

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

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

1. **Entitlement:** Conditional Use Permit No. LU11-0068
2. **Applicant:** MMI Titan, Inc. for Verizon Wireless
3. **Location:** The project site is located at 5882 Olivas Park Road, at the Southern California Edison transmission tower east of Victoria Avenue and South of Olivas Park Drive adjacent to the City of Ventura in the County of Ventura (*Attachment A - Vicinity Map*).
4. **Assessor Parcel No(s):** The proposed development will occur on a legal lot, Assessor's Parcel No. 138-0-212-09. The parcel is 1.0 acre (approx. 43,831 sq. ft.) in size.
5. **Parcel Size:** The project site is approximately 612 square feet (lease area beneath the Edison transmission tower).
6. **General Plan Designation:** The General Plan designation is "Urban".
7. **Existing Zoning:** The zoning designation is AE-40 acre (Agricultural Exclusive, 40 acre minimum lot size).

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests approval of a Conditional Use Permit (Application No. LU11-0068) to authorize the operation of a wireless telecommunication facility.

The requested CUP would authorize the installation (collocation) of antennas on an existing 151-foot tall electrical transmission tower owned by Southern California Edison Company. The associated equipment shelter would be located in an 18-foot by 34-foot (612 square feet) lease area beneath the tower. In addition, the project includes a 6-foot wide access path connected to Olivas Park Drive. This facility would be comprised of the following components:

- Twelve 4-foot panel antennas positioned in three arrays located 70-feet above grade,
- One 11.5-foot x 16-foot prefabricated equipment shelter with four GPS antennas attached to the top of the shelter, and
- An eight-foot tall chain link fence installed on the periphery of the 18-foot by 34-foot lease area

By: _____, Deputy Clerk and Recorder
800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509

FILED
 DATE: DEC 08 2011
 MARK A. LUNN
 Ventura County Clerk and Recorder
 Yvonne Cabral

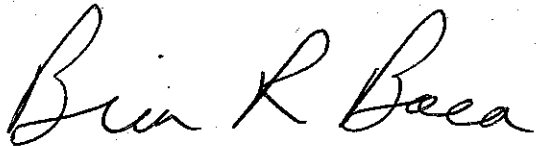
POSTED
 DEC 08 2011
 MARK A. LUNN
 Ventura County Clerk and Recorder



The unmanned facility does not require water to operate. No native vegetation or protected trees would be affected by the proposed facility. No grading is required to prepare the site for the proposed development. Access to the site would be from Olivas Park Drive.

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from December 9, 2011 to December 30, 2011. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/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. The public is encouraged to submit written comments to Becky Linder, no later than 5:00 p.m. on Thursday, December 29, 2011 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at becky.linder@ventura.org.



Brian R. Baca, Manager
Commercial and Industrial Permits

12-5-11

Date

county of ventura

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit No. LU11-0068

Applicant: MMI-Titan, Inc. for Verizon Wireless

Location: The project site is located at 5882 Olivas Park Road, at the Southern California Edison transmission tower east of Victoria Avenue and South of Olivas Park Drive adjacent to the City of Ventura in the County of Ventura (*Attachment A – Vicinity Map*).

Assessor Parcel No(s): The proposed development will occur on a legal lot, Assessor's Parcel No. 138-0-212-09. The parcel is 1.0 acre (approx. 43,831 sq. ft.) in size.

Parcel Size: The project site is approximately 612 square feet (lease area beneath the Edison transmission tower).

General Plan Designation: The General Plan designation is "Urban".

Existing Zoning: The zoning designation is AE-40 acre (Agricultural Exclusive, 40 acre minimum lot size).

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests approval of a Conditional Use Permit (Application No. LU11-0068) to authorize the operation of a wireless telecommunication facility.

The requested CUP would authorize the installation (collocation) of antennas on an existing 151-foot tall electrical transmission tower owned by Southern California Edison Company. The associated equipment shelter would be located in an 18-foot by 34-foot (612 square feet) lease area beneath the tower. In addition, the project includes a 6-foot wide access path connected to Olivas Park Drive. This facility would be comprised of the following components:

- Twelve 4-foot panel antennas positioned in three arrays located 70-feet above grade,
- One 11.5-foot x 16-foot prefabricated equipment shelter with four GPS antennas attached to the top of the shelter, and
- An eight-foot tall chain link fence installed on the periphery of the 18-foot by 34-foot lease area

The unmanned facility does not require water to operate. No native vegetation or protected trees would be affected by the proposed facility. No grading is required



to prepare the site for the proposed development. Access to the site would be from Olivas Park Drive.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.

Document Posting Period: December 9, 2011 to December 30, 2011

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/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 Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to the case planner, Becky Linder, at the County of Ventura Resource Management Agency, Planning Department, 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.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION

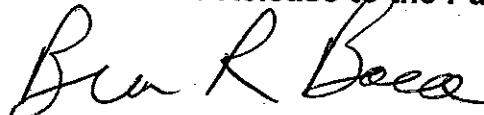
Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



Becky Linder, Case Planner
(805) 654-2469

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial and Industrial Permits

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

Kim L. Prillhart, Director
Ventura County Planning Division

CONDITIONAL USE PERMIT NO. LU11-0068

Verizon Wireless Communication Facility

Section A. Project Description

1. **Project Number:** LU11-0068
2. **Name of Applicant:** MMI Titan, Inc. (Contact: Justin Robinson)
3. **Project Location (including map):** The project site is located at 5882 Olivas Park Road, at the Southern California Edison transmission tower east of Victoria Avenue and South of Olivas Park Drive adjacent to the City of Ventura's public golf course. (APN: 138-0-212-09) (Attachment A – Location Map). The parcel is 1.0 acre (approx. 43,831 sq. ft.) in size.
4. **Specific Description of the Nature and Purpose of the Project:** The applicant requests approval of a Conditional Use Permit (Application No. LU11-0068) to authorize the operation of a wireless telecommunication facility.

The requested CUP would authorize the installation (collocation) of antennas on an existing 151-foot tall electrical transmission tower owned by Southern California Edison Company. The associated equipment shelter would be located in an 18-foot by 34-foot (612 square feet) lease area beneath the tower. In addition, the project includes a 6-foot wide access path connected to Olivas Park Drive. This facility would be comprised of the following components:

- Twelve 4-foot panel antennas positioned in three arrays located 70-feet above grade,
- One 11.5-foot x 16-foot prefabricated equipment shelter with four GPS antennas attached to the top of the shelter, and
- An eight-foot tall chain link fence installed on the periphery of the 18-foot by 34-foot lease area

The unmanned facility does not require water to operate. No native vegetation or protected trees would be affected by the proposed facility. No grading is required to prepare the site for the proposed development. Access to the site would be from Olivas Park Drive.

5. **Existing and Proposed General Plan Designation and Zoning of the Project Site:** The current zoning designation is "AE-40 ac" (Agriculture Exclusive, 40 acre minimum lot size). The current General Plan designation is "Urban". The project proposes no changes to the existing zoning or General Plan designations.
6. **Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc.):**

The requested CUP would authorize the installation (collocation) of antennas on an existing 151-foot tall electrical transmission tower owned by Southern California Edison Company. The associated equipment shelter would be located in an 18-foot by 34-foot (612 square feet) lease area beneath the tower. No grading would be required to install the proposed facilities.

7. Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:

No public facilities would be expanded or extended to serve the project.

8. List of Responsible Agencies: None

Section B
Initial Study Checklist and Discussion of Responses
PROJECT NO. LU11-0068 – Verizon Wireless

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 (APCD)		X				X		
------------------------------	--	---	--	--	--	---	--	--

Based on information provided by the applicant air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will have a Less than Significant (LS) impact on regional air quality.

Memorandum from Ventura County Air Pollution Control District, June 28, 2011.

2. Water Resources (PWA):								
a. Groundwater Quantity		X				X		

Project-specific and cumulative impacts related to Groundwater Quantity would be Less than Significant (LS) because the project will not require any water to operate and therefore, will not cause an increase in groundwater use. Therefore, the proposed project will not result in any significant project-specific impacts related to groundwater quantity, or contribute to cumulative impacts related to groundwater quantity.

Memorandum from WSP Groundwater Section, June 27, 2011

b. Groundwater Quality		X				X		
-------------------------------	--	---	--	--	--	---	--	--

Groundwater Quality is deemed Less than Significant (LS) because the unmanned facility does not require water to operate. No grading is required to prepare the site for the proposed development. Neither the individual project nor the cumulative threshold for significance would be exceeded and the project would have a Less than Significant (LS) impact on surface water quality.

Memorandum from WSP Groundwater Section, June 27, 2011

c. Surface Water Quantity	X				X			
----------------------------------	---	--	--	--	---	--	--	--

The project would have a Less than Significant (LS) Impact on Surface Water Quantity because no surface water usage or surface water diversion is proposed for the project. Therefore, the proposed project will not result in any project-specific impacts related to surface water quantity, or contribute to cumulative impacts related to surface water quantity.

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

Memorandum received from WSP Groundwater Section, June 27, 2011.

d. Surface Water Quality		X				X		
--------------------------	--	---	--	--	--	---	--	--

The proposed project water quality impacts are not expected to result in a violation of any water quality standards as defined in the Los Angeles Basin Plan. 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 as a condition of the project to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. Neither the individual project nor cumulative threshold for significance is being exceeded. Therefore, the project is expected to have less than significant impact (LS) on surface water quality.

Memorandum received from Watershed Protection District, June 27, 2011

3. Mineral Resources (PIng.):								
a. Aggregate		X				X		

The subject property is not located on or adjacent to land classified as MRZ-2 or containing an aggregate mining site. In addition, the subject property is not located adjacent to a road used as a principal means of access to an existing mining facility. Therefore, the project would have No Impact on the extraction of aggregate resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

b. Petroleum		X				X		
--------------	--	---	--	--	--	---	--	--

The project site is not located on or adjacent to any known petroleum resource area or principal access road that serves an existing petroleum production facility. Thus, the project would have a Less than Significant (LS) impact on petroleum resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

4. Agricultural Resources:								
a. Soils (PIng.)		X				X		

The evaluation pertains to loss of agricultural soils. The Important Farmlands Inventory lists the project site as "Developed". Loss of such "Developed" land is not considered significant under the Ventura County Initial Study Guidelines. Therefore the project has No Impact on this resource.

(Ventura County Initial Study Guidelines 2010)

b. Land Use Incompatibility (Ag.		X				X		
----------------------------------	--	---	--	--	--	---	--	--

There are no agricultural lands within 300 feet of the project site. Therefore, project and cumulative effects for this impact are considered Less than Significant:

(Ventura County Initial Study Guidelines 2010)

5. Scenic Resources (Plng)		X						
-----------------------------------	--	---	--	--	--	--	--	--

The proposed project is adjacent to Olivas Park Drive which is an eligible County Scenic Highway. The requested CUP would authorize the installation of antennas on an existing 151-foot tall electrical transmission tower and an associated equipment shelter within an 18-foot x 34-foot (612 square feet) lease area. The proposed antennas and equipment shelter would not substantially change the appearance of the existing large tower. Thus, project specific and cumulative impacts on scenic resources would be less than significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

6. Paleontological Resources		X				X		
-------------------------------------	--	---	--	--	--	---	--	--

The project site is located in an area that is undetermined for paleontological resources as shown on Ventura County Planning Division data base. Given the lack of ground disturbance associated with the proposed project, the potential for paleontological resources to be disturbed is less than significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

7. Cultural Resources:								
a. Archaeological		X				X		

Cultural resources have not been identified for the project site and vicinity in the Ventura County Planning Division data base. Given the lack of ground disturbance associated with the proposed project, the potential for archaeological resources to be disturbed is less than significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

b. Historical (Plng.)		X				X		
-----------------------	--	---	--	--	--	---	--	--

The project site is not located in an area that has known Historical resources as shown on Ventura County Planning Division data base. No historical resources have been identified on the project site. Thus, no impact on historical resources would occur with the proposed project.

(Ventura County Initial Study Assessment Guidelines, 2010)

8. Coastal Beaches & Sand Dunes	X				X			
--	---	--	--	--	---	--	--	--

The project is not located near any coastal beaches or sand dunes. Therefore, the project will have No Impact on coastal beaches and sand dunes.

(Ventura County Initial Study Assessment Guidelines, 2010)

HAZARDS:

9. Fault Rupture (PWA)	X				X			
-------------------------------	---	--	--	--	---	--	--	--

There are no known active or potentially active faults that cross the site based on information available from the State of California Earthquake Fault Zone Maps and the Ventura County General Plan Hazards Appendix --Figure 2.2.3b. Thus, no impacts related to fault rupture hazard are anticipated. There would be no cumulative impacts associated with seismic and geologic hazards as they are specific to a project and location.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011.

10. Ground Shaking (PWA)		X			X			
---------------------------------	--	---	--	--	---	--	--	--

The property will 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 2007, Chapter 16, Division IV requires the structures be designed to withstand this ground shaking. The requirements of the building code will reduce the effects of ground shaking to less than significant (LS).

There would be no cumulative impacts associated with seismic and geologic hazards as they are specific to a project and location.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011

11. Liquefaction (PWA)	X				X			
-------------------------------	---	--	--	--	---	--	--	--

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 is used as the basis for delineating the potential liquefaction hazards within the County. There would be No Impact (N) related to liquefaction.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011

12. Seiche & Tsunami (PWA)	X				X			
---------------------------------------	---	--	--	--	---	--	--	--

The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2011) and would not be subject to a

seiche hazard. The project is also not located within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, there would be No Impacts (N) related to potential hazards from seiche and tsunami.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011

13. Landslides/Mudslides (PWA)	X				X			
---------------------------------------	---	--	--	--	---	--	--	--

The site is not located on a mapped landslide, hillside, or potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey. Thus, there would be No Impacts (N) related to potential landslide hazards. There would be no cumulative impacts associated with seismic and geologic hazards as they are specific to a project and location.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011

14. Expansive Soils (PWA)		X			X			
----------------------------------	--	---	--	--	---	--	--	--

Any future development of new buildings or legalization of the existing structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. Section 1802.2.2 that require design recommendation to address potential adverse effects of expansive soils. The expansive soil design procedures in the VCBC are intended to safeguard against major structural damage. Therefore, the expansive soil potential hazard to the existing structures is considered Less than Significant (LS).

There would be no cumulative impacts associated with seismic and geologic hazards as they are specific to a project and location.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011

15. Subsidence (PWA)	X				X			
-----------------------------	---	--	--	--	---	--	--	--

The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004). No hazard from oil, gas or groundwater withdrawal has been identified. Therefore, No Impacts related to subsidence are anticipated for the proposed project.

There would be no cumulative impacts associated with seismic and geologic hazards as they are specific to a project and location.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011

16. Hydraulic Hazards:

a. Non-FEMA (PWA)	X				X			
-------------------	---	--	--	--	---	--	--	--

The proposed project would add approximately 250 square feet of impervious area to the site and this minimal area would not substantially affect site runoff. Runoff will be handled on-site with existing drainage facilities. Therefore, there are no adverse impacts (N) relating to Non-FEMA Flooding.

Memorandum from PWA – Development and Inspection Services Division, June 24, 2011,

b. FEMA (WPD)		X				X		
---------------	--	---	--	--	--	---	--	--

The subject property is located in a Zone AE 1% annual chance floodplain [“Effective” Digital Flood Insurance Rate Map (DFIRM) issued by FEMA (January 21, 2010) (Panel 905 of 1275, Map # 06111C0905E)]. As a condition of project approval, the Permittee shall obtain a Floodplain Development Permit from the Public Works Agency Floodplain Manager prior to issuance of any County of Ventura permit. Implementation of FEMA and County of Ventura flood protection standards as specified in the Floodplain Development Permit along with completion of a FEMA Elevation Certificate and a FEMA Flood proofing Certificate will ensure that the project will not contribute to cumulative impacts related to flooding. A Floodplain Clearance will be required prior to the issuance of a Building Permit and/or a Grading Permit for any new development. With the required review and permitting, impacts related to flooding would be less than significant.

Memorandum from WPD – Advanced Planning Section, June 9, 2011.

17. Fire Hazards (Fire)	X				X			
--------------------------------	---	--	--	--	---	--	--	--

The proposed project is not located in a high fire area (GIS Mapping Service, 2011). Therefore, the project will have No (N) Impact related to fire hazards.

Memorandum from Fire Department, June 15, 2011.

18. Aviation Hazards (Airports)	X				X			
--	---	--	--	--	---	--	--	--

Since the project is not located within two miles of any public airport, there will be No (N) Impacts relative to air traffic safety.

Ventura County General Plan and the Ventura County Initial Study Assessment Guidelines, 2010

19. Hazardous Materials/Waste:

a. Hazardous Materials (EH/Fire)		X				X		
----------------------------------	--	---	--	--	--	---	--	--

The proposed project includes the use of hazardous materials. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to public health. Compliance with existing State regulations will reduce

potential impacts to a level considered Less than Significant.

Memorandum from RMA-Environmental Health Division, June 29, 2011.

Any hazardous material use and storage will be required to comply with the Fire Code for generators or battery storage as adopted and amended by the VCFPD Current Ordinance. With this standard requirement, project and cumulative effects for this impact are considered Less than Significant.

Memorandum from Fire Department, June 15, 2011

b. Hazardous Waste (EH)		X				X	
--------------------------------	--	---	--	--	--	---	--

The proposed project may generate hazardous waste. Improper storage, handling, and disposal of these materials could result in the creation of adverse impacts from hazardous wastes. Compliance with existing State regulations will reduce potential impacts to a level considered Less than Significant.

Memorandum from RMA-Environmental Health Division, June 29, 2011.

20. Noise and Vibration		X				X	
--------------------------------	--	---	--	--	--	---	--

The project has the potential to generate noise during construction. The proposed project will be subject conditions of approval that require limitations on construction activity for site preparation. Development will be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday and State holidays. Construction equipment maintenance shall be limited to the same hours. Therefore, with implementation of the above conditions of approval for construction activity for the project specific and cumulative effects for this impact are considered Less than Significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

21. Daytime Glare		X				X	
--------------------------	--	---	--	--	--	---	--

Since the project involves the use of an existing electrical tower, there will be no new effects on glare. Thus, no impacts related to glare are anticipated.

(Ventura County Initial Study Assessment Guidelines, 2010)

22. Public Health (EH)		X				X	
-------------------------------	--	---	--	--	--	---	--

The project may have impacts on public health due to potential release of hazardous materials used and stored on site. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential impacts to a level considered Less than Significant.

Memorandum from RMA-Environmental Health Division, June 29, 2011.

23. Greenhouse Gases (APCD)		X				X		
------------------------------------	--	---	--	--	--	---	--	--

The Ventura County Air Pollution Control District (APCD) 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 (see Impact 1, above) and project construction and operations is required to be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gasses anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts to greenhouse gases are Less than Significant.

Memorandum from Ventura County Air Pollution Control District, June 28, 2011.

LAND USE:

24. Community Character (PInG.)		X				X		
--	--	---	--	--	--	---	--	--

Significance Finding --Project Specific Impacts: The use of the existing SCE transmission tower for the proposed wireless communication facility would not substantially alter the visual character of the site. Therefore, impacts on community character will be less than significant.

(Ventura County Initial Study Assessment Guidelines, 2010)

Significance Finding -- Cumulative Impacts: The unmanned facility does not require water to operate. No native vegetation or protected trees would be affected by the proposed facility. No grading is required to prepare the site for the proposed development. Access to the site would be from Olivas Park Drive. As such, the proposed project does not contribute to any cumulative community character impacts.

(Ventura County Initial Study Assessment Guidelines, 2010)

25. Housing (PInG.)		X				X		
----------------------------	--	---	--	--	--	---	--	--

The project would not eliminate any existing dwelling units and would not have the potential to have any impact on housing. Therefore, the project would have No Impacts on housing.

(Ventura County Initial Study Assessment Guidelines, 2010)

PUBLIC FACILITIES AND SERVICES:

26. Transportation/Circulation:

a. Roads and Highways:

(1) Level of Service (PWA)		X				X		
----------------------------	--	---	--	--	--	---	--	--

The proposed project is a wireless facility on a parcel fronting Olivas Park Drive, a road under the jurisdiction of the City of Ventura. The Transportation Department

comments that the proposed project will not generate additional traffic on the local public roads. Therefore, this project would not have any significant site specific impacts on local roads that would require any road improvements. Adverse traffic impacts relating to LOS will be a Less than Significant.

Memorandum from PWA -- Traffic, Advance Planning & Permits Division, June 9, 2011.

(2) Safety/Design of Public Roads		X				X		
-----------------------------------	--	---	--	--	--	---	--	--

The proposed project is a wireless facility on a parcel fronting Olivas Park Drive, a road under the jurisdiction of the City of Ventura. The Transportation Department comments that the proposed project will not generate additional traffic on the local public roads. Therefore, this project would not have any significant site specific impacts on local roads that would require any road improvements. Therefore, adverse traffic impacts relating to safety/design will be a Less Than Significant.

Memorandum from PWA -- Traffic, Advance Planning & Permits Division, June 9, 2011.

(3) Safety/Design of Private Access	X				X			
-------------------------------------	---	--	--	--	---	--	--	--

The project will have No (N) Impact on access. The project site already had access standards applied when the existing Edison structures were built. Current Fire District access standards will be required to be maintained by this project.

Memorandum from Fire Department, June 15, 2011

(4) Private Roads and Driveways	X				X			
---------------------------------	---	--	--	--	---	--	--	--

The project will have No (N) Impact on access. The project site already had access standards applied when the existing Edison structures were built. Current Fire District access standards are maintained by this project.

Memorandum from Fire Department, June 15, 2011

b. Pedestrian/Bicycle (PWA/Plng.)		X				X		
-----------------------------------	--	---	--	--	--	---	--	--

The Transportation Department comments that the project will not generate pedestrians or bicycle traffic to or around the facility. Therefore, impacts relating to the addition of pedestrians and bicycle traffic to the area would be Less than Significant.

Memorandum from PWA -- Traffic, Advance Planning & Permits Division, June 9, 2011.

c. Bus Transit		X				X		
----------------	--	---	--	--	--	---	--	--

The project will not interfere with existing bus transit facilities or routes, and will not create an increased demand for additional or new bus transit facilities/services.

Therefore, the project will have No (N) Impact on transportation and circulation – bus transit.

(Ventura County Initial Study Assessment Guidelines, 2010)

d. Railroads	X				X			
--------------	---	--	--	--	---	--	--	--

The project site is not located adjacent to an abandoned rail line or crossing and will not have the potential to impact any railroads. Therefore, the project will have No (N) Impact on transportation and circulation – railroads.

(Ventura County Initial Study Assessment Guidelines, 2010)

e. Airports (Airports)	X				X			
------------------------	---	--	--	--	---	--	--	--

The project site is not located within the sphere of influence of any airport within the county. Therefore, the project would have No (N) Impact on transportation and circulation – airports.

(Ventura County Initial Study Assessment Guidelines, 2010)

f. Harbors (Harbors)	X				X			
----------------------	---	--	--	--	---	--	--	--

The project site is not adjacent to any harbor, will not affect the operations of a harbor in any way, and will not increase the demands on harbor facilities. Therefore, the project will have No (N) Impact on transportation circulation – harbors.

(Ventura County Initial Study Assessment Guidelines, 2010)

g. Pipelines	X				X			
--------------	---	--	--	--	---	--	--	--

The project site is not located over any identified minor or major pipelines or routes, therefore the project will not have the potential to impact any pipelines. Therefore, the project will have No (N) Impact on transportation and circulation – pipelines.

(Ventura County Initial Study Assessment Guidelines, 2010)

27. Water Supply:

a. Quality (EH)	X				X			
-----------------	---	--	--	--	---	--	--	--

The proposed project will not require a supply of domestic water. Therefore, the project will not adversely impact the quality of water supplied by the public water system.

Memorandum from RMA-Environmental Health Division, June 29, 2011.

b. Quantity (PWA)		X				X		
-------------------	--	---	--	--	--	---	--	--

Water Supply is deemed Less than Significant (LS) because the proposed project does not require a permanent supply of water. Therefore, the proposed project will have a Less than Significant (LS) effect, both project-specific and cumulative, on

Water Supply – Quantity.

Memorandum from WSP Groundwater Section, June 27, 2011.

c. Fire Flow (Fire)	X				X			
---------------------	---	--	--	--	---	--	--	--

The project will have No (N) Impact on Water Supply. The VCFD does not have any water supply requirements for this project.

Memorandum from Fire Department, June 15, 2011

28. Waste Treatment/Disposal:

a. Individual Sewage Disposal System	X				X			
--------------------------------------	---	--	--	--	---	--	--	--

The project does not involve the generation or disposal of sewage. Thus, no impacts related to sewage disposal would occur.

Memorandum from RMA-Environmental Health Division, June 29, 2011

b. Sewage Collection/Treatment	X				X			
--------------------------------	---	--	--	--	---	--	--	--

The project does not required sewer disposal. Therefore the project will not c create any adverse environmental impacts relative to Sewage Collection/Treatment Facilities.

Memorandum from RMA-Environmental Health Division, June 29, 2011

c. Solid Waste Management (PWA)		X			X			
---------------------------------	--	---	--	--	---	--	--	--

The Integrated Waste Management Division (IWMD) has reviewed the project, and has determined that the effect on permitted solid waste disposal facilities in Ventura County due to this project will be Less than Significant.

Pursuant to the IWMD's factors determining the significance of project impacts on solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project of this type and magnitude will significantly impact the County's remaining solid waste disposal capacity.

Memorandum from PWA – Integrated Waste Management Division, June 10, 2011.

d. Solid Waste Facilities (EH)	X				X			
--------------------------------	---	--	--	--	---	--	--	--

The project does not include a solid waste facility. Therefore, the project will not create any adverse impacts relating to solid waste facilities.

Memorandum from RMA-Environmental Health Division, June 29, 2011.

29. Utilities	X				X		
----------------------	---	--	--	--	---	--	--

The project site will be served by Southern California Edison Company from existing lines. Project demand for this resource will be minimal. Thus, the project would not have an impact on electrical utilities.

(Ventura County Initial Study Assessment Guidelines, 2010)

30. Flood Control/Drainage:							
a. WPD Facilities/Watercourses		X			X		

The site is not directly adjacent to Ventura County Watershed Protection District (District) jurisdictional red line channels, the nearest being the Santa Clara River approximately 2,000 feet southerly of the site. No direct connections to District jurisdictional red line channels have been identified. The District holds an easement for drainage purposes located immediately west of the site property. The proposed improvements will result in an increase in impervious area of approximately 250 square feet, consisting of an 11.5-foot by 16-foot equipment shelter with appurtenant structural components, within an 18-foot by 34-foot fenced enclosure. The site is bordered by landscaped areas to the south and Olivas Park Drive to the north. The site flows southerly toward the Santa Clara River. The District will require of a condition that requires runoff from the new impervious areas be directed overland across earthen surfaces such as tilled land to allow for percolation or depression storage prior to reaching existing impervious surfaces.

District staff finds that the project design mitigates the direct and indirect project-specific and cumulative impacts on flood control facilities and watercourses. Therefore, impacts on red line channels under the jurisdiction of the Watershed Protection District would be Less than Significant (LS).

Memorandum from WPD – Planning and Regulatory Division, June 30, 2011.

b. Other Facilities/Watercourses	X				X		
----------------------------------	---	--	--	--	---	--	--

The proposed project would add approximately 250 square feet of impervious area to the site and this minimal area would not substantially affect site runoff. Therefore, there are No (N) adverse impacts, project specific or cumulative, relating to drainage facilities.

Memorandum from PWA – Development and Inspection Services Division, June 28, 2011

31. Law Enforcement/Emergency		X			X		
--------------------------------------	--	---	--	--	---	--	--

The project is surrounded by an eight-foot chain-link fence and will have a security alarm system. These features result in a Less than Significant increase in the demand for law enforcement resources.

(Ventura County Initial Study Assessment Guidelines, 2010)

32. Fire Protection (Fire):							
------------------------------------	--	--	--	--	--	--	--

a. Distance/Response Time	X				X		
---------------------------	---	--	--	--	---	--	--

The project will have No (N) Impact. Distance from a full-time, paid fire station is adequate and the operation of the proposed facility would not require the acquisition of additional equipment.

Memorandum from Fire Department, June 15, 2011

b. Personnel/Equipment/Facilities	X				X		
-----------------------------------	---	--	--	--	---	--	--

The project will have No (N) Impact. Distance from a full-time, paid fire station is adequate and the operation of the proposed facility would not require the acquisition of additional equipment.

Memorandum from Fire Department, June 15, 2011

33. Education:							
-----------------------	--	--	--	--	--	--	--

a. Schools	X				X		
------------	---	--	--	--	---	--	--

The project is not located adjacent to any school facilities and will not have an impact on the demand for schools. Therefore, the project will have No (N) Impact on schools.

(Ventura County Initial Study Assessment Guidelines, 2010)

b. Libraries (Lib. Agency)	X				X		
----------------------------	---	--	--	--	---	--	--

The project is not located adjacent to any library facilities and will not have an impact on the demand for public libraries. Therefore, the project will have No (N) Impact on library facilities.

(Ventura County Initial Study Assessment Guidelines, 2010)

34. Recreation (GSA):							
------------------------------	--	--	--	--	--	--	--

	X				X		
--	---	--	--	--	---	--	--

The project site is not located near any parks or recreational facilities and will not have the potential to impact any recreational facilities. Therefore, the project will have No (N) Impact on recreational facilities.

(Ventura County Initial Study Assessment Guidelines, 2010)

Degree of Effect:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated.

PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
 EH - Environmental Health Division
 Harbors - Harbor Department
 PWA - Public Works Agency

Ag. Dept. - Agricultural Department
 Fire - Fire Protection District
 Lib. Agency - Library Services Agency
 Sheriff - Sheriff's Department

APCD - Air Pollution Control District
 GSA - General Services Agency
 Plng. - Planning Division
 WPD - Watershed Protection District

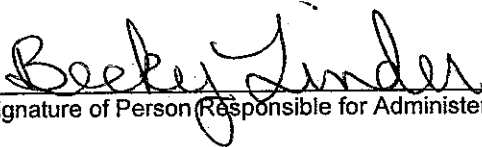
Section C. - Mandatory Findings of Significance

Based on the information contained within Sections B and C:	Yes/ Maybe	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

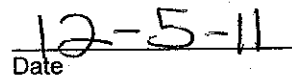
Section D. - Determination of Environmental Document

On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input type="checkbox"/>	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 C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*
<input type="checkbox"/>	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.
<input type="checkbox"/>	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 .

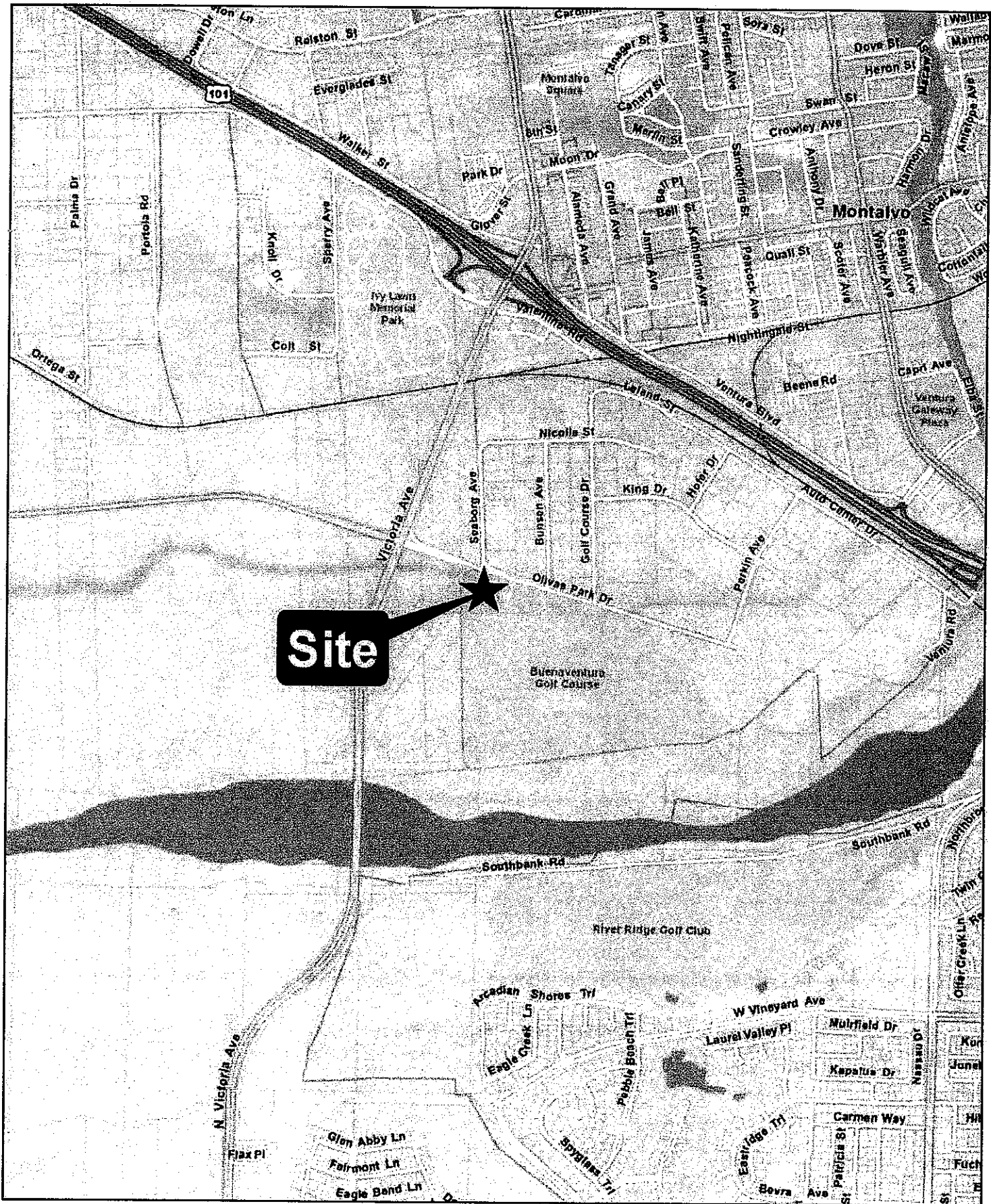


Signature of Person Responsible for Administering the Project



Date

- Attachment A - Vicinity Map
- Attachment B - Overall Site Plan
- Attachment C - Enlarged Site Plan
- Attachment D - Enlarged Equipment Shelter Layout
- Attachment E - Elevations
- Attachment F - Elevations



Ventura County
Resource Management Agency
Information Systems Department
Map created on 12/01/2011

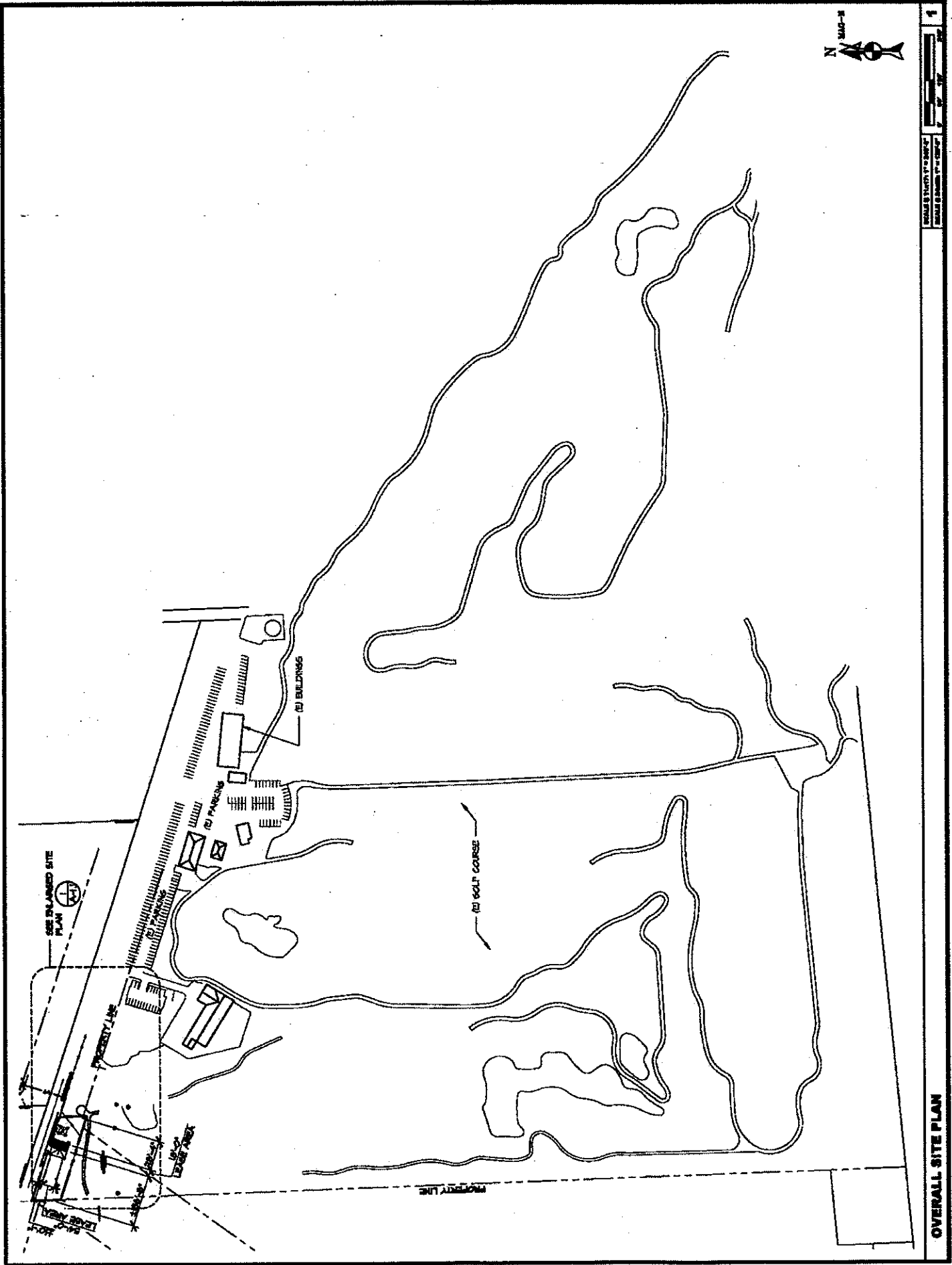


Attachment A Vicinity Map

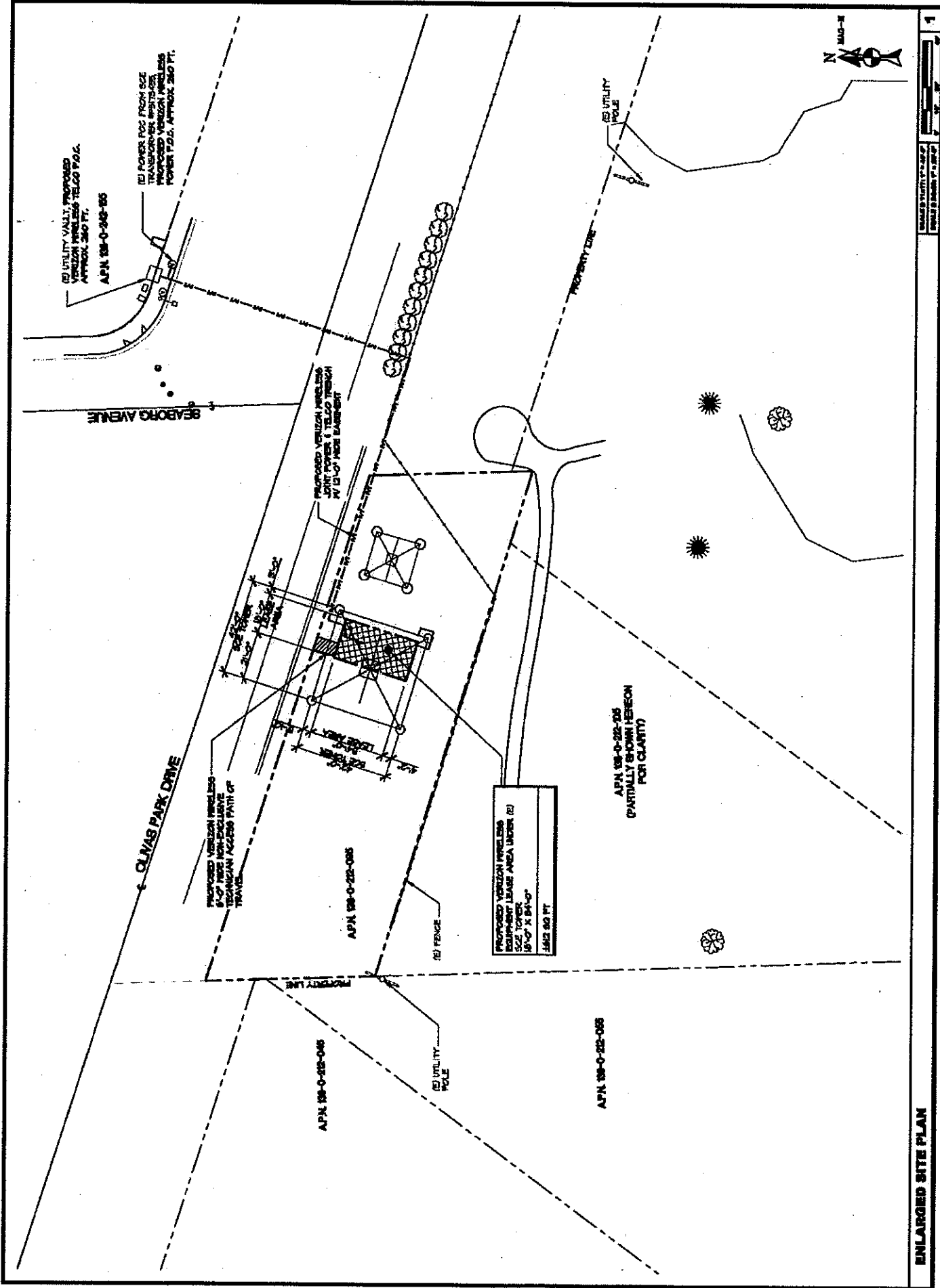
0 500 1,000 2,000 Feet

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



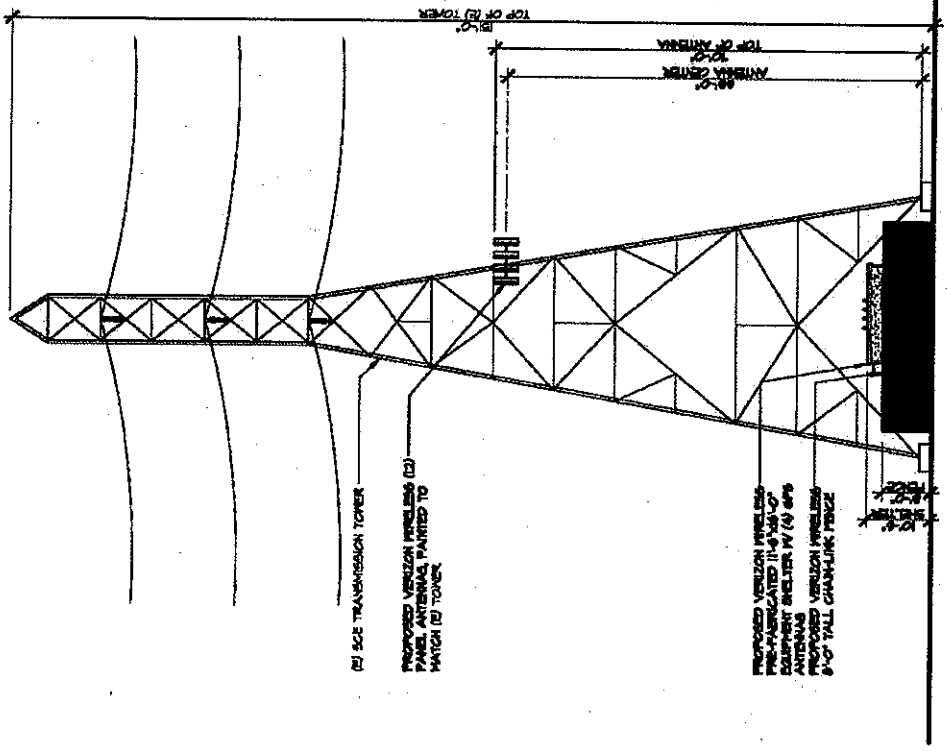


Attachment B - Overall Site Plan

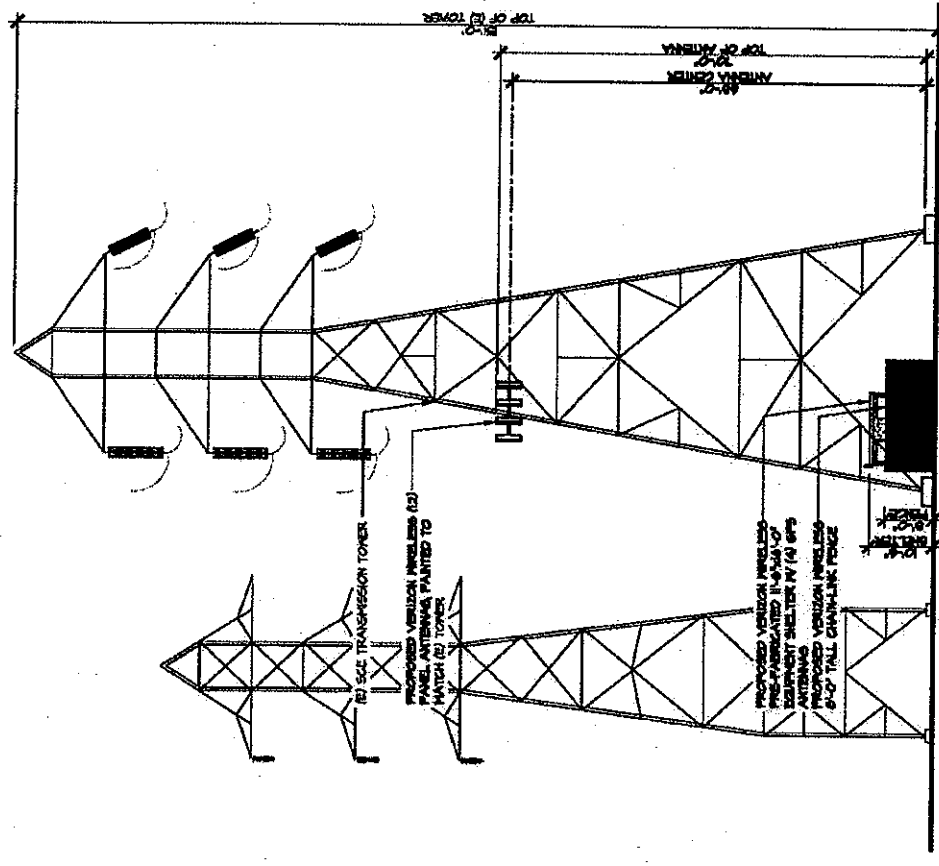


ENLARGED SITE PLAN

Attachment C - Enlarged Site Plan



NORTHWEST ELEVATION

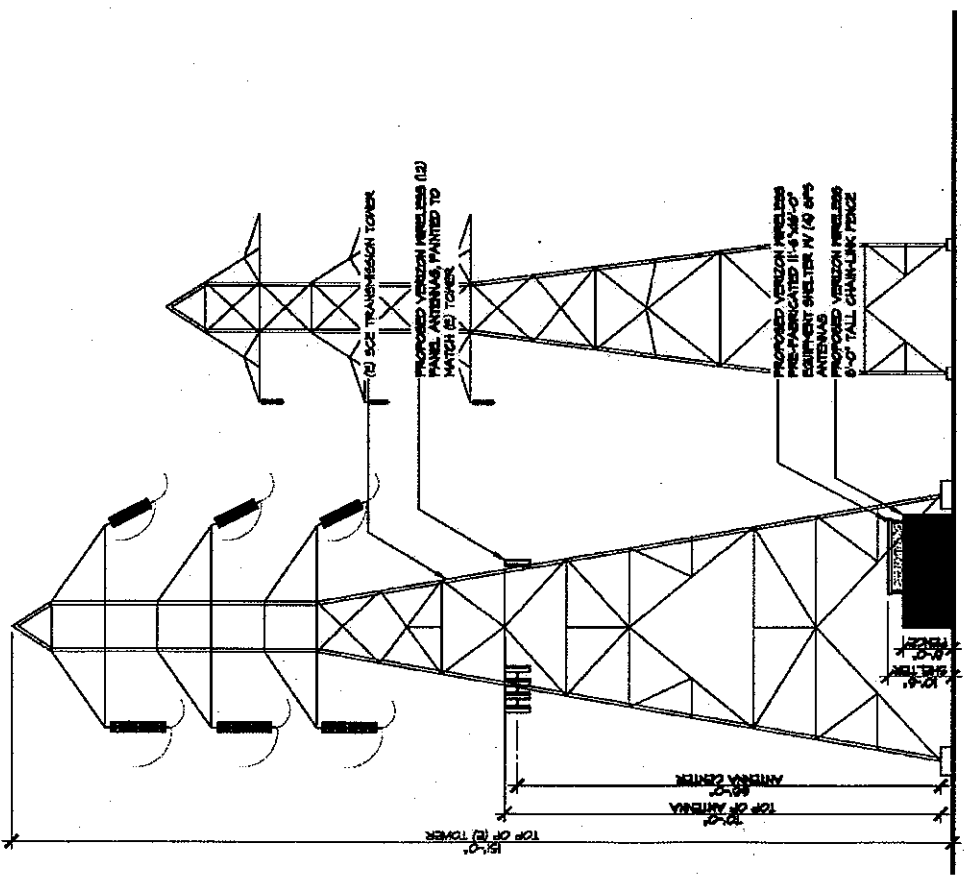


NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"	1
DATE: 11/11/11	
DRAWN BY: [Name]	

SCALE: 1/4" = 1'-0"	2
DATE: 11/11/11	
DRAWN BY: [Name]	

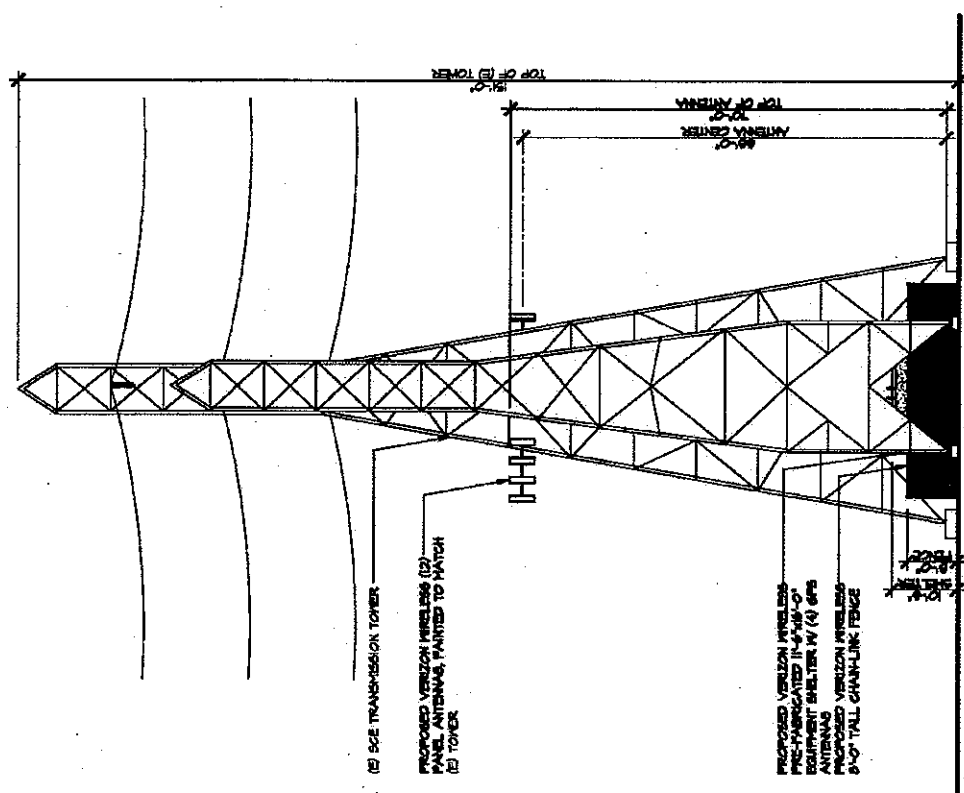
Attachment E - Elevations



SOUTHWEST ELEVATION

SCALE: 1" = 10'-0" (VERTICAL)
SCALE: 1" = 20'-0" (HORIZONTAL)

2



SOUTHEAST ELEVATION

SCALE: 1" = 10'-0" (VERTICAL)
SCALE: 1" = 20'-0" (HORIZONTAL)

1

Attachment F - Elevations