

## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Conditional Use Permit No. PL16-0059

**Applicant:** Los Angeles SMSA Limited Partnership, dba Verizon Wireless,

**Location:** The proposed project is located near the intersection of Churchwood Drive and Kanan Road, in the community of Oak Park, in the unincorporated area of Ventura County.

**Assessor's Parcel Nos:** The Tax Assessor's parcel numbers for the property that comprises the project site are 800-0-400-065, and -095.

**Parcel Size:** The proposed project will be located on a 10.9-acre lot.

**General Plan Designation:** Open Space

**Oak Park Area Plan Designation:** Public Open Space

**Existing Zoning:** PC2 (Public Community Space).

**Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife

**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 are required for the facility. No water is required to operate the unmanned facility.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**

4A. - Biological Resources, Species:

Mitigation measures are included in the MND to address these issues.

**D. PUBLIC REVIEW:**

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

**Document Posting Period:** July 10, 2019 through August 9, 2019

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

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

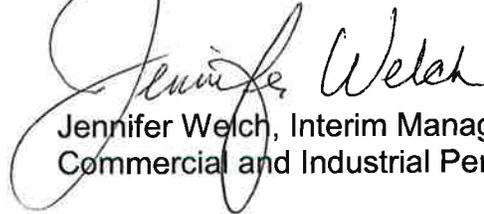
**E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

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

**Prepared by:**

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

  
Jennifer Welch, Interim Manager  
Commercial and Industrial Permits Section

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

Kim L. Prillhart, Director  
Ventura County Planning Division