be consistent with the County Airport Comprehensive Land Use Plan and the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation is required.

Source Documents: Ventura County initial Study Assessment Guidelines of April 2011 and Planning GIS data layers 2016.

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:								

Initial Study – (Continued)

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

Impact Discussion:

The Ventura County Environmental Health Division and the VCFPD reviewed the proposed project and provided the following comments:

20a-1 and -2. The proposed project includes the use of hazardous materials typically associated with back-up power supply for communication facilities. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. The required compliance with applicable state and local regulations will reduce the potential impacts to less than significant.

Therefore, proposed project would have less than significant impacts, project-specific or cumulative, relative to hazardous material and it would be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Documents: Analysis prepared by Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016 and Dave Ahrens of the Ventura County Fire Protection District on June 22, 2016.

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:								

Initial Study – (Continued)

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 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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

20b-1 and -2. The proposed project will not generate hazardous wastes that require a Ventura County EHD/CUPA permit. Proper handling and disposal of used batteries in accordance with state and federal regulation will ensure there would be no impacts from hazardous materials. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation required.

Source Document: Analysis prepared by Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016.

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:								

Initial Study – (Continued)

<p>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?</p>		X				X		
<p>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)?</p>		X				X		
<p>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)?</p>		X				X		
<p>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)?</p>		X				X		
<p>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]?</p>		X				X		
<p>f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?</p>		X			X			

Initial Study – (Continued)

Impact Discussion:

21a, -b, -c, -d, -e and -f. The proposed project does not involve the generation of substantial new long-term vehicle traffic. Planning staff utilized the Planning GIS Aerial Photo (2016) in order to identify noise sensitive receptors (e.g., dwellings, hotels, schools, churches, etc.) within the vicinity of the proposed project and found that there are residential dwellings located approximately 400 feet to the west and approximately 350 feet to the east of the project site. In addition, there is an elementary school located 900 feet northwest of the project site at the corner of Kanan Road and Churchwood Drive.

“The construction activities that typically generate the most severe vibrations are blasting and impact pile-driving. According to the applicant, the construction activities of the proposed project will not involve blasting, pile-driving, or vibratory compaction. There will be over excavation for the wall footings and the concrete pads. The tower caisson will be drilled. There will be some vibratory compaction for the pad over excavation. However, due to the short duration and relatively small amount of vibratory compaction during pad construction, impacts to the nearest residence would be less than significant.

In addition, the Vibration Impact Criteria state that the “level of construction vibration analysis will be determined by factors related to the scale of the project and the sensitivity of the surrounding land use” (pg. 12-10). There are no residences located directly adjacent to the proposed project.

The only noise that would be generated by the proposed project would be the operation of trucks and other vehicles during construction of the WCF. The onsite operations would be at least 400 feet away from the nearest sensitive receptor. Imposition of standard conditions of approval regarding construction days and hours would reduce any potential noise impacts to less than significant. Project-related traffic on State highways and roads included in the County regional road network are not subject to County noise policies or review under the adopted Initial Study Assessment Guidelines.

Based on the above discussion, noise and vibration impacts of the proposed project will be less than significant and the project will be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011 and Planning GIS Aerial Photo (2016).

Initial Study – (Continued)

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:

22.a and b. The project would be subject to standard conditions of approval that require the use of non-reflective building materials such as painted (non-gloss) panels, and pre-cast concrete or fabricated textured wall surfaces. This requirement would reduce the potential impacts of daytime glare on motorists travelling on Kanan Road to a less than significant level. The project would be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation required.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

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:								

Initial Study – (Continued)

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

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

23.a and b. The proposed WCF project includes the use of hazardous materials typically associated with back-up power supply for communication facilities. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. However, compliance with applicable state and county regulations enforced by the EHD would reduce potential impacts to less than significant. Therefore, the proposed project would have less than significant impacts, project specific or cumulative, on Public Health and it would be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation required.

Source Document: Analysis prepared by Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016 and Dave Ahrens Ventura County Fire Department on June 22, 2016.

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:								

Initial Study – (Continued)

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

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and provides the following comments:

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

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation required.

Source Document; Analysis prepared by Alicia Stratton of the VCAPCD on July 8, 2016.

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:								

Initial Study – (Continued)

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

25.a and b. The project parcel has a General Plan designation of "Open Space", an Area Plan of "Public Open Space" and has a zoning designation of "Public Community Space". The development consists of the construction and operation of a WCF (50-foot tall faux mono broad leaf tree) in a rural residential area on a 400-square foot lease area (20 feet by 20 feet) of a 10.9 acre parcel. The communication tower would be visible from Kanan Road. However, it would be disguised as faux mono broad leaf tree (see attachments) with the antennas/panels located within the tree branches and leaves. In addition, the tower would be painted with non-reflective coating to blend into the background. Therefore, the proposed project would be in character with the adjacent and nearby agricultural development in the surrounding area.

Based on the above discussion, impacts on community character would be less than significant. The project would be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

Initial Study – (Continued)

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:								
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:

26.a. The project site is not located in the Coastal Zone and does not include the elimination of any existing dwellings. Therefore, the proposed project development would have a less than significant, project-specific and cumulative, impact on housing.

26.b. 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. Therefore, the proposed project development would have a less than significant, project-specific and cumulative, impact on housing.

26.c and -d. The proposed project would not create a demand for new housing, no new employees are required as part of the proposed project. Therefore, based on the discussion above, the proposed project development would have a less than significant,

Initial Study – (Continued)

project-specific and cumulative, impact on housing and would be consistent with the General Plan Goals and Policies that pertain to item 26.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

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)								
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:

The Public Works Agency, Transportation Department reviewed the proposed project and provided the following comments:

27a(1)-a. The proposed project would not generate additional traffic on the County of Ventura Regional Road Network and would not have the potential to alter the level of service of County roads near the project. The project site would be accessed by a driveway connected to State Highway 126. No new roads are proposed. Therefore, adverse traffic impacts, both project specific and cumulative, relating to Level of Service (LOS) would be less than Significant.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Jim Riedmiller of the Ventura County Transportation Department on June 15, 2016.

Initial Study – (Continued)

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:

The Public Works Agency, Transportation Department reviewed the proposed project and provided the following comments:

27a(2)-a. The project, as proposed, will not generate additional traffic on the County of Ventura Regional Road Network. The project does not have the potential to alter the level of service of County roads near the project. Therefore, impacts related to safety/design will be Less Than Significant.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Jim Riedmiller of the Ventura County Transportation Department on June 15, 2016.

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)								

Initial Study – (Continued)

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

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

27a(3)-a and b. No new roads are proposed. Private access is not required and any portion of the project is located not more than 150 feet from a public drive. Therefore, the proposed development would have less than significant, project-specific and cumulative, impacts related to transportation and circulation safety and design of private access and it would be consistent with the General Plan Goals and Policies that pertain to item 27a(3).

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigations are required.

Source Document: Analysis prepared by Dave Ahren of the Ventura County Fire Protection District on June 22, 2016.

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:								

Initial Study – (Continued)

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:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

27a(4).a and b. There are public roads serving the project. All existing access roads meet County Public Road Standards and/or VCFPD Private Road Guidelines. Therefore, the proposed development would not have project-specific or cumulative impacts related to transportation and circulation and tactical assess and it would be consistent with the General Plan Goals and Policies that pertain to item 27a(4).

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Dave Ahren of the Ventura County Fire Protection District on June 22, 2016.

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		

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Will the proposed project generate or attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle		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:

The Public Works Agency, Transportation Department reviewed the proposed project and provided the following comments:

27b.1, -2, and -3. The proposed project will not generate additional traffic on the County of Ventura Regional Road Network. Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a “Less Than Significant.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Jim Riedmiller of the Ventura County Transportation Department on June 15, 2016.

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:								

Initial Study – (Continued)

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

Impact Discussion:

27c-1 and 2. The project site is not located near any bus transit facilities. In addition, the WCF would not be a use that will generate new demand for bus transit. Therefore, the proposed development would not have project-specific or cumulative impacts related to bus transit and it would be consistent with the General Plan Goals and Policies that pertain to item 27C.

Mitigation and Residual Impact:

No impacts were identified. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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:

Initial Study – (Continued)

27d-1 and 2. The project site is located more than one half mile from the nearest railroad. Railroad operations would not be affected by the proposed project, as all activity associated with it would be contained within the boundary of the project site. In addition, the proposed WCF would not be a use that would generate new demand for railroads. Therefore, it would not have any project-specific or cumulative impacts to railroads and it would be consistent with the General Plan Goals and Policies that pertain to item 27D.

Mitigation and Residual Impact:

No impacts identified. Therefore, no mitigation required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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:								
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, 2 and 3. The project development would not be located within the sphere of influence of a County operated airport. Thus, airport operations would not be affected by the proposed development. All activity associated with the project development would be contained within the boundary of the project site. Therefore, it would not have any project-specific or cumulative impacts to airports and it would be consistent with the General Plan Goals and Policies that pertain to item 27e.

Mitigation and Residual Impact:

Initial Study – (Continued)

No impacts were identified. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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 and 2. The proposed project development would not be located adjacent to any harbor, would not affect the operations of a harbor, and would not increase the demands on harbor facilities. Therefore, it would not have any project-specific or cumulative impacts related to harbors and it would be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts identified. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with, 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 and 2. Since no existing pipelines are located under or adjacent to the subject property, the proposed development would not substantially interfere with or affect the operation of, any existing pipelines. Therefore, the proposed development would be consistent with the General Plan Goals and Policies that pertain to item 27G of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impacts identified. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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:

Initial Study – (Continued)

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

28a-1 and 2. The proposed project will not require a source of potable water. Therefore, the proposed development would not have any project-specific or cumulative impacts to the quality of water supplied by the public water system and it would be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016.

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:								
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:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

28b-1, -2 and -3. The proposed unmanned WCF does not require a water supply to

Initial Study – (Continued)

operate. Thus, a permanent supply of water is not needed. Therefore, the proposed development would have no impact on the available water supply and it would be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Alma Quezada of the Ventura County Watershed Protection District, Groundwater Section on June 4, 2016.

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:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

28c-1 and -2. The proposed project development does not have a fire flow water requirement. However, it is served by a water purveyor that can provide the required fire flow in accordance with the VCWWM and VCFPD Fire Code. Therefore, it would have no impact on Water Supply- Fire Flow Requirements for VCFPD and it would be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Dave Ahren of the Ventura County Fire Protection District on June 22, 2016.

Initial Study – (Continued)

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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29a-1 and -2. The proposed development would not utilize an individual sewage disposal system. Therefore, it would not have any project-specific or cumulative impacts relative to on-site sewage disposal and it would be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016.

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:								

Initial Study – (Continued)

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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29b-1 and -2. The proposed project is an unmanned WCF and would not require sewage disposal or connection to a public sewer. Therefore, the proposed development would not have any project-specific or cumulative impacts on sewage collection systems and it would be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: Analysis prepared Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016.

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:								

Initial Study – (Continued)

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 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. Therefore, the proposed development would have less than significant impacts, project-specific and cumulative, 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 development would be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Initial Study – (Continued)

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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29d.1 and -2. The proposed development does not include a solid waste facility. Therefore, the project development would not have any project-specific or cumulative impacts relative to waste treatment and disposal and it would be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Rebecca Lustig of the Ventura County Environmental Health Division on June 14, 2016.

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:								

Initial Study – (Continued)

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

30.a, -b and -c. The project site is located in an area in which electrical, gas, and telephone services are available. No facility would need to be re-routed or expanded to serve the proposed development. Therefore, the proposed development would have less than significant project-specific and cumulative impacts related to utilities and it be consistent with the General Plan Goals and Policies that pertain to item 30.

Mitigation and Residual Impact:

Impacts are less than significant. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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)								
Will the proposed project:								

Initial Study – (Continued)

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

The Ventura County Watershed Protection District, Planning and Regulatory Division reviewed the proposed project and provided the following comments:

31a.1 and 2. The site is located approximately 743.3-feet westerly of Medea Creek which is a Ventura County Watershed Protection District (District) jurisdictional red line channel. No direct drainage connections to Medea Creek are proposed or indicated on the Project Proponent's submitted project materials. Given the distance of the site to Medea Creek, the proposed Project would have less than significant impacts both specific and cumulative to flood control facilities and watercourses under the jurisdiction of the Watershed Protection District. In addition, it would be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts are less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Lorrie Brown of the Ventura County Watershed Protection District, Planning and Regulatory Division on June 15, 2016.

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)								

Initial Study – (Continued)

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) 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:

The Ventura County Watershed Protection District, Planning and Regulatory Division reviewed the proposed project and provided the following comments:

31b.1. The project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff is within an existing graded and landscaped area. The project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions.

Therefore, the proposed project development would have no impacts, project specific and cumulative, on flood control facilities.

31b.2. Runoff is by sheet flow conditions along existing landscaped areas that drain to existing concrete drainage swales similar to present conditions. The concrete drainage swales enter a storm drain system that was constructed as part of the adjacent tract grading. The additional runoff from the project will not impact the capacity of the downstream channel or create a potential for overflow in the storm drain system.

Initial Study – (Continued)

Therefore, the proposed project development would have no impacts, project specific and cumulative, on flood control facilities.

31b.3. The project runoff will be similar to the present flow and no increase in effects on Areas of Special Flood Hazard will occur than the pre-project condition considering the project is adding only 80 square feet of new impervious surface area that is conducted into existing landscaped areas prior to entering an existing storm drain system. 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.

Therefore, the proposed project development would have less than significant impacts, project specific and cumulative, on flood control facilities.

4. The project runoff will result in an increase in flow from the existing conditions due to the added 80 square feet of impervious surface within the 10 acre site. The runoff will sheetflow into the existing landscaped areas that ultimately will enter the existing concrete drainage swales that were constructed as part of the adjacent tract development. The existing drainage conditions will be similar and runoff will be returned to the existing storm drainage system.

Therefore, the proposed project development would have less than significant impacts, project specific and cumulative, on flood control facilities.

5. The project may result in a negligible increase in flow due to the proposed added impervious surface area (60 square feet). There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels.

Therefore, the proposed project development would have less than significant impacts, project specific and cumulative, on flood control facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 31.b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Analysis prepared by Brian Trushinski of the Ventura County Watershed Protection District, Flood Control Section on June 7, 2016.

Initial Study – (Continued)

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:

32.a and -b. The proposed WCF would have adequate security measures which would include a 6-foot high chain-link fence surrounding the site perimeter. The project development would not be considered a project within the categories of projects that would have the potential to increase demand for law enforcement or emergency personnel. The proposed development would not interfere with any law enforcement facility and it would not include any new uses or generate an increase in population that would result in an increased demand for law enforcement services. Therefore, the project-related impacts on law enforcement/emergency services/personnel/equipment would be less than significant. The project would be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts will be less than significant. Therefore, no mitigation is required.

Source Document: Ventura County Initial Study Assessment Guidelines, 2011

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:								

Initial Study – (Continued)

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

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

33a-1, -2 and -3. The proposed project would not require additional fire stations or personnel. Distance from a full-time paid fire station is less than 5 miles and response time would be adequate. Therefore, the proposed development would have no impacts, project specific or cumulative, to Fire Protection Services, Distance and Response and it would be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact was identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Dave Ahrens of the Ventura County Fire Protection District on June 22, 2016.

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:								

Initial Study – (Continued)

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

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

33b-1, -2, and -3. The proposed unmanned WCF project would not result in the need for an additional personnel, a new facility or additional equipment. Given the small scale of development, it would not require additional fire stations, personnel or equipment. Therefore, it would have no impact, project specific or cumulative on Fire Protection Services, personnel, equipment, or facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact was identified. Therefore, no mitigation is required.

Source Document: Analysis prepared by Dave Ahren of the Ventura County Fire Protection District on June 22, 2016.

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:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with 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 and -2. The proposed development would not involve a residential use and would not generate new employment opportunities that would result in an increase in population and a corresponding increase in demand for schools. The proposed development is located approximately 1000 feet from an existing elementary school facility. Given the distance from the school facility, it would not have an impact or substantially interfere with the existing school or its operations. In addition, the Superintendent of the Oak Park Unified School District and their Board have reviewed the proposed project and have no concerns with the location of the proposed tower due to the distance of the WCF to the existing school facility.

Therefore, impacts from the proposed project would be less than significant on education or school facilities or operations and it would be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

Impacts are less than significant. Therefore, no mitigation is required.

(Ventura County Initial Study Assessment Guidelines, 2011)

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:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with 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, -2, -3, -4 and -5. The proposed development would not involve a residential use and would not generate new employment opportunities that would result in an increase on population or a corresponding increase on the demand for libraries. Furthermore, it would not be located adjacent to any public library facilities and it would not have any impact on public library facilities or operations. Therefore, it would be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: *(Ventura County Initial Study Assessment Guidelines, 2011)*

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)								

Initial Study – (Continued)

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:								
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"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 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:

35.a -b, -c and -d. The proposed project development would not be located within existing designated local park land, or within the vicinity of any local or regional facilities. The proposed development would not involve a residential use and it would not generate new employment opportunities that would result in an increase of population of a corresponding increase of demand for new parks and recreational facilities. Therefore, it would not have an impact, project specific or cumulative, of local or regional parks and recreational facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No impact identified. Therefore, no mitigation is required.

Source Document: (*Ventura County Initial Study Assessment Guidelines, 2011*)

Initial Study – (Continued)

***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

Initial Study – (Continued)

Section C – Mandatory Findings of Significance

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

Findings Discussion:

1. As stated above in Section B, 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, nor will it degrade the quality of the environment.
2. As stated above in Section A, the proposed project development of a WCF 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

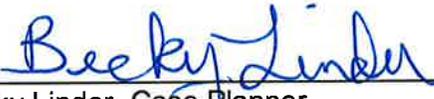
Initial Study – (Continued)

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.



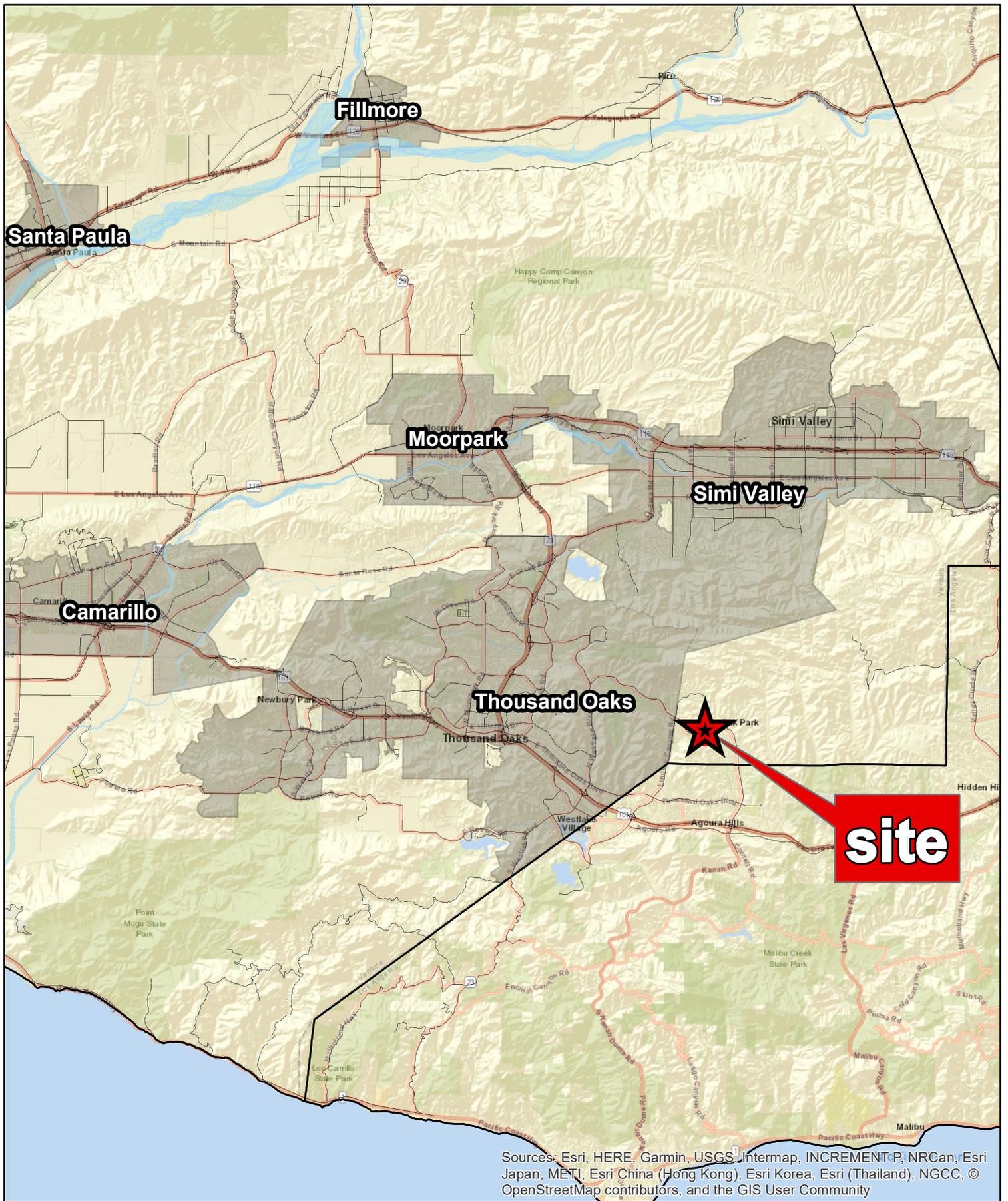
 Becky Linder, Case Planner

7-2-19

 Date

Attachments:

- Attachment 1 Location Map
- Attachment 2 Aerial Zoning and General Plan Map
- Attachment 3 Overall Site Plan
- Attachment 4 Enlarged Site Plan/Equipment Layout/Antenna Plan
- Attachment 5 South and East Elevations
- Attachment 6 North and West Elevations
- Attachment 7 Generator Details
- Attachment 8 Battery Information
- Attachment 9 Five Mile Radius Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 07-01-2019



County of Ventura
Initial Study
PL16-0059
Attachment 1 - Location Map

0 10,000 16,000 Feet

This map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed for the convenience of the County and related agencies. The County does not warrant the accuracy of this map, and its use involves a risk of economic loss or physical injury in reliance thereon.





Project: PL16-0059

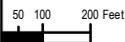
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 Area Plans

 General Plan

 Zoning

County of Ventura
Initial Study
 PL16-0059
**Attachment 2 - Aerial Zoning and
 General Plan Map**

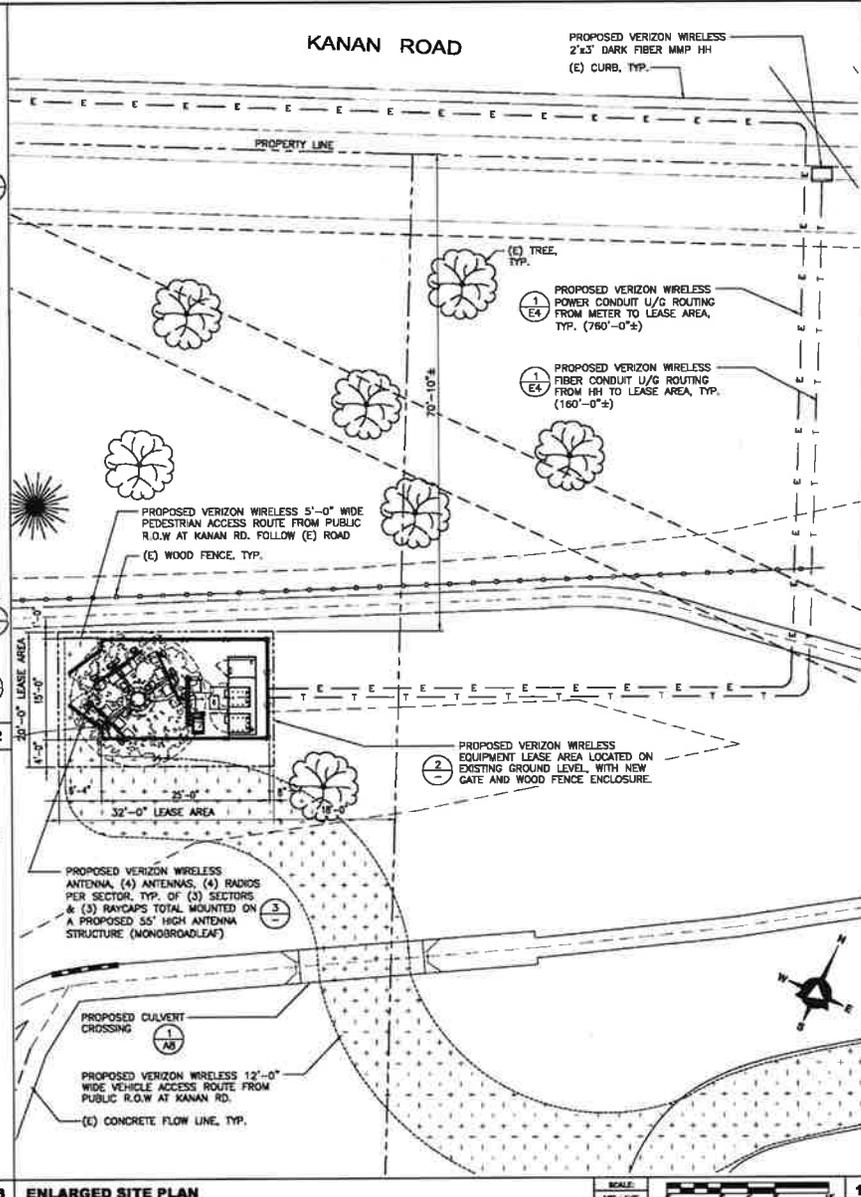
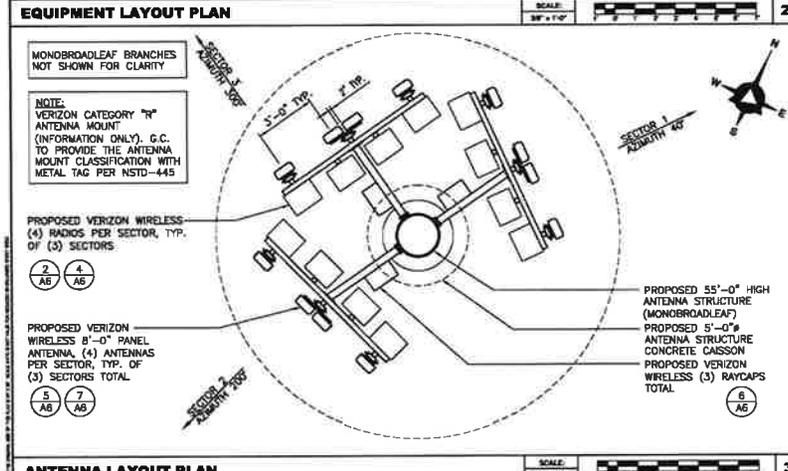
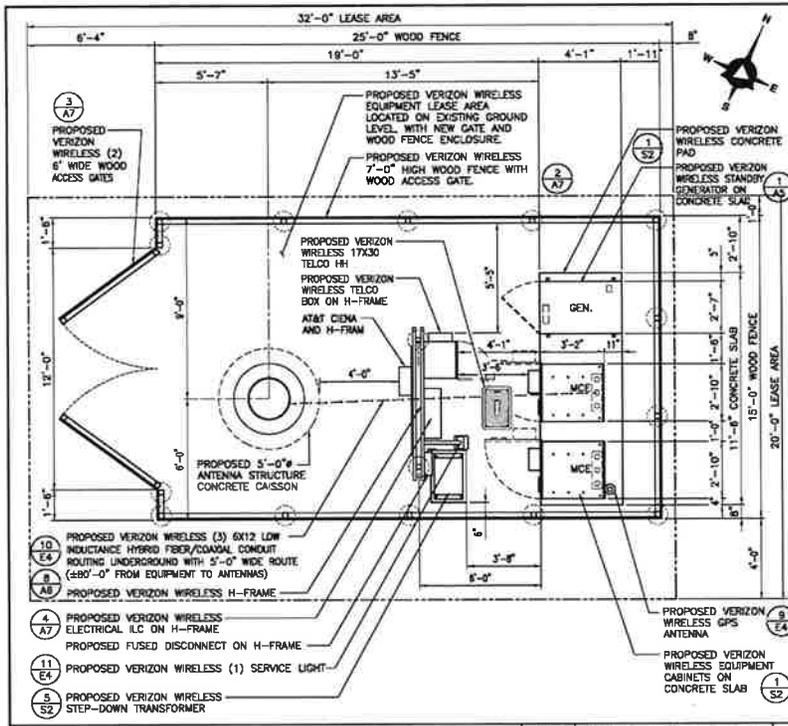


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Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 07-01-2019
 Source: Pictometry: 2018





ISSUE STATUS

REV	DATE	DESCRIPTION	BY
2	06/21/17	REV CD	JT
1	02/01/18	100% CD	JT
2	02/06/18	100% CD	JT

DELTA GROUPS ENGINEERING INC.
 CONSULTING ENGINEERS

2382 MADONN AVE. IRVINE, CA 92614
 TEL: 949-429-0333 FAX: 949-429-0331
 DGE.JCS #119VW051A

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CHURCHWOOD

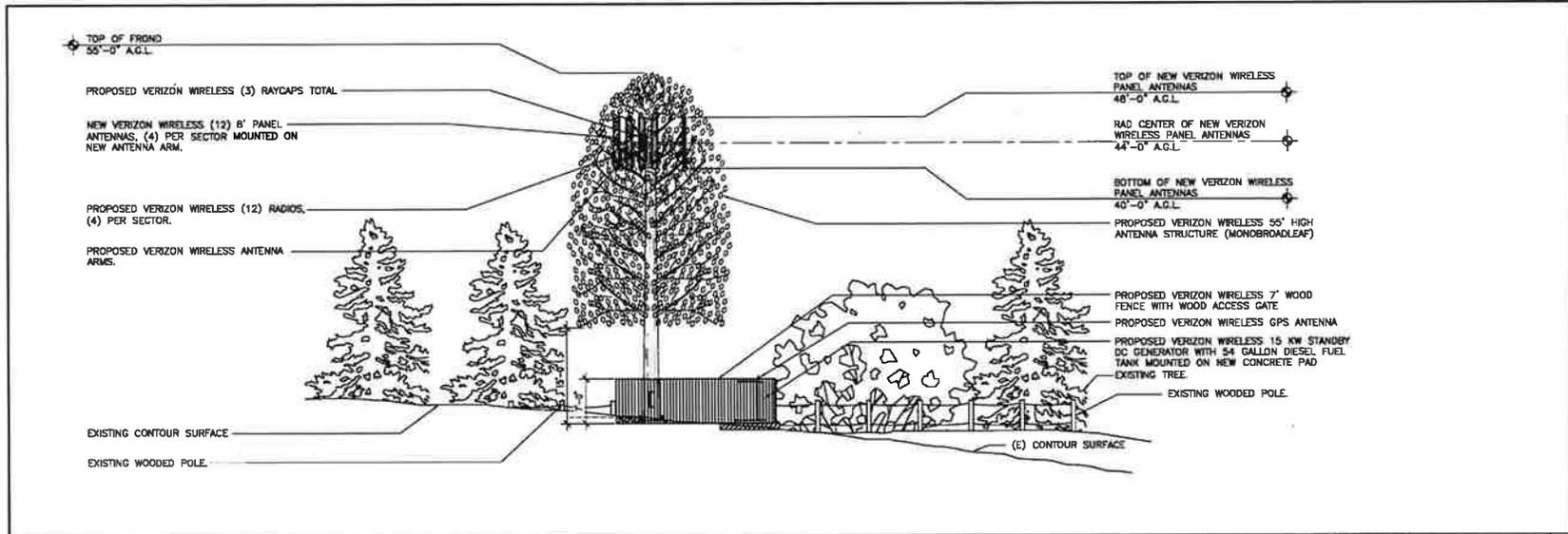
ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUT

±880 E/O INTERSECTION OF CHURCHWOOD DRIVE & KANAN ROAD
 OAK PARK, CA 91377

SHEET TITLE:
ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUT

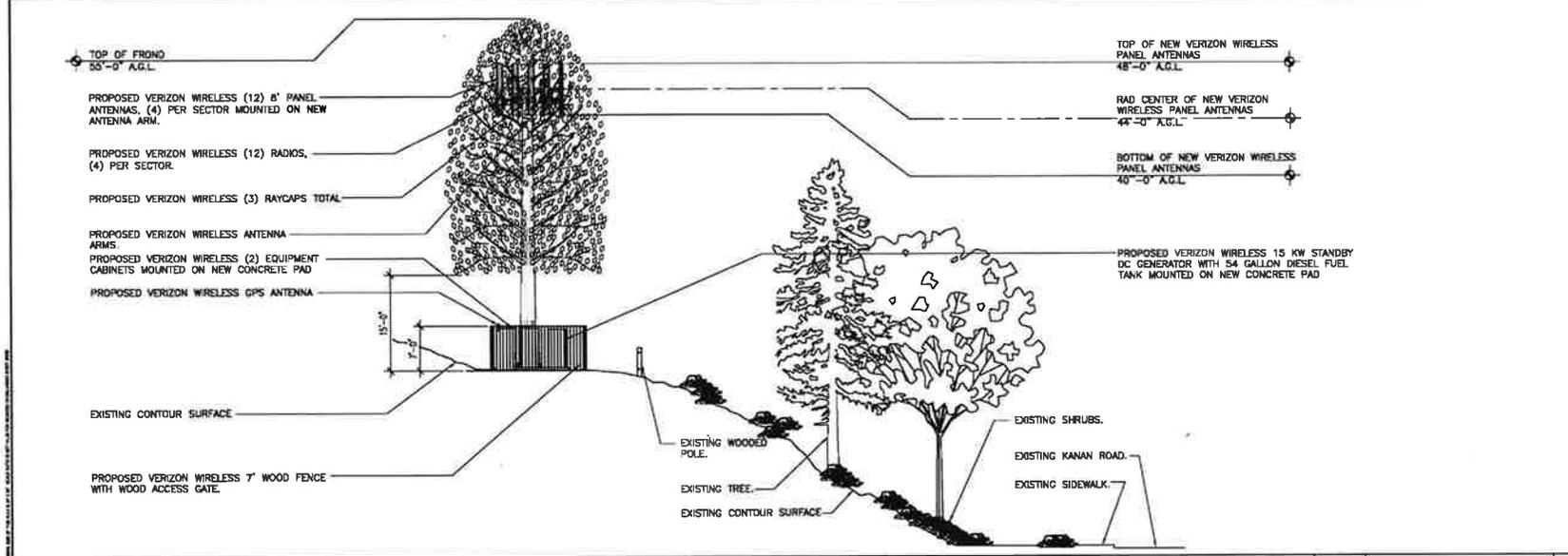
A-2

County of Ventura
 Initial Study
 PL16-0059
 Attachment 4 - Enlarged Site Plan/Equipment/
 Equipment Layout/Antenna Plan



SOUTH ELEVATION

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



EAST ELEVATION

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

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	08/20/17	ISSUE CD	TT
1	09/05/18	100% CD	TT
2	09/05/18	100% CD	JL

DELTA GROUPS ENGINEERING INC.
CONSULTING ENGINEERS

2362 MADAWAY AVE. IRVINE, CA 92614
TEL: 949-222-0333 FAX: 949-622-0331
DGE JOB # 17E00551A

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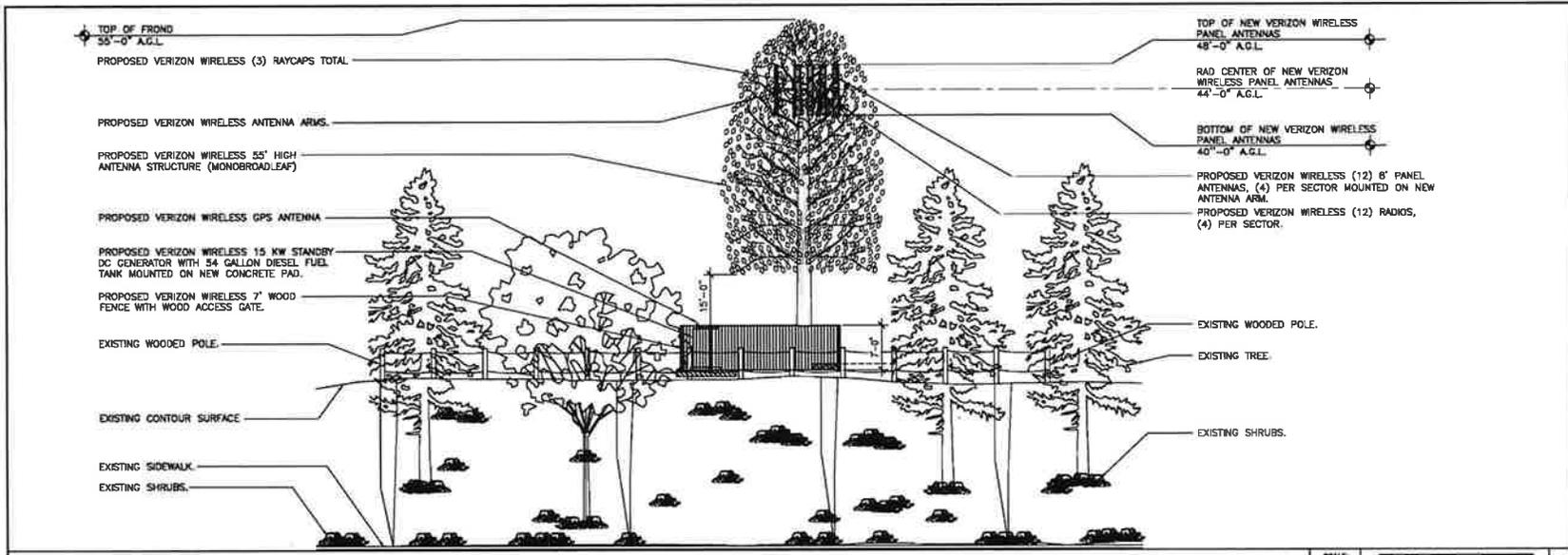


CHURCHWOOD
3850 E/O INTERSECTION OF
CHURCHWOOD DRIVE &
KANAN ROAD
OAK PARK, CA 91377

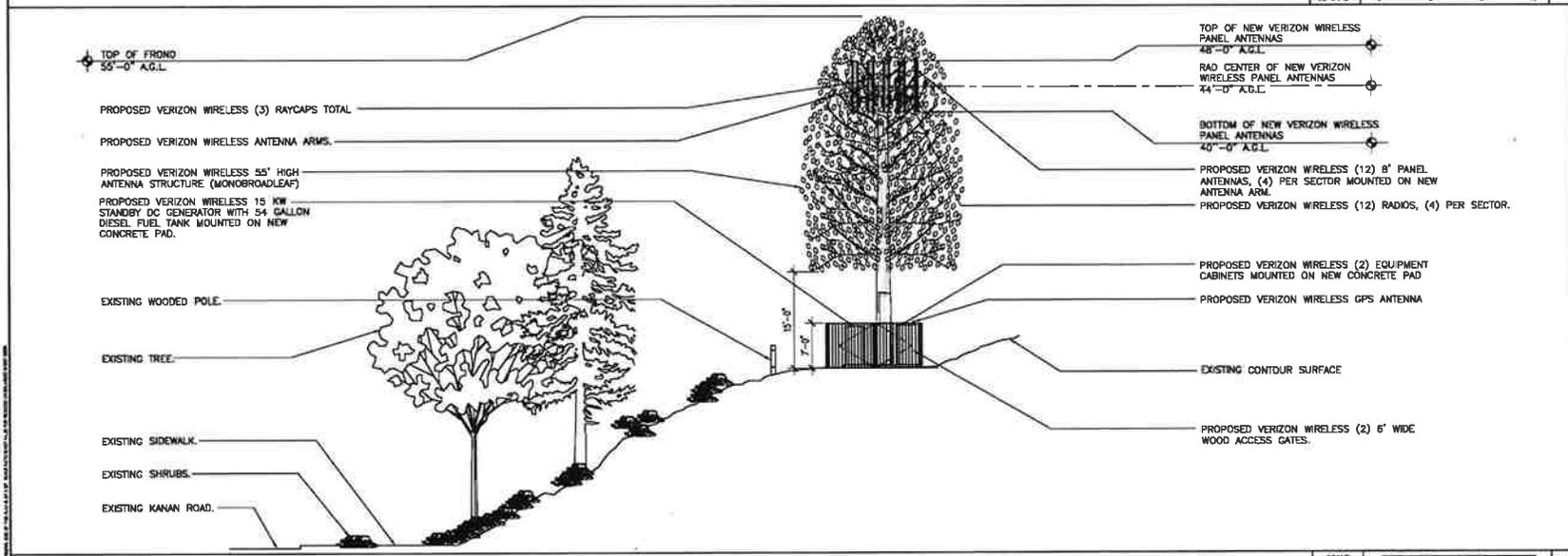
SHEET TITLE:
SOUTH & EAST ELEVATIONS

A-3

County of Ventura
Initial Study
PL16-0059
Attachment 5 - South and East Elevations



NORTH ELEVATION



WEST ELEVATION

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	06/20/17	20% CD	JT
2	07/18/18	100% CD	JT
3	08/08/18	100% CD	JT

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CONSULTING ENGINEERS

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TEL: 949-822-5333 FAX: 949-822-5331
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verizon

15335 SAND CANYON AVENUE, D1
IRVINE, CA 92618

CHURCHWOOD

4880 E/O INTERSECTION OF
CHURCHWOOD DRIVE &
KANAW ROAD
OAK PARK, CA 91377

SHEET TITLE:
NORTH & WEST ELEVATIONS

A-4

County of Ventura
Initial Study
PL16-0059
Attachment 6 - North and West Elevations

REV.	DATE	DESCRIPTION	BY
0	08/20/17	ISSUE FOR	JZ
1	02/01/18	15KW GEN	JZ
2	08/28/18	15KW GEN	JZ

DELTA GROUPS ENGINEERING, INC.
 2942 SHADY AVE. IRVINE, CA 92614
 TEL: 949-422-0933 FAX: 949-422-9231
 OCE JOB # 18VW061A

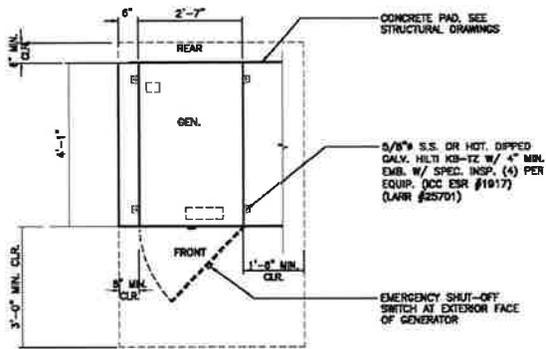
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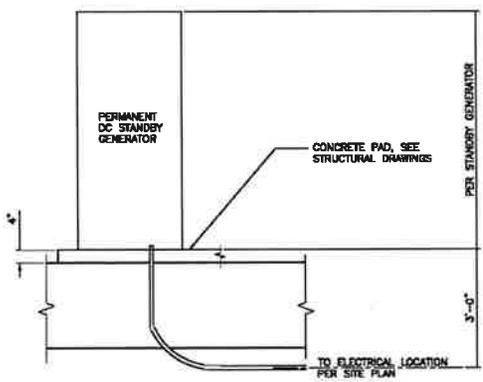
CHURCHWOOD
 1880 E/O INTERSECTION OF
 CHURCHWOOD DRIVE &
 KANAN ROAD
 OAK PARK, CA 91377

SHEET TITLE:
GENERATOR CONCRETE SLAB DETAILS & NOTES

A-5



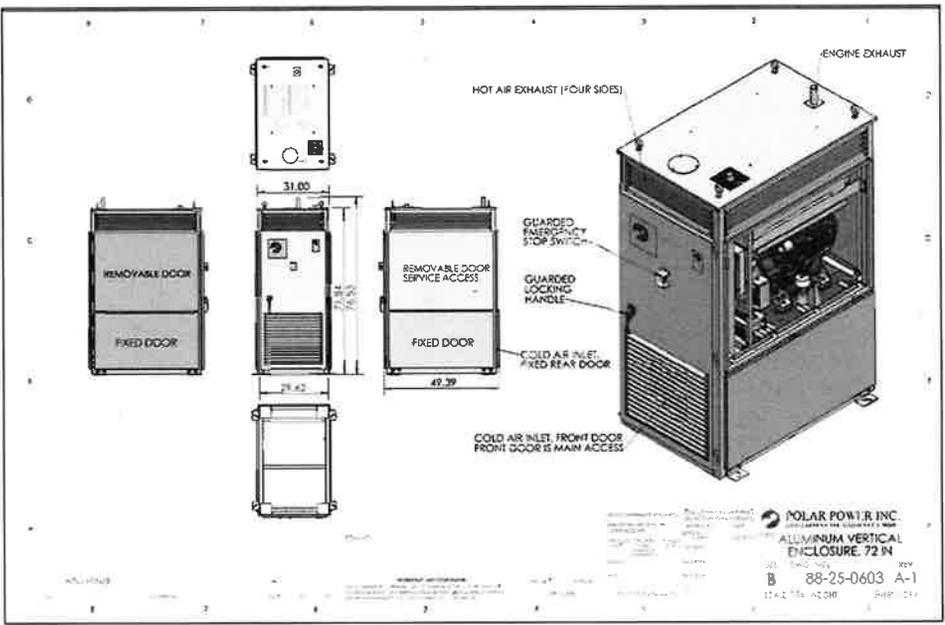
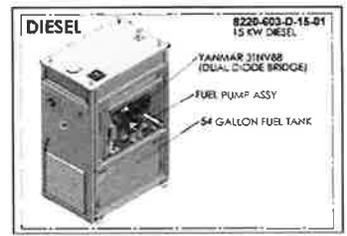
TOP VIEW AND WORKING CLEARANCE



- GENERATOR MFR: POLAR POWER INC.
 - MODEL #: 8220-803-0-15-01
 - FUEL TYPE: DIESEL
 - ENGINE SIZE: 15KW
 - ENCLOSURE: OUTDOOR RATED
 - EXHAUST TERMINATION: FLAP COVER BY MFR.
 - FUEL STORAGE: 54 GALLON DOUBLE WALL TANK
- GENERATOR SPECIFICATION**

NOTE:
 GENERATOR:
 48 VDC, 15KW WATER COOLED DIESEL 54 GALLON DOUBLE WALL TANK (UL LISTED)
 MIN #2/D STRANDED COPPER GROUND WIRE RUNS WITH CONDUIT
 GROUND RING #2 STRANDED COPPER 3'-0" OUTSIDE THE FARTHEST FENCE OR GATE SWING
 ATTACH GENERATOR TO SLAB WITH FOUR (4) 5/8" ANCHORS (HLTI KB TZ (ICC ESR #1017) OR EDUIN) WITH 4" MIN. EMBEDMENT
 MANUAL GUARDED EMERGENCY STOP SWITCH OUTSIDE GENERATOR ENCLOSURE IS PROVIDED AS SHOWN.
 OPTION: (INSTALL IN KNOX BOX IF NEEDED FOR SECURITY)
 PROVIDE CLASS A, 20BC FIRE EXTINGUISHER AT EQUIPMENT ENCLOSURE AWAY FROM GENERATOR

- SIGNAGE AND PLACARD REQUIREMENTS FOR DIESEL FUEL:**
- HAZARD IDENTIFICATION SIGNS AS SPECIFIED IN NFPA 704 FOR THE SPECIFIED MATERIAL, SHALL BE PLACED ON STATIONARY CONTAINERS AND AT ENTRANCES TO LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED, DISPENSED, USED OR HANDLED AND AT SPECIFIC ENTRANCES AND LOCATIONS DESIGNATED BY THE FIRE CODE OFFICIAL.
 - REQUIRED SIGNAGE FOR DIESEL FUEL SHALL AT A MINIMUM, ALSO INCLUDE THE FOLLOWING WARNING SIGNS UNLESS OTHERWISE DESIGNATED/APPROVED BY THE FIRE CODE OFFICIAL:
 "DIESEL"
 "NO SMOKING WITHIN 25 FEET"
 - SIGNS AND MARKINGS SHALL BE COMPLIANT WITH C.F.C. 2016 AND ALL APPLICABLE SUBSTITUTIONS.
- DIESEL GENERATOR SIGNAGE**



GENERATOR CONCRETE SLAB DETAIL

County of Ventura
 Initial Study
 PL16-0059
 Attachment 7 - Generator Details

Battery Information

Verizon is deploying RBA84 battery cabinets and 12FAT180 type batteries at the Ventura Avenue site, proposed project no. PL14-0004.

There are (4) batteries per string. 4-5 strings is the most common scenario, with the possibility of eventually maxing out at 12 strings (in the distant future).

In the near future (20 years), it will include 6 strings maximum.

Summary-

- 2.2 gallons of sulfuric acid per battery (DOT hazard Class 8)
- 4 batteries per string
- 6 strings proposed (near future)
- 12 strings max (distant future)

Summary of Sulfuric Acid Volumes-

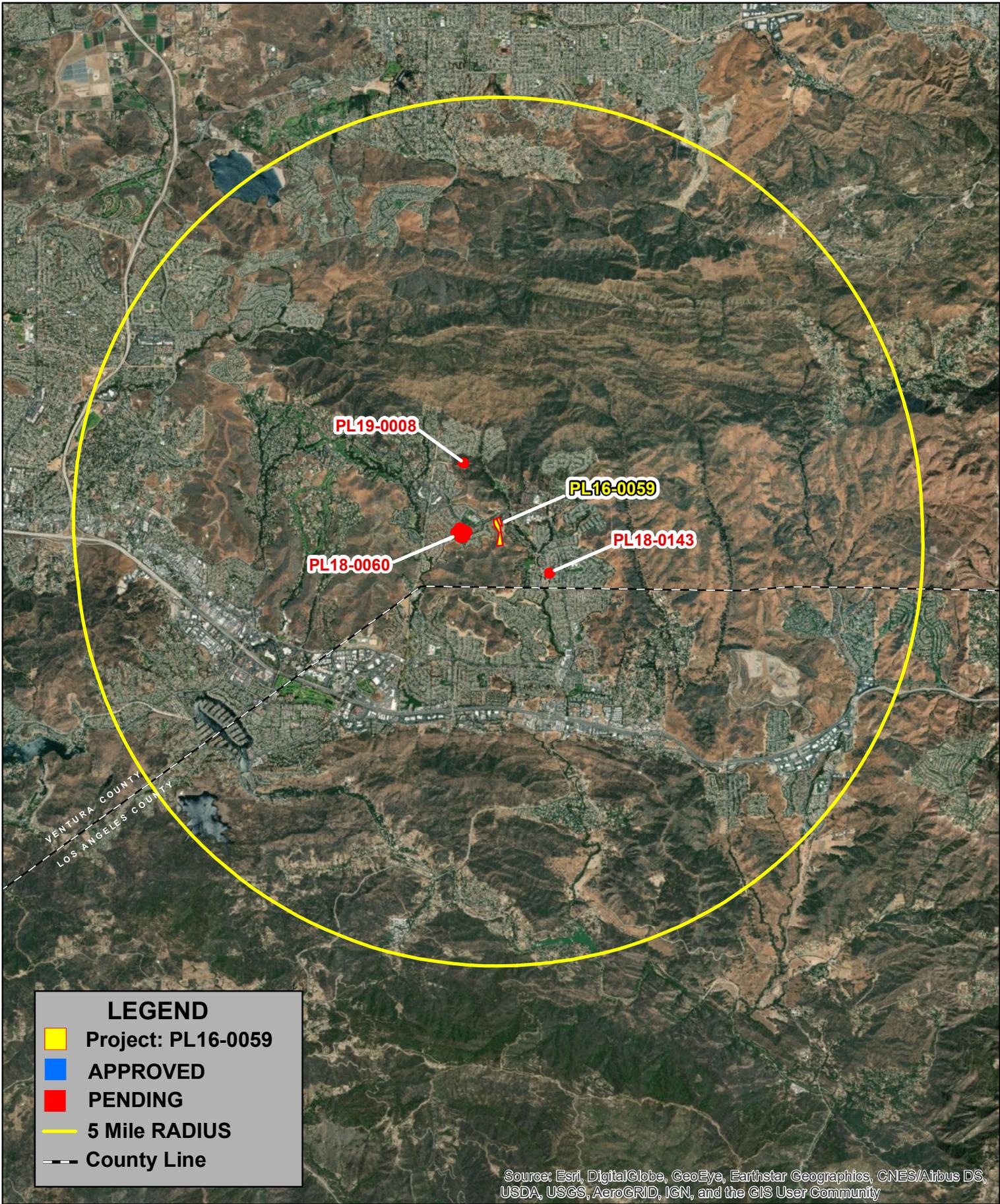
Proposed:

- 6 strings with 4 batteries each
- = 24 batteries
- x 2.2 gallons of acid each
- =52.8 gallons of acid

Summary of Potential Maximum Build-Out:

- 12 strings with 4 batteries each
- = 48 batteries
- x 2.2 gallons of acid each
- = 105.6 gallons of acid

Voltage V	Capacity C8 at 77°F to 1.75 Vpc AH	Lead Weight per Battery (lbs)	Electrolyte Weight per Battery (lbs)	Sulfuric Acid Weight per Battery (lbs)	Electrolyte Volume per Battery (Gal)
12	180	94.0	24.02	9.35	2.20



LEGEND

- Project: PL16-0059
- APPROVED
- PENDING
- 5 Mile RADIUS
- County Line

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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 Resource Management Agency
 GIS Development & Mapping Services
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County of Ventura
Initial Study
 PL16-0059
Attachment 9 - Five Mile Radius Map



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RH