

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Conditional Use Permit Case No. PL14-0128
2. **Applicant:** Verizon Wireless
3. **Location:** 8320 Bates Road, Rincon Point
4. **Assessor's Parcel Nos.:** 008-0-160-450
5. **Parcel Size:** 10.05 acres
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** CA 40 ac/sdf (Coastal Agricultural 40 acres minimum lot size / slope density formula)
8. **Responsible and/or Trustee Agencies:** None
9. **Project Description:** The applicant requests that a Conditional Use Permit be granted to authorize the construction, operation and maintenance of an unmanned wireless communication facility.

POSTED

MAR 29 2016
MARK A. LUNN
Ventura County Clerk and Recorder
By: _____, Deputy

The proposed wireless communications facility would include the following components:

- A 45-foot tall faux palm tree (i.e. mono-palm) antenna structure with a RAD center (radiation center, or the center line of the antenna mounting height) placed at 38 feet above the ground.
- An equipment shelter that encompasses approximately 186 square feet.
- Six panel antennas installed on the mono-palm. Three antennas would be located at the 38-foot level of the mono-palm. Three antennas would be located at the 28-foot level of the mono-palm.
- Six remote radio units installed on the mono-palm. Three remote radio units would be located at the 20-foot, 3-inch level of the mono-palm. Three remote radio units would be located at the 14-foot, 9-inch level of the mono-palm.



- Two ray cap surge protectors installed on the mono-palm. One would be installed at the 14-foot, 9-inch level of the mono-palm and one would be located in the equipment shelter.
- Two GPS antennas installed on the roof of the proposed equipment shelter.
- A 30 kilowatt emergency backup generator.

All of the above components of the proposed wireless communications facility would be located within a 1,225 square foot lease area and installed on a concrete pad. A 6-foot tall chain link fence with green slats would be erected at the perimeter of the lease area.

About 0.29 acres of existing native brush and vegetation is required to be removed to accommodate the new facility. No grading is proposed. Water is not required to operate the unmanned facility. Access to the site is provided by a private unpaved driveway (Bates Ranch Road) that connects to Bates Road.

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

List of Potentially Significant Environmental Impacts Identified:

- Item 4.a (Species). Mitigation Measure requires avoidance of Monarch Butterfly Winter Roost Sites.
- Item 4.a (Species). Mitigation Measure requires pre-construction surveys for Nesting Birds.
- Item 4.b (Ecological Communities - Sensitive Plant Communities). Mitigation Measure requires a Fuel Modification Plan.
- Item 8.a (Cultural Resources Archeological Resources). Mitigation Measure requires fencing for protection of Archaeological Resources.

The public review period is from April 1, 2016 to May 2, 2016. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 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 Kristina Boero, no later than 5:00 p.m. on April 2, 2016 to the address listed above. Alternatively, you may fax your comments to (805) 654-2509 or e-mail the case planner at kristina.boero@ventura.org.



Brian R. Baca, Manager
Commercial & Industrial Permit Section

3-28-16

Date

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit Case No. PL14-0128

Applicant: Verizon Wireless

Location: 8320 Bates Road, Rincon Point

Assessor's Parcel No.: 008-0-160-450

Parcel Size: 10.05 acres

General Plan Designation: Open Space

Zoning Designation: CA 40 ac/sdf (Coastal Agricultural 40 acres minimum lot size / slope density formula)

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests that a Conditional Use Permit be granted to authorize the construction, operation and maintenance of an unmanned wireless communication facility.

The proposed wireless communications facility would include the following components:

- A 45-foot tall faux palm tree (i.e. mono-palm) antenna structure with a RAD center (radiation center, or the center line of the antenna mounting height) placed at 38 feet above the ground.
- An equipment shelter that encompasses approximately 186 square feet.
- Six panel antennas installed on the mono-palm. Three antennas would be located at the 38-foot level of the mono-palm. Three antennas would be located at the 28-foot level of the mono-palm.
- Six remote radio units installed on the mono-palm. Three remote radio units would be located at the 20-foot, 3-inch level of the mono-palm. Three remote radio units would be located at the 14-foot, 9-inch level of the mono-palm.
- Two ray cap surge protectors installed on the mono-palm. One would be installed at the 14-foot, 9-inch level of the mono-palm and one would be located in the equipment shelter.
- Two GPS antennas installed on the roof of the proposed equipment shelter.
- A 30 kilowatt emergency backup generator.



All of the above components of the proposed wireless communications facility would be located within a 1,225 square foot lease area and installed on a concrete pad. A 6-foot tall chain link fence with green slats would be erected at the perimeter of the lease area.

About 0.29 acres of existing native brush and vegetation is required to be removed to accommodate the new facility. No grading is proposed. Water is not required to operate the unmanned facility. Access to the site is provided by a private unpaved driveway (Bates Ranch Road) that connects to Bates Road.

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:

- Item 4.a (Species). Mitigation Measure requires avoidance of Monarch Butterfly Winter Roost Sites.
- Item 4.a (Species). Mitigation Measure requires pre-construction surveys for Nesting Birds.
- Item 4.b (Ecological Communities - Sensitive Plant Communities). Mitigation Measure requires a Fuel Modification Plan.
- Item 8.a (Cultural Resources Archeological Resources). Mitigation Measure requires fencing for protection of Archaeological Resources.

D. PUBLIC REVIEW:

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

Document Posting Period: April 1, 2016 through May 2, 2016

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning

Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

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 Kristina Boero, the case planner, at the County of Ventura Resource Management Agency, 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 kristina.boero@ventura.org.

D. 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 on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:



Kristina Boero, Associate Planner
(805) 654-2467

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial & Industrial Permits Section

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

Kim L. Prillhart, Director
Ventura County Planning Division



County of Ventura Planning Division

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

REVISED Initial Study for Verizon Wireless Communications Facility, Rincon Point Conditional Use Permit Case No. PL14-0128

Section A – Project Description

1. **Project Case Number:** Conditional Use Permit (CUP) Case No. PL14-0128
2. **Name of Applicant:** Verizon Wireless
3. **Project Location and Assessor's Parcel Number:** The proposed wireless communications lease area is located at 8320 Bates Road in the Ventura County Unincorporated community of Carpinteria / Rincon Point. The lease area is located about 1,003 feet southwest of the existing single family dwelling that is located on the subject parcel and about 20 feet from the southern property line of the subject parcel. The Assessor Parcel Number that constitutes the project site is 008-0-160-450.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Coastal Area Plan Land Use Designation:** Agriculture
 - c. **Zoning Designation:** CA 40 ac/sdf (Coastal Agricultural 40 acres minimum lot size / slope density formula)
5. **Description of the Environmental Setting:** The project site lease area is located on a 10.05 acre parcel above Rincon Point, and more than 1,000-feet from the Santa Barbara County line. The project site is located about 353 feet north of United States (U.S.) Highway 101 and 297 feet north of the Southern Pacific railroad tracks. An offsite single family dwelling is located about 397 feet northwest of the proposed project lease area. Open space and agricultural uses surround the project site. The nearest offsite single family residences are located 397 feet west and about 713 feet south of the project site on the seaward side of U.S. Highway 101. The principal use of the property consists of a residential use that includes a single family residence about 1,003 feet northeast of the lease area and a barn about 602 feet northeast of the lease area. The remaining portion of the subject parcel is currently in agricultural production with lemon and cherimoya trees. An existing row of palm trees are located along the southern property line and along Bates Ranch Road. These palm trees range between 27 feet to 17 feet, 7 inches in height and are located south and west of the proposed

lease area. The proposed wireless communications facility would be located about 20 feet from the southern property line. The entire subject parcel is located on a steep terraced cliff that overlooks the Pacific Ocean.

6. **Project Description:** The applicant requests that a Conditional Use Permit be granted to authorize the construction, operation and maintenance of an unmanned wireless communication facility. The proposed wireless communications facility would be disguised as a 45 foot high faux palm tree (i.e. mono-palm), with a RAD center (radiation center, or the center line of the antenna mounting height) at the 38 foot level of the tree. The proposed mono-palm would be predominantly screened by an existing row of palm trees that are currently planted along the southern property line. The proposed facility would be located at the southwest corner of the subject property, about 20 feet from the southern property line and adjacent to the southeastern end of Bates Ranch Road.

The proposed wireless communications facility would include the following components:

- Construction of an approximately 186 square foot equipment shelter surrounded by a 6 foot high chain link perimeter fence with green slats.
- Installation of six panel antennas on the mono-palm. Three antennas would be located at the 38-foot level of the mono-palm. Three antennas would be located at the 28-foot level of the mono-palm.
- Installation of six remote radio units on the mono-palm. Three remote radio units would be located at about the 20-foot, 3-inch level of the mono-palm. Three remote radio units would be located at about the 14-foot, 9-inch level of the mono-palm.
- Installation of two ray cap surge protectors on the mono-palm. One would be installed at about the 14-foot, 9-inch level of the mono-palm and one would be located within the proposed equipment area.
- Installation of two GPS antennas on the roof of the proposed shelter that would be located within the proposed equipment area.
- Installation of a 30 kilowatt / 132 gallon emergency backup generator within the proposed equipment area.

The entire wireless communications facility is proposed to be located within a 1,225 square foot lease area. The proposed wireless communications facility would be installed on top of a concrete pad and surrounded by a 6-foot high chain link fence. Green slats are proposed to be installed around the perimeter of the chain link fence.

No grading is required to develop the project. Minimal ground disturbance is required in the form of removal and recompaction of the soil to accommodate the installation of the wireless communications facility. (Attachment 6, Geotechnical Engineering Investigation, Pg. 11 Item 9.5.6). About 0.29 acres of existing native

brush and vegetation is proposed to be removed to accommodate the new facility. Water is not necessary to operate the unmanned facility. Access to the site is provided by a private dirt driveway (Bates Ranch Road) that connects to Bates Road.

7. **List of Responsible and Trustee Agencies:** None
8. **Methodology for Evaluating Cumulative Impacts:** To evaluate the cumulative impacts of the proposed project, the following pending and recently approved projects that are located within a five-mile radius of the proposed project have been evaluated (Attachment 3, Map of Projects):

Table 1- Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Description
PL13-0141	Planned Development Permit for reconstruction of an unpermitted second dwelling unit over an existing garage
PL14-0193	Conditional Use Permit for an existing 60 foot tall wireless communication facility located on Rincon Peak that houses 11 antennas; 6 panel and 5 dish antennas.
PL15-0186	Site Plan Adjustment to change the parking plan for the parking area at Punta Gorda, of CUP Case No. LU09-0085.
PL15-0153	Minor Modification to Planned Development Permit No. 1862 for the proposed demolition of an existing 2,216 square feet single-family dwelling and 442 square foot garage and the proposed construction of a new replacement 4,446 square foot two-story, single-family dwelling and 685 square foot garage.
LU12-0018	Minor Modification to Planned Development Permit No. 1016 to add concrete masonry wall along northern property line within easement area to accommodate a raised walkway for the adjacent property owner.
PL14-0164	Planned Development Permit for the demolition of the remaining portion of 634 sq. ft. single-story, single-family dwelling and the reconstruction of a 1,474 square foot three story single-family dwelling with an attached 180 square foot tandem (stacked) two-car garage.
PL15-0026	Reasonable Accommodation for 5 emotional support pigs.
PL15-0012	Site Plan Adjustment for an attic conversion to living space for a beachfront single-family dwelling originally approved via Planned Development Permit No. 1736

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		

Impact Discussion:

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

Based on information in the project application, the subject project will generate local air quality impacts but those impacts are not likely to be significant. Although the project is not expected to result in any significant local air quality impacts, the VCAPCD recommends the following condition be placed on the permit to help minimize fugitive dust, particulate matter and creation of ozone precursor emissions that may result from construction of the facility:

- The applicant shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

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

Therefore, project-specific and cumulative impacts related to air quality impacts are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

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

Impact Discussion:

2A-1 to 2A-4. The proposed project consists of the operation and maintenance of an unmanned wireless communications facility. There is no water demand associated with

the operation of the proposed facility. Therefore, no adverse effect on groundwater quantity would result from the proposed project.

2A-5. Given that no effect on groundwater quantity would occur, the project will be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

Based on the above discussion, there would not be any project-specific or cumulative impacts on groundwater quantity.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
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:

2B-1 and 2B-2. The proposed project includes of the installation of an emergency generator on the proposed 7-inch by 7-inch concrete pad. Spillage/leakage of stored fuel that would be used for the emergency generator has the potential to degrade groundwater quality. To ensure that groundwater quality would not be adversely impacted, the applicant will be required to construct the diesel fuel tank area with a

covered (roof or canopy) concrete pad with berm designed to prevent runoff and to collect all spilled liquids into a sump for legal disposal off site. The concrete pad shall be underlain by a cemented and lapped 80-mil high-density polyethylene (HDPE) liner turned up on the edges to prevent leakage. This design would reduce the potential for groundwater quality impacts to a less than significant level.

2B-3. The proposed facility does not require water to operate. Therefore, no groundwater will be consumed as a result of the proposed project.

2B-4. The project will be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines

Therefore, project-specific and cumulative impacts on groundwater quality will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
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 and 2: The project consists of the operation and maintenance of an unmanned wireless communications facility. There is no water demand associated with the operation of the proposed facility. The project does not involve the installation of a substantial area of impervious surfaces. Thus, no adverse effect on surface water quantity would result from the proposed project.

2C-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines.

Based on the above discussion, there would not be any project-specific or cumulative impacts on surface water quantity.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
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:

2D-1. The proposed project consists of a small communication facility contained within a 1,225 square foot lease area. The proposed facility does not have the potential to degrade the quality of surface water such that water quality objectives (as contained in Chapter 3 of the Los Angeles Basin Plan) are not met. 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 This project is located on APN 008-0-160-450, approximately 353-feet north of U.S. Highway 101. A new wireless telecommunication facility is proposed on an existing pad. Thus, the proposed project is not subject to any NPDES Permit requirements.

2D-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines.

Project-specific and cumulative impacts related to surface water quality will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1 & 3A-2. The project site is not located on or immediately adjacent to land zoned with a Mineral Resource Protection (MRP) overlay, or adjacent to a principal access road used for a mining facility. There are also no other projects in the vicinity, either pending or recently approved, that would affect the extraction of or access o aggregate

resources. Thus, the project does not have the potential to hamper or preclude extraction of or access to the aggregate resources

3A-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines.

Based on the above discussion, there would not be any project-specific or cumulative impacts on aggregate mineral resources.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

3B-1. There is an existing oil and gas operation (CUP No. 3187) associated with the project site. In addition, major and minor pipelines are located about 308 feet south of the project lease area and adjacent to U.S. Highway 101. These existing oil and gas facilities will not affect the project site, as there is no active oil and gas exploration (i.e. oil and gas wells) located within 300 feet off the project lease area. Thus, the project does not have the potential to hamper or preclude extraction of or access to the aggregate resources

3B-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts related to petroleum resources are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
4. Biological Resources								
4A. Species								
Will the proposed project, directly or								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?								
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?								

Impact Discussion:

4A-1. The proposed project site is unlikely to support rare plant species since it primarily consists of disturbed areas that have been cleared and/or currently support orchards or ornamental vegetation such as palm trees (*Washingtonia* sp.). The proposed project site, including fuel modification areas, also supports approximately 0.29 acres of native vegetation, including coyote brush scrub (*Baccharis pilularis* Shrubland Alliance). Although this area of native vegetation would be more likely to support rare species, it is unlikely to support rare plants because much of this area was disturbed historically when the right of way for the railroad and Highway 101 was graded and benched, causing heavy disturbance to native soils. The sloped areas in the right of way that support native vegetation were likely seeded or planted for erosion control, were colonized by dispersing native seed from nearby shrublands, or are a small remnant patch of a formerly intact native vegetation community. Because of historic heavy disturbance to soils, a rare plant seed bank is unlikely to occur. Additionally, areas of native vegetation adjacent to the access driveway that support coyote brush scrub and California sagebrush scrub (*Artemisia californica* Shrubland Alliance) will not be disturbed. The California Natural Diversity Database (CNDDDB) contains a rare plant occurrence near Rincon Creek, the white-veined monardella (*Monardella hypoleuca*). This occurrence is within approximately 600 feet of the impact areas associated with the proposed project site. However, the species is typically associated with chaparral and cis-montane woodlands which do not occur within the impact areas, thus white-veined monardella is unlikely to occur within the project impact areas and impacts to this

species are not anticipated. Consequently, direct, indirect, and cumulatively considerable impacts to special-status plants would be less than significant.

4A-2. No special status species were observed during surveys conducted by a qualified biologist for the preparation of the Initial Study Biological Assessment (ISBA). A winter roost site for overwintering Monarch butterflies (*Danaus plexippus*) is known to occur at the proposed project site. Although the project will involve no direct impacts to the trees or permanent above-ground development, the installation of the power and telco lines in the road beneath the tree canopies could cause significant indirect impacts to monarch butterflies roosting in the trees. With the implementation of Mitigation Measure BIO-1 which requires avoidance of the monarch overwintering period or pre-construction surveys, impacts to monarch butterflies would be less than significant.

Nesting habitat exists within the project site and within surrounding areas. Nesting birds are protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code 3503. Nesting activity may occur on or adjacent to the project site which may result in potentially significant impacts as a result of construction and fuel modification. Mitigation measure that requires avoidance of the nesting season or pre-construction nesting bird surveys will mitigate potential impacts to nesting birds to a less than significant level. In addition, nesting bird surveys will mitigate any cumulatively considerable impacts to special status wildlife to a less than significant level.

Mitigation/Residual Impact(s)

Mitigation Measure 1: Avoidance of Monarch Butterfly Winter Roost Sites

Purpose: To minimize indirect project impacts to monarch butterfly roosts.

Requirement: The Permittee shall avoid monarch butterfly roosts during all construction activities related to the proposed development. This can be accomplished by implementing either one of the following options:

- a. Timing of construction: Prohibit construction activities during the monarch wintering season (October 1 through March 1); or,
- b. Surveys and avoidance: Conduct site-specific surveys prior to construction activities during the monarch wintering season (October 1 through March 1) and avoid monarch roosts.

Surveys shall be conducted to identify any monarch roosts in the area proposed for disturbance. Monarch roosts shall be avoided during the wintering season by establishing a 100-foot buffer between construction activity and the roost. All surveys shall be conducted by a County-approved biologist with a CDFW Scientific Collecting Permit.

An initial monarch survey shall be conducted 30 days prior to the initiation of construction activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 5 days prior to the initiation of construction activities. The monarch butterfly survey must cover monarch wintering habitat within the footprint of the WCF, including utility lines, and 100

feet from the footprint including all construction areas. If monarch roosts are found, construction activities within 100 feet surrounding the roost shall be postponed or halted while the monarchs are present (typically October 1 through March 1). Construction activities can occur outside of the 100-foot setback areas.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial monarch survey and a plan for continued surveys and avoidance of roosts in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys and monitoring of any monarch roosts that are discovered. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following construction activities that documents the results of subsequent surveys and actions taken to avoid monarch roosts. All observations of monarchs should be noted, including location, within the Survey Report

Timing: If construction activities will occur between October 1 and March 1, monarch surveys shall be conducted 30 days prior to initiation of construction activities, and weekly thereafter, and the last survey for monarchs shall be conducted no more than 7 days prior to initiation of construction activities. The Survey Report documenting the results of the first monarch survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the construction activities.

Monitoring and Reporting: The Planning Division shall review for adequacy the Survey Report and signed contract 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.

Mitigation Measure BIO 2: Pre-Construction Surveys for Nesting Birds

Purpose: To avoid potential impacts to birds protected under the Migratory Bird Treaty Act which could occur during the nesting season.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, construction activities, and grading activities (collectively, "development activities") in such a way as to avoid nesting native birds. No development activities shall occur on the project site during the breeding and nesting season (January 1 – August 31), or if development activities must be conducted during the nesting season, by conducting a pre-development activities survey for active bird nests and avoiding nests until juvenile birds have vacated the nest.

For any development activities that are planned between January 1 and August 31, the Permittee shall retain a County-approved qualified biologist with a CDFG Scientific Collecting Permit to conduct a breeding and nesting bird survey within 7 days prior to the development activities. The nesting bird survey must cover the development footprint and a buffer of 500 feet from the development footprint. If active nests are found, development activities within 300 feet of the nest (500 feet for raptors) shall be postponed or halted until the nest is vacated and juveniles have fledged and there is no

evidence of a second attempt at nesting, as determined by the qualified biologist. If the development is outside of the buffered nesting bird area(s) then development activities can commence outside the restricted area(s). If development activities are delayed after the survey has been conducted, then the qualified biologist shall conduct an additional nesting bird survey such that no more than 7 days have elapsed between the last survey and the commencement of development activities.

Documentation: The Permittee shall provide a signed contract with a County-approved qualified biologist to the Planning Division that ensures that a nesting bird survey will be conducted 7 days prior to any land disturbing activities. The Permittee shall submit a memorandum to the Planning Division within 14 days of the nesting bird surveys, notifying the Planning Division of the results of the surveys and measures taken to avoid nesting birds.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the signed contract to the Planning Division for review and approval. Within 14 days of the nesting bird surveys, the Permittee shall provide a memorandum reporting the results.

Monitoring and Reporting: The Permittee shall confirm with the Planning Division that he has contracted with a County-approved qualified biologist to implement the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract and the nesting bird survey reports provided by the Permittee in the project file. (PL-47)

With the implementation of these mitigation measures, impacts to special-status species would be mitigated to a less than significant level.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?			X				X	
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?			X				X	

Impact Discussion:

4B-1. and 4B-2. The proposed project site, including fuel modification areas, also supports approximately 0.29 acres of native vegetation, including coyote brush scrub (*Baccharis pilularis* Shrubland Alliance). Although this area of native vegetation is a

coastal sage scrub community typically capable of supporting special-status species, it is extremely unlikely because much of this area was disturbed historically when the right of way for the railroad and Highway 101 was graded and benched, causing heavy disturbance to any native soils. The sloped areas in the right of way that support native vegetation were likely seeded or planted for erosion control, were colonized by dispersing native seed from nearby shrublands, or are the remnants of larger shrublands prior to disturbance. Additionally, areas of native vegetation adjacent to the access driveway that support coyote brush scrub and California sagebrush scrub (*Artemisia californica* Shrubland Alliance) will not be disturbed.

The proposed project would result in the removal of approximately 0.29 acres of *Baccharis pilularis* Shrubland Alliance coastal sage scrub (G5/S5). The direct and indirect impacts associated with the removal of coastal sage scrub in the Coastal Zone and the further degradation of nearby native vegetation due to edge effects could result in potentially significant impacts to special-status plant communities. Indirect impacts have the potential to occur through the introduction of invasive weeds in areas cleared for construction and fuel modification in addition to erosion and sedimentation of areas downslope, due to the removal of vegetation for fuel modification. These impacts are potentially significant; however, a mitigation measure has been included to develop a Fuel Modification Plan that will incorporate selective thinning of fuels instead of complete clearing and the planting of native non-flammable vegetation that will minimize invasion of non-native weeds in bare areas. With the implementation of a Fuel Modification Plan, impacts to sensitive plant communities would mitigate impacts to a less than significant level. In addition, cumulatively considerable impacts to sensitive vegetation communities would be less than significant with the implementation of the aforementioned mitigation measure.

Mitigation Measure BIO-3 Fuel Modification Plan

Purpose: To mitigate potentially significant impacts to coastal sage scrub from fuel modification activities.

Requirement: The Permittee shall use a County-approved qualified biologist to prepare a Fuel Modification Plan for the Planning Division's review and approval that minimizes impacts to coastal sage scrub and meets the Ventura County Fire Protection District's requirements to modify fuels surrounding structures. The Fuel Modification Plan shall specify the methods of modifying vegetation surrounding structures that will avoid impacts to coastal sage scrub (e.g., use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding rare plants, avoiding nesting birds). Because a portion of the fuel modification area is on or near a slope, the Fuel Modification Plan shall incorporate erosion control measures, as necessary, e.g. straw waddles, silt fencing, hydroseeding, erosion control blankets, etc. The Fuel Modification Plan shall include native, drought tolerant ground cover and shrubs that VCFPD deems not to pose a flammability risk as well as a figure demonstrating areas of selective thinning, plantings, and erosion control. Seed or plantings shall be sourced from within Ventura County, and the provenance of seed shall be stated in the Fuel Modification Plan. A County-approved qualified biologist shall monitor all fuel modification activities. The fuel modification area shall be maintained by the Permittee to be consistent with the

provisions of the approved Fuel Modification Plan for the duration of the CUP and life of the WCF.

Documentation: A Fuel Modification Plan prepared by a County-approved qualified biologist. Following all fuel modification activities, a County-approved biologist shall submit to the Planning Division an annual report that confirms that vegetation modification activities avoided disturbance to coastal sage scrub.

Timing: The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction. A County-approved biologist shall submit an annual report on fuel modification activities to the Planning Division by July 1 of that year (June 1 is the deadline for fuel modification).

Monitoring and Reporting: The Permittee shall submit the Fuel Modification Plan to Planning Division and the Fire Department for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Permittee shall submit the annual reports to the Planning Division to assure compliance with the requirements of this condition. The Planning Division maintains copies of the Fuel Modification Plan and the annual reports provided by the Permittee in the project file. (PL-46)

With the implementation of these mitigation measures, impacts to special-status species would be mitigated to a less than significant level.

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:								

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, 4C-2, 4C-3, and 4C-4

There are no waters or wetlands that occur on or near the proposed project site. The nearest water feature is Rincon Creek, located over 900 feet to the west of the WCF. No direct or indirect impacts are anticipated as a result of the proposed project nor any cumulatively considerable contribution to a cumulative impact.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								

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) 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 located in the Coastal Zone. Environmentally Sensitive Habitat Areas (ESHA) are defined in the California Coastal Act as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (California Coastal Act Sec. 30107.5). The North Coast Section of Ventura County's Coastal Area Plan describes ESHA as including tidepools, beaches, and creek corridors, and the project site does not contain any of these features, nor will it indirectly impact any of these features nearby. However, for the purposes of project analysis, the broader definition of ESHA found in the Coastal Act referenced above is used for the determination of whether or not the site contains ESHA.

The definition of ESHA was clarified in a memo to Ventura County from the California Coastal Commission in 2003 to include upland habitats such as coastal sage scrub and chaparral in the Santa Monica Mountains (Dixon, 2003). Although the project occurs outside the Santa Monica Mountains, the three site-specific test criteria were applied to this site in order to determine whether or not the coastal sage scrub present could qualify as ESHA. First, the native vegetation has been properly identified to the alliance level as coastal sage scrub in the ISBA. The second test is whether or not the habitat is largely undeveloped and otherwise relatively pristine. As stated previously, the native vegetation on the project site include areas that were historically disturbed when the right of way for the railroad and Highway 101 was graded and benched. The sloped areas in the right of way that support native vegetation were likely seeded or planted for erosion control, were colonized by dispersing native seed from nearby shrublands, or are the remnants of larger shrublands prior to disturbance. Thus, it does not meet the requirement of pristine or undeveloped. The third test is whether or not the habitat is a part of a large contiguous block of relatively pristine native vegetation. The coastal sage scrub in the project area is sparse, likely due to the steep slope and other factors, and is somewhat contiguous with a strip of coastal sage scrub that resides along the ridgeline

of the right of way. However, this vegetation is not a part of a large contiguous block of relatively pristine native vegetation which is characteristic of the vegetation found on the slope to the east of the project site. Finally, the project will incorporate a mitigation measure (MM BIO-4) that will provide for the thinning of vegetation, selective retention of some shrubs, and the planting of non-flammable native species to minimize indirect impacts to coastal sage scrub. As a result, the proposed project will not result in direct impacts to ESHA, and any indirect impacts to ESHA would be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
4E. Habitat Connectivity								
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	X				X			

Impact Discussion:

4E-1 4E-2, 4E-3, and 4E-4. The project site is not located within a mapped wildlife linkage. In addition, the fencing for the project will not isolate habitat nor will vegetation clearance for the project create a gap in contiguous habitat. The proposed CUP boundary is within a large parcel containing one residence and abundant open space consisting of orchards and other agricultural activities that will continue to support some wildlife movement and habitat connectivity. No lighting is proposed, and any noise and additional human presence will be the result of temporary construction activities and will

generate an ongoing impact. As a result, the proposed project will not impact fish or wildlife movement nor contribute to a measurable cumulatively considerable impact.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
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 and the policies of the Coastal Area Plan. The proposed project is more than 300 feet from any waters or wetlands. The proposed project is also consistent with the California Coastal Act and the Ventura County Coastal Area Plan's policies regarding ESHA and commercial development. As a result, the project is consistent with all relevant General Plan and Coastal Area Plan policies governing biological resources.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								

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

Impact Discussion:

5A-1. According to the State Important Farmland Inventory Maps, the project site has a soil designation of grazing land. Therefore, there would be no direct or indirect loss of soils designated as Prime, Statewide Importance, Unique or Local Importance.

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

5A-3. The project would be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines.

Based on the above discussion, there would not be any project-specific or cumulative impacts on the loss of agricultural soils.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								

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

Impact Discussion:

5B-1. The proposed project is not an agricultural use. However, the project site is located on land currently in agricultural production. Although, the proposed project lease area is located about 70-feet from existing orchards and about 0.29 acres of native vegetation and brush would be removed to accommodate the installation of the wireless communications facility, the proposed facility is not expected to adversely affect agricultural resources. The proposed facility would only encompass 1,225 square feet of the existing soil on the project site. All equipment would be located on a proposed 7-inch by 7-inch concrete pad and completely surrounded by a 6-foot high chain-link fence with green slats around the fence. Finally, there would not be any existing orchards that would be removed or affected by the installation of the proposed facility. Thus, the proposed project would have a less than significant adverse effect on agricultural resources. In addition,

5B-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines.

Project-specific and cumulative impacts on agricultural resources are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
6. Scenic Resources (PIng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) 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 & 6b. The project site is located within ½ mile of U.S. Highway 101, which is a state eligible scenic highway. The southern perimeter of the property is visible from U.S. Highway 101 at an elevation of 100 feet above the freeway. The proposed 45 foot high faux mono-palm would be located on a flat portion of the property, about 20 feet from the property line. The proposed project lease area will be located about 47 feet north of an existing row of palm trees that range in size from 17 feet, 7 inches to 27 feet in height. These trees are located along the edge of the steep terraced cliff on the subject property and will predominantly screen the proposed faux palm tree from public view along U.S. Highway 101 and the public beach located south of the project site at Rincon Point. Although about 15 feet of the proposed mono-palm will be visible above the tree-line of the existing palm trees just south the of the proposed lease area, the proposed stealth design of the facility (i.e. a faux palm tree) will soften the visual impact of the tree on public views. Due to the existing topography, landscaping and proposed design of the wireless communications facility, the project would not substantially alter existing views from U.S. Highway 101.

The proposed wireless communications facility shelter and equipment area would not be visible from a public viewing location due to the topography of the site, the overall height of the shelter, equipment area, proposed equipment (i.e. about 7 feet in height) and the location of the shelter and equipment area on the parcel. The existing vegetation adjacent to the proposed facility would continue to be screen the structure from public views.

The proposed mono-palm will be visible from portions of U.S. Highway 101. The proposed panel antennas will not be visible from these roads as they would be screened by the faux palm tree's foliage. In addition, the required 30 feet of vegetation clearance, as required by the Ventura County Fire Protection District for fuel modification setback purposes would further blend the proposed facility into the surrounding landscape. This is because the applicant would be required to plant and maintain drought tolerant ground cover and shrubs within the 30 foot fuel modification setback from the proposed mono-palm. The planting of non-invasive, non-flammable shrubs and ground cover within the setback area will restore the vegetation that would be eliminated as a result fuel modification requirements noted in mitigation measure BIO-3 of item 4b of this initial study. As a result, the visual impact of the proposed mono-palm on public viewing locations would be minimized.

Therefore, a substantial change in the view from U.S. Highway 101 is not expected to occur, and adverse project-specific or cumulative impacts to scenic resources would be less than significant.

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

Mitigation/Residual Impact(s)

Therefore, project-specific and cumulative impacts are considered less than significant on scenic resources.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
7. Paleontological Resources								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) 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 & 7b. The subject property is underlain by the Pleistocene Older Alluvium. According to the Ventura County Initial Study Assessment Guidelines (VCISAG), the Pleistocene Older Alluvium is given a paleontological importance ranking of "undetermined" for the occurrence of paleontological resources. The project site would consist of a 1,225 square foot lease area in a previously disturbed area on the property. About 0.29 acres of native vegetation and brush would be removed to accommodate the installation of the proposed project and the required 30 foot fuel modification setback requirement of the Ventura County Fire Protection District. ~~No grading is proposed.~~ Minor removal and recompaction of the soil is required to development the project. Given this small amount of vegetation removal that would occur as a result of the proposed project, impacts on paleontological resources is not considered significant. In the unlikely event that paleontological resources are uncovered during ground disturbance activities, the proposed project will be conditioned to require that construction be suspended until the find can be evaluated, recovered, and curated. This standard condition will cause a temporary cessation of all ground disturbance activities, notification of the Planning Director, and assessment of the find by a paleontological consultant or professional geologist. The Planning Director will review the recommendations of the consultant and decide on the disposition of the resources. With this standard condition of approval, the proposed project will not result in significant impacts on paleontological resources.

7c. The project will be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts are considered less than significant on paleontological resources.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
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 & 8A-2. The project site is located within the vicinity of a known archaeological site. A Phase I archaeological study (MacFarlane Archaeological Consultants, 2011) was prepared when the construction of the existing single family dwelling was proposed on the project site. The study was prepared in order to assess the single family dwelling's potential to adversely affect archaeological resources that might exist on-site. A cultural resources survey (EBI Consulting, April 10, 2014) was also prepared in order to assess the proposed wireless communication's facility impact on archeological resources.

The cultural resources survey did not reveal the presence of any archaeological resources within the areas that will be subject to ground-disturbance activities associated with the proposed wireless communications facility. Although it is unlikely that ground disturbance activities will encounter currently unknown subsurface archaeological resources, the proposed project will be subject to a standard condition

such that, in the event that resources are encountered during ground disturbance activities, the applicant will be required to halt all ground disturbance activities, secure the area of the find, retain an archaeological consultant and, if required, Native American Consultant, and contact the coroner to evaluate the find; develop a program to preserve and curate the resources; and, resume work after the successful implementation of the preservation and curation program.

The Phase I archaeological study identified an area of the subject property that exhibits qualities that indicate the presence of archaeological resources. Ground disturbance activities within this area have the potential to adversely affect subsurface resources that might exist within this area. Therefore, the proposed project will result in a potentially significant, but mitigable project-specific impact to archaeological resources.

Other recently approved, pending, and reasonably foreseeable projects that involve ground disturbance activities have the potential to result in the cumulative loss of information regarding archaeological resources. The proposed project has the potential to contribute to this cumulative loss of information, due the project's potential to adversely affect subsurface resources that might exist within the project site. Therefore, the proposed project will result in a potentially significant, but mitigable contribution to cumulative impacts to archaeological resources.

The project-specific impact, as well as the project's contribution to cumulative impacts, to archaeological resources would be reduced to a less-than-significant level with the implementation of a mitigation measure that requires the installation of temporary fencing to protect archeological resources (Mitigation Measure AR-1) during ground disturbance activities. After the implementation of Mitigation Measure AR-1, residual project-specific and cumulative impacts to archaeological resources will be less than significant.

Construction of the wireless communications facility is anticipated to be no longer than 60-days. If archeological resources are inadvertently discovered during construction of the wireless communications facility, the applicant will be required to suspended construction until the find can be evaluated, recovered, and curated. This condition will cause a temporary cessation of all ground disturbances, notification of the Planning Director, and assessment of the find by an archeological consultant or professional archeologist. The Planning Director will review the recommendations of the consultant and decide on the disposition of the resources.

With this standard condition of approval, the proposed project will not result in significant impacts on archeological resources.

8A-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s):

Mitigation Measure AR-1: Fencing for Protection of Archaeological Resources

Purpose: The purpose of this mitigation measure is to ensure the protection of archaeological resources that exist near to the project site.

Requirement: The Permittee shall temporarily fence the area identified in the Phase I Archaeological study (MacFarlane Archaeological Consultants 2011) that has the potential for archaeological resources, in order to prevent the illicit collection of archaeological resources. The Permittee shall install temporary protective fencing around the area identified in the Phase I Archaeological study in order to delineate the area within which human encroachment is prohibited. (Attachment 5, Archeological Resources Fencing Area). The fencing materials must consist of typical ranch wire or orange construction fence material.

Documentation: The Permittee shall provide photographic evidence to the Planning Division which demonstrates that the Permittee installed the fencing in compliance with the requirements of this mitigation measure.

Timing: The Permittee shall submit the photographic evidence of the fencing to the Planning Division for review and approval, prior to conducting any vegetation removal, ground disturbance activities, or construction activities.

Monitoring and Reporting: The Planning Division maintains the photographic evidence provided by the Permittee in the project file. The Planning Division has the authority to inspect the site to confirm that the fencing has been installed in compliance with, and remains in place throughout, all ground disturbance and construction activities of the project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Demolish or materially alter in an adverse manner those physical characteristics 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 to 8B-4. The project site includes an existing single family dwelling and barn. These structures are not known to contain any historic resources. Moreover, the Phase I archaeological survey of the project site did not indicate that further investigation regarding historical resources is warranted (MacFarlane Archaeological Consultants 2011). Therefore, no adverse project-specific or cumulative impacts to historical resources are anticipated.

Based on the above discussion, there would not be any project-specific or cumulative impacts on historic resources.

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

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

Impact Discussion:

9a & 9b. The proposed lease area is located on a steep cliff adjacent to U.S. Highway 101 and about 746 feet north of the Pacific Ocean. Based on the topography of the site and the distance between the lease area and the coastline, the proposed project would not create a direct or indirect physical change to the coastal beach or a sand dune.

9c. The project will be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines

Project-specific and cumulative impacts on coastal beaches and sand dunes are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

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

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

There is no known cumulative fault rupture hazard that would occur as a result of other projects.

10a & 10b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Furthermore, there are no proposed habitable structures within 50-feet of a mapped trace of an active fault.

10c. Therefore, the project will be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines.

Based on the above discussion, there would not be any project-specific or cumulative impacts on fault rupture hazard.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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

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:

11a. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The present 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. These parameters may need to be updated to the building code in effect at the time the application for building permit is submitted. The Geotechnical Engineering Investigation, prepared by Salem Engineering group, report dated August 18, 2014 (Attachment 6), indicates a peak ground acceleration of 1.084 g for a 2 percent probability of being exceeded in 50 years.

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

11b. The project will be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines.

Project-specific and cumulative impacts on ground shaking are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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

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

Impact Discussion:

12a. 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. The project Geotechnical Engineering Report, prepared by Salem Engineering Group, dated August 18, 2014 indicates bedrock is at a depth of 8 feet and did not encounter groundwater to depths of 35 feet. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction.

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

12b. The project will be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines

Based on the above discussion, there would not be any project-specific or cumulative impacts on liquefaction hazard.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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

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:

13a. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated December 2013, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, December 2013) and is not subject to seiche hazard.

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6.

13c. The project will be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will have no project-specific or cumulative impacts on seiche and tsunami hazards.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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:								

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 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:

14a. The site is located in a hillside area of Ventura County and about 40 feet from an existing cut slope that descends to Highway 101. The project involves a non-essential, non-habitable communication facility that may be subject to damage from potential seismically induced landslides or landslides from the existing road cuts along Pacific Coast Highway. The risks associated with a potential seismically induced landslide range from complete destruction to minor impact to the access or improvements. The facility will not have an impact on the present landslide potential for the adjacent slopes.

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.

14b. The project will be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines.

Project-specific and cumulative impacts on landslide/mudslide are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving 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:

15a. The geotechnical report prepared by Salem Engineering Group, dated August 18, 2014, indicates the near surface soils are not considered expansive. Thus, the proposed project would not create or contribute to potential adverse effects, including the risk of loss, injury, or death involving soil expansion

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.

15b. The project will be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines

Therefore, there will not be any project-specific or cumulative impacts related to expansive soils.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								

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

Impact Discussion:

16a. 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). In addition, the project does not include oil, gas or groundwater withdrawal.

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.

16b. The project will be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines

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

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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 project								

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

Impact Discussion:

17A-1. Less than 0.02 acres of impervious area will be added within the project area as a result of the proposed construction of the wireless communications facility. The additional runoff will be by sheet flow and attenuated by the existing drainage improvements constructed as part of the grading for Highway 101 / railroad. Construction will be completed according current codes and standards. Thus, there would be no measurable increase in flooding hazard or potential for erosion or siltation will occur as a result of the communication facility.

17A-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines.

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

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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

Impact Discussion:

17B-1 to 17B-4. The proposed site is located approximately 740 feet northerly of Rincon Creek and the Pacific Ocean, which are 1% annual chance (100-year) floodplains as mapped by the Federal Emergency Management Agency (FEMA). Given the location of the project site to the nearest floodplains, the proposed project will not result in

project-related impacts related to flooding, or contribute to cumulative impacts related to flooding.

17B-5. The project will be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines.

Project-specific and cumulative impacts on hydraulic hazards are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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

Impact Discussion:

18A. The project site is located within a high fire hazard area. The applicant will be required to remove all grass and brush within 30 feet of facility components in accordance with the Ventura County Fire Protection District's Fire Hazard Reduction Program Guidelines. With this ordinance requirement, impacts related to fire hazards will be less than significant.

18b. The project will be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts on fire hazards will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
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) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

19b. The proposed project is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. Also, the proposed project will not result in residential development, a church, a school or a high commercial purpose buildings within the same sphere of influence.

19c. The project will be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines.

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

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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

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

Impact Discussion:

20A-1. 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. Compliance with applicable state and local regulations will reduce potential project-specific and cumulative impacts to a level considered less than significant.

20A-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines

Project-specific and cumulative impacts related to hazardous materials/waste are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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:								

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:

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

20b-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines.

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

Mitigation/Residual Impact(s)

No mitigation required. No impacts identified.

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:								

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 when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		X				X		
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

21a, 21b & 21c. The nearest sensitive receptor is an existing single family dwelling located about 397 feet northwest of the proposed wireless communication facility's lease area. The facility is expected to produce minimal electronic noise with the operation of the proposed electrical equipment located inside the equipment area. The equipment area would be surrounded by a 6-foot high chain link fence with green slats around the fence. However, the amount of noise emitted from the operation and maintenance of the facility will not exceed the ambient noise level thresholds for noise generating uses as established in the Ventura County General Plan Noise Policy (Policy 2.16.2-1), or the conclusions identified in the Noise Assessment Study (Advanced Engineering Acoustics, March 21, 2011) that was prepared in 2011 when the construction of the existing singly family dwelling was proposed onsite. The proposed facility would be located about 20 feet from the edge of a cliff on the project parcel. The noise emitted from the facility equipment would be partially attenuated by the existing row of trees that screen the eastern portion of the existing single family dwelling that is located about 397 feet from the proposed lease area. Proposed facility noise will further be partially attenuated by the agricultural crops and palm trees that surround the proposed lease area. Based on the existing conditions, the distance to the nearest sensitive receptor, and design of the facility, project-specific and cumulative impacts relative to noise/vibration will be less than significant.

During the construction phase of the proposed project, noise is expected to be produced. However, the construction phase will be temporary in nature, lasting approximately 60 days. By restricting the noise-generating activities to the days and times during which residential uses are not "noise-sensitive", noise impacts would be less than significant. To ensure this, the applicant will be required to limit noise-generating construction activities to the daytime (i.e., 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM, Saturday, Sunday, and local holidays), which is the time during which residential uses typically are not noise sensitive (County of Ventura Construction Noise Threshold Criteria and Control Plan, July 2010, page 5, Figure 3).

21c. The proposed project does not include any transit use.

21d. The proposed project would not generate new heavy vehicle (e.g., semi-truck or bus) trips on the private roads leading to the project lease area. Traffic will be limited to construction activity and occasional maintenance work.

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

21f. The project will be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts on noise/vibration will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

22a. The proposed project includes the construction of a wireless communications facility within a 1,225 square foot lease area. The proposed faux mono-palm will be visible from public viewing locations, such as U.S. Highway 101. The proposed accessory equipment area will not be visible from these public viewing locations, due to the facility's location on the project site (i.e. 20 feet from the edge of the cliff). The

design of the facility will not include any components that would cause a glare to motorists traveling along these roadways, as the proposed panel antennas will be screened by the palm tree's foliage. Thus, a new source of disability glare or discomfort glare would not be created as a result of the proposed project.

22b: The project will be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will not have any project-specific or cumulative impacts on daytime glare.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

23b. The project will be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts related to public health are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

Therefore, project-specific and cumulative impacts related to greenhouse gases are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
25. Community Character (PInG.)								
Will the proposed project:								

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

Impact Discussion:

25a. The proposed project will not be out of character with the open space and agricultural uses surrounding the site. The proposed 1,225 square foot lease area includes the installation of a 45-foot tall wireless communication facility (i.e. mono-palm), accessory equipment and a 189 square foot shelter that would be surrounded by a 6 foot high chain link fence with green slats around the perimeter of the fence.

The project site is located in a sparsely populated residential community located along Bates Road, north of U.S. 101 in the Carpentaria/ Rincon Point area of Ventura County. The proposed project lease is located on a 10.05 acre parcel above Rincon Point, and more than 1,000 feet from the Santa Barbara County line. The community includes two single family dwellings, a barn and several hundreds of acres of agriculture. Parcels in the community range in size from one acre to 600 acres. The wireless communications facility would be located just north of a steep cliff in the southwestern portion of the subject property and will be predominantly screened by existing palm trees as well as the proposed stealth design of the facility (i.e. a faux palm tree). ~~No grading is required to develop the project.~~ Minor removal and recompaction of the soil is required to development the project. About 0.29 acres of native vegetation would be removed to accommodate the installation of the proposed facility.

About 38 single family dwellings are located within a private community on Rincon Point. This private community is located about 692 feet south of the project lease area, across U.S. Highway 101 and adjacent to the Pacific Ocean. Rincon Beach public parking area and access to the public beach is located immediately north of this private community. As demonstrated in the photo-simulations prepared by the SEC Wireless Engineering Group, dated February 19, 2015 (Attachment 2), the stealth design of the wireless communications facility and the existing row of palm trees will soften the view of the facility from the public. As discussed in item 6 of this initial study, the required 30

feet of vegetation clearance, as required by the Ventura County Fire Protection District for fuel modification setback purposes, would further blend the proposed facility into the surround landscape. This is because the applicant would be required to plant and maintain drought tolerant ground cover and shrubs within the 30-foot fuel modification setback from the proposed mono-palm. The planting of non-invasive, non-flammable shrubs and ground cover within the setback area will restore the vegetation that would be eliminated as a result fuel modification requirements noted in mitigation measure BIO-3, as discussed in item 4b of this initial study.

Given the distance from the public viewpoints to the project area, the limited height (45 feet) of the facility, the lack of public views of the equipment enclosure, and the blending of the mono-palm into the surrounding landscape, impacts on community character resulting from project implementation will be less than significant.

25b. The project will be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts on community character will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
26. Housing (PIng.)								
Will the proposed project:								

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

Impact Discussion:

26a: The project does not include the elimination of any existing dwelling units. The project will not create a demand for new housing, as the facility would be unmanned.

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

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

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

Based on the above discussion, the proposed project will not have any project-specific or cumulative impacts on housing.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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

Impact Discussion:

27a(1)-a. The project is an unmanned wireless communication facility. The project will not generate additional traffic on the Regional Road Network and local public roads. The current level of maintenance traffic associated with the existing facility would not change with the installation of the proposed facility. Therefore, the project does not have the potential to alter the level of service (LOS) of County roads near the project. Thus, project-specific and cumulative impacts related to level of service will be less than significant.

Therefore, project-specific and cumulative impacts on level of service will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The project already has adequate access. Therefore, the proposed project will not result in any project-specific impacts related to private access, or contribute to cumulative impacts related to private access.

Thus, project-specific and cumulative impacts related to level of service will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X				X		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(3)-a. The proposed access road to the proposed lease area meets current Fire District Access standards and Ventura County Public Roads Standards. As a result, the proposed project would result in less than significant project-specific and cumulative adverse impacts relating to safety and design of private access.

27a(3)-b. The project will be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines

Therefore, project-specific and cumulative impacts on safety and design of private access roads will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(4)-a The access road to the proposed lease area meets current Fire District Access standards and Ventura County Public Roads Standards. As a result, the proposed project would result in less than significant project-specific and cumulative adverse impacts relating to safety and design of private access.

27a(4)-b. The project will be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines

Therefore, project-specific and cumulative impacts on tactical access will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1 & 27b-2. The proposed project includes the installation of a 45-foot tall wireless communication facility (i.e. mono-palm), accessory equipment and a 189 square foot shelter that would be surrounded by a 6 foot high chain link fence with green slats around the perimeter of the fence. The Transportation Department comments that the proposed project will not generate significant pedestrian and bicycle traffic on the local public roads. Therefore, project-specific and cumulative impacts to pedestrian/bicycle use are considered less than significant.

27b-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines

Therefore, project-specific and cumulative impacts on pedestrian/bicycle facilities will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27c. Transportation & Circulation - Bus Transit								

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) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?		X				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27c-1. The project site is not located near any bus transit facilities. The nearest bus route is the Gold Coast Transit line stop on Main Street adjacent to the San Buena Ventura Mission in Ventura. The proposed wireless communications facility is not a use that will generate new demand for bus transit. The wireless communications facility would be unmanned, aside from occasional maintenance.

27c-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines

Therefore, project-specific and cumulative impacts on bus transit will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27d. Transportation & Circulation - Railroads								
Will the proposed project:								

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

Impact Discussion:

27d-1. The construction, operation and maintenance of the proposed wireless communications facility will not interfere existing railroad facility located 297 feet south of the proposed lease area. The proposed wireless facility is not a use that will generate new demand for rail usage. The wireless communications facility would also be unmanned. Thus, there would be no increase in the demand for rail usage.

27d-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines

Therefore, project-specific and cumulative impacts on railroads will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								

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

Impact Discussion:

27e-1. & 27e-2. The proposed project is not located within two miles of any public airport. In addition, the proposed wireless communications facility is not a use that will generate new demand for airports. The wireless communications facility would be unmanned, aside from occasional maintenance.

27e-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific impact or cumulative impacts related to air traffic safety.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								

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

Impact Discussion:

27f-1. The proposed project is not adjacent to any harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. Therefore, the proposed project has no project-specific impact, and will not contribute to cumulative impacts, related to harbors.

27f-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific impact or cumulative impacts related to harbor facilities

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

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

Impact Discussion:

27g-1. The installation, construction and operation of the unmanned wireless communications facility will not affect the operation of an existing pipeline, as no pipelines located directly beneath the facility lease area. Therefore, the proposed project has no project-specific impact, and will not contribute to cumulative impacts, related to pipelines.

27g-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific impact or cumulative impacts related to pipelines.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

28a-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines.

Therefore, there will not have any project-specific or cumulative impacts related to water supply quality.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
1) Have a permanent supply of water?								
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28b-1 & 28b-2. The project consists of the operation and maintenance of an unmanned wireless communications facility. There is no water demand for the proposed project. Thus, the project will not affect the quantity of water resources.

28b-3. The project will be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines

Therefore, there will not be any project-specific or cumulative impacts related to water supply quantity.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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

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

Impact Discussion:

28c-1. The project site consists of the installation, operation and maintenance of a wireless communications facility. The communication facility does not require water for fire suppression and can be adequately protected from the nearest fire station.

28c-2. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines

Therefore, there will not be any project-specific or cumulative impacts related to water supply quantity.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								

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

Impact Discussion:

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

29a-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific or cumulative impacts related to individual sewage disposal systems.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. The proposed project will not require sewage disposal.

29b-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific or cumulative impacts related to sewage collection facilities.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's

Waste Treatment & Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, -4, and -6. In addition, the proposed project will be consistent with the Ojai Valley Area Plan's Waste Treatment & Disposal Facilities Goals 4.3.1-1 and -2, and Policy 4.3.2-3. Therefore, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the Ventura County's General Plan goals and policies for solid waste disposal capacity.

Therefore, project-specific and cumulative impacts related to solid waste management are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not include a solid waste facility.

29d-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific or cumulative impacts related to solid waste facilities.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

30a. & 30b. The project site is located in an area in which adequate electrical service is available. No facility will need to be re-routed or expanded to serve the proposed project. Thus, the proposed project will not cause a disruption or re-routing of an existing utility facility or cause substantially increased demand on an electrical generating utility.

30c. The project will be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific or cumulative impacts related to utilities.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								

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

Impact Discussion:

31a-1. The proposed site is located approximately 970-feet easterly of Rincon Creek, which is a Ventura County Watershed Protection District (District) jurisdictional red line channel. No direct drainage connections to District jurisdictional red line channels are indicated as part of the application. District staff determined that the project location mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Thus, the project design will not result in adverse impacts on flood control facilities and watercourses.

31a-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts related to red line channels under the jurisdiction of the Watershed Protection District are considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								

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

Impact Discussion:

31b-1 & 31b-2. Project runoff will flow from impervious surfaces. However the runoff will not create an obstruction of flow in existing drainage improvements. This is due to the small area of the new impervious surfaces (less than 0.02 acres) resulting from the project, and the fact that runoff will be returned to sheet flow conditions which will not concentrate flow and allow erosion and subsequent deposition within existing channels. In addition, the proposed project will not impact the capacity of the existing drainage improvements on the 10.05-acre site and overall drainage patterns will be unaltered.

31b-3. Project runoff will be returned to existing natural conditions that will be similar to the present offsite flow. Thus, there will not be an increase in effects on Areas of Special Flood Hazard than the pre-project condition.

31b-4. The project may result in a slight increase in flow due to the impervious surface area (less than 0.02 acres) proposed by this project. As a result, runoff will be returned to natural sheet flow conditions prior to entering the existing drainages. Due the small area of impervious surface and return of runoff to natural sheet flow conditions, the impact to the natural and man-made channels and facilities will be less than significant.

31b 5. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will have less than significant project-specific or cumulative impacts on flood control facilities.

Mitigation/Residual Impact(s)

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
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

32a. According the ISAGs, the proposed wireless communication facility is not a use that is considered to increase the potential need for law enforcement or emergency services. To deter the possibility of theft or vandalism, the equipment area will continue to be surrounded by fencing. The applicant will also be required to construct and maintain the exterior surfaces of all structures of the communication facility for the life of the permit. Thus, there will not be any project-specific or cumulative impacts related to law enforcement or emergency services.

32b. The project will be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines.

Based on the above discussion, the proposed project will have no project-specific or cumulative impacts on law enforcement/emergency services.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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

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

Impact Discussion:

33a-1: The nearest fire station to the project site is Fire Station No. 25 in Mussel Shoals. The proposed project will not 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.

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

33a-3: The project will be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts on fire protection services will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. No impact identified.

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

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

Impact Discussion:

33b-1: The proposed unmanned communications facility will not result in the need for additional VCFPD personnel.

33b-2: The proximity of the project site to the existing fire department facilities is adequate to provide service. Thus, a new facility or additional equipment will not be required.

33b-3: The project will be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts on fire personnel, equipment and facilities will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
34a. Education - Schools								
Will the proposed project:								

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

Impact Discussion:

34a-1: The Ventura Unified School District serves the project area. The proposed project does not involve a residential use. Thus, the proposed use will not substantially interfere with the operations of an existing school facility. Thus, there will not be any project-specific or cumulative impacts related to schools.

34a-2. The project will be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific or cumulative impacts related to schools.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								

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

Impact Discussion:

34b-1: The closest County Library is the Avenue Library, which is located more than 5 miles from the project site. The proposed project does not involve a residential use. As a result, the proposed use will not substantially interfere with the operations of an existing public library facility.

34b-2: The proposed project will not put additional demands on a public library facility which is currently deemed overcrowded.

34b-3: The proposed project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes.

34b-4: The proposed project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes.

34b-5. The project will be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines.

Therefore, there will not be any project-specific or cumulative impacts related to libraries.

Mitigation/Residual Impact(s)

No mitigation required. Residual 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
35. Recreation Facilities (GSA)								
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:

35a to 35c: The proposed wireless communications facility would not result in an increase in population within the Rincon Point area, thereby creating a new demand for parks, trails, or other recreational facilities. The proposed wireless communications facility does not involve development that could adversely interfere with the use or development of the parks. Finally, there are no trails located within the vicinity of the project site with which the proposed project could interfere. Therefore, project-specific and cumulative impacts on recreational uses are considered less than significant.

35d. The project will be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

Therefore, project-specific and cumulative impacts on recreation facilities will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

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

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

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

N - No Impact
LS - Less than Significant Impact
PS-M - Potentially Significant but Mitigable Impact
PS - Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
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).		
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.)		
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		

Findings Discussion:

1. As stated above in Section B, item 4b and item 8a the proposed project may cause potentially significant impacts on biological resources and archeological resources.

However, mitigation measures have been identified that would avoid or reduce those impacts to less than significant levels. Therefore, the proposed project will not pose any threat to fish and wildlife, degrade the quality of the environment, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The proposed project will also not pose any threat to archeological resources, degrade the quality of the environment, nor will it cause substantial adverse effects on human beings, either directly or indirectly.

2. As stated above in Section A, the proposed project site is located on an 10.05 acre property in the unincorporated area of Ojai. The proposed construction, operation and maintenance of the wireless communications facility will not create any significant impacts that would affect long term environmental goals.
3. As stated in Sections A and B, the proposed project will not create any impacts that are individually limited but cumulatively considerable.
4. As stated in Section B, the proposed project does involve the use of hazardous materials. However, the applicant will be required to properly store, handle and dispose of these materials per state law. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, or adverse impacts to water bodies located on or around the project site. 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:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input checked="" 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 B 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 (EIR) 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 .



Kristina Boero, Associate Planner



Date

Attachments:

- Attachment 1 - Aerial Location Map
- Attachment 2 - Project Plans and Photo Simulations
- Attachment 3 - List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 4 - Initial Study Biological Assessment prepared for PL14-0128
- Attachment 5 - Map of Cultural Resources Fencing area
- Attachment 6 - Geotechnical Engineering Investigation, prepared by Salem Engineering group, report dated August 18, 2014
- Attachment 7 – Works Cited



Venture County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-17-2018
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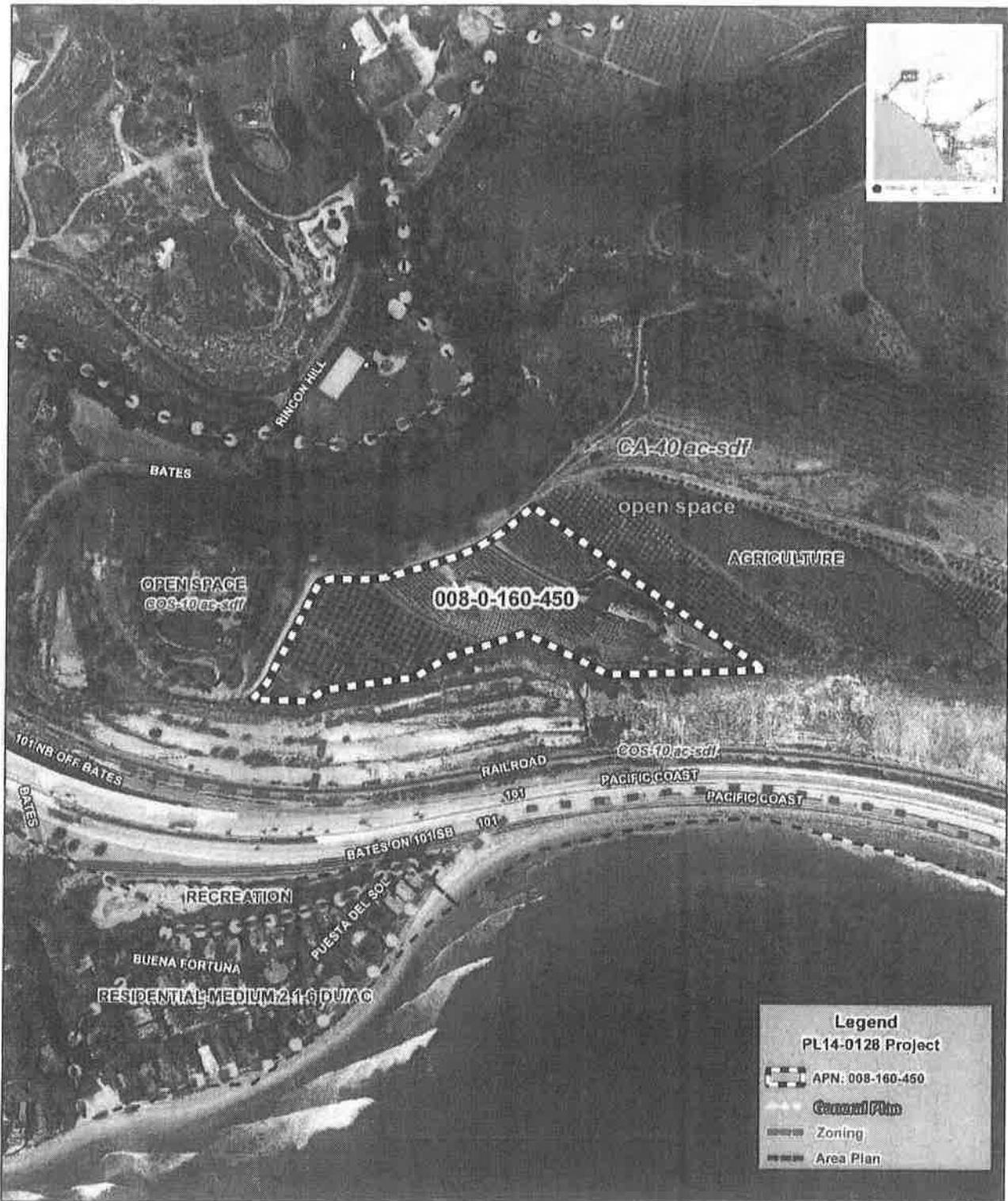


MND for PL14-0128 Attachment 1 - Aerial Location Map

0 146 290 Feet

Disclaimer: This Map was created for the Ventura County Resource Management Agency Mapping Services. GIS which is designed and maintained solely for the convenience of the County and its public agencies. The County does not warrant the accuracy of the information displayed on this map. It is the responsibility of the user to verify the information displayed on this map.





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County of Ventura
 Planning Commission Hearing
 PL14-0128
General Plan & Zoning Map



VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



HWY 101 & RINCON
PSL #177707
8320 BATES RD
CARPINTERIA, CA 93013



MND for PL14-0128
Attachment 2 - Project Plans and
Photo Simulations

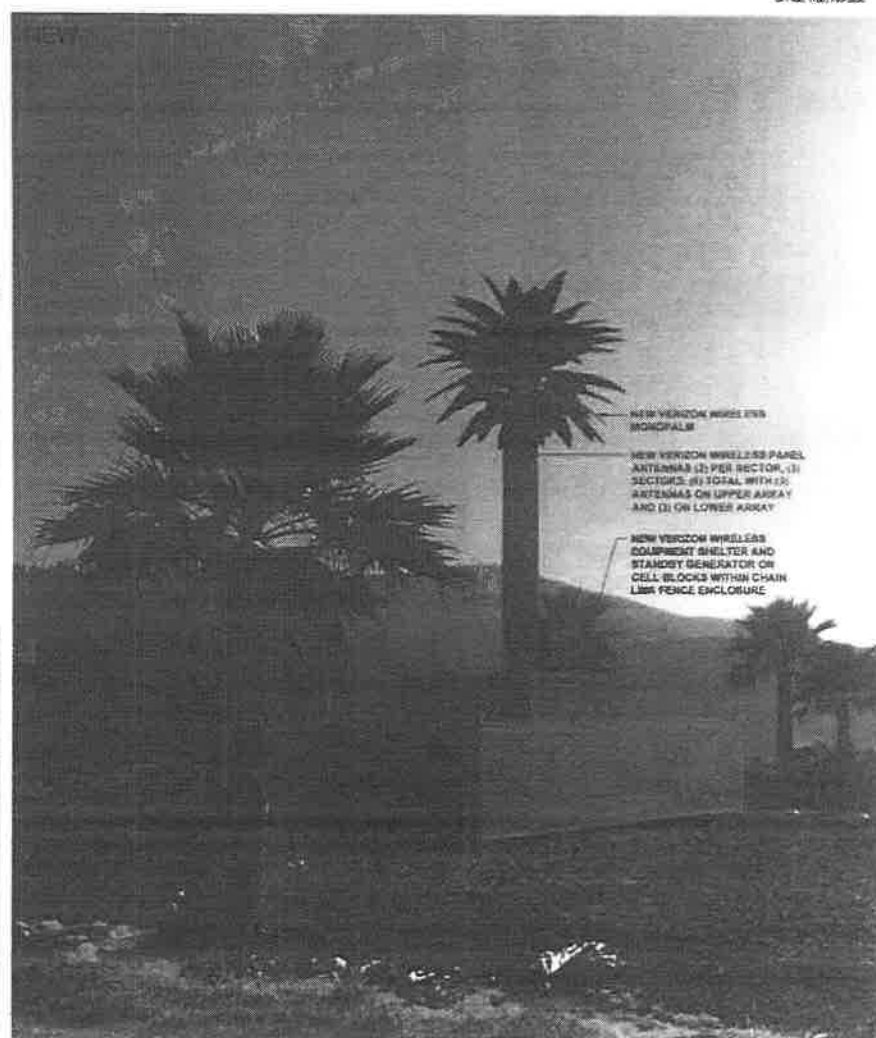
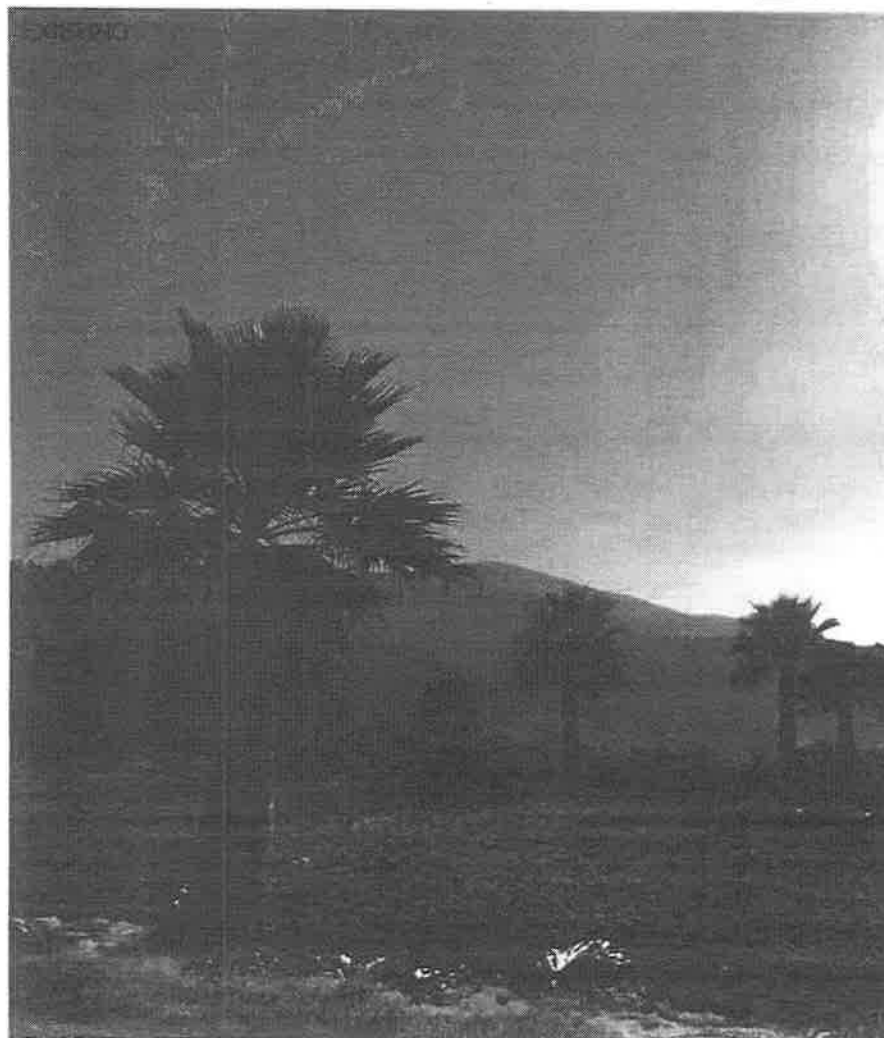
PHOTOSIMULATION VIEW 1



HWY 101 & RINCON
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CARPINTERIA CA 93013

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PHOTOSIMULATION VIEW 2



PHOTOSIMULATION VIEW 3

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SANTA BARBARA GAS CO INC	433 SERRANO DR
CONTACT DAVID MCKINLEY	90546-1624 - CA - SANTA
TELEPHONE (805) 965-0382	CONTACT TACON ARAMCO
	TELEPHONE 760-248-0400
	FAX 760-248-2270
	116 CONGRATATION RE

ARCHITECT	SURVEYOR
SCS WORLDVIEW	CONTRACT PRICE/SORTES/STOPS
VEZEL OF CONSTRUCTION	P.O. BOX 77
1000 N. 10TH AVE. SUITE 101	90546-1624 - CA - SANTA
CANA BEAC, CA 90300	CONTACT TACON ARAMCO
CONTACT DAVID MCKINLEY	TELEPHONE 760-248-0400
TELEPHONE (805) 965-0382	FAX 760-248-2270
116 CONGRATATION RE	

UTILITY COORDINATORS:

UTILITY	COORDINATOR
AT&T	1000 N. 10TH AVE. SUITE 101
TELEPHONE (805) 965-0382	
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CODE COMPLIANCE

- 2010 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 CALIFORNIA GREEN BUILDING CODE (CALGreen)
- 2010 CALIFORNIA MECHANICAL CODE
- 2012 CALIFORNIA PLUMBING CODE
- 2012 CALIFORNIA CIVIL CODE
- APPROVED AND INSPECTED BY LOCAL INSPECTOR

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS OR NOT FULLY COPY SAME

QUANTITIES GIVEN FOR THIS PROJECT ARE BASED ON THE DESIGN AND CONSTRUCTION OF THE WORK AS SHOWN. ANY CHANGES TO THE WORK SHALL BE NOTED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITIES OF THE CHANGES.

SAC WIRELESS SIGNATURE BLOCK

[illegible]

CHENETTES, GARY A. WITH EDWARD B. BROWN

CHENETTES, GARY A. WITH EDWARD B. BROWN

AFM: 000-0-160-450

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILED OF AVAILABLE RECORDS AND IT IS INFORMATION. IT DOES NOT GUARANTEE, WARRANT, OR REPRESENT THAT THE BOUNDARY LINES ARE OBTAINED FROM RECORDS OR INFORMATION. THE USER OF THIS DRAWING IS FOR EXAMINATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4228-437203, DATED APRIL 16, 2013. WITHOUT SAID TITLE REPORT THERE ARE SIXTEEN (16) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE EASEMENTS, AND FIVE (5) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SOME OR ABANDONED. THE SURVEYOR'S WORK DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BEING INDICATED. THE SURVEYOR'S WORK DOES NOT GUARANTEE THAT THEY ARE LOCATED AS INDICATED. NO LIABILITY FOR THE INFORMATION IS AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FILE IS DATE MAY 1970. COMMUNITY NO. 080-113, PAGES 100-05396, DATED JANUARY 20, 1970, SHOWS THAT THE LOCATION OF THE SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE CLIX-1 RADIATION CHANCE OF EXPOSURE.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT 34°22'37.7" N LONG 83°

LONG. 118°28'28" E. MAG. 0.3
ELEV. 125.6' MAGD. 0.3 (BASES OF DRAWING)

These definitions are more along the lines of: "A function f is λ -times differentiable at x if f has a unique λ -th order Taylor polynomial at x ." The definition of λ -times differentiable at x is then: f is λ -times differentiable at x if f is λ -times differentiable at x for all $\lambda \leq \lambda$.

WPA DISCLOSED IN FULL PUBLIC DOCS

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

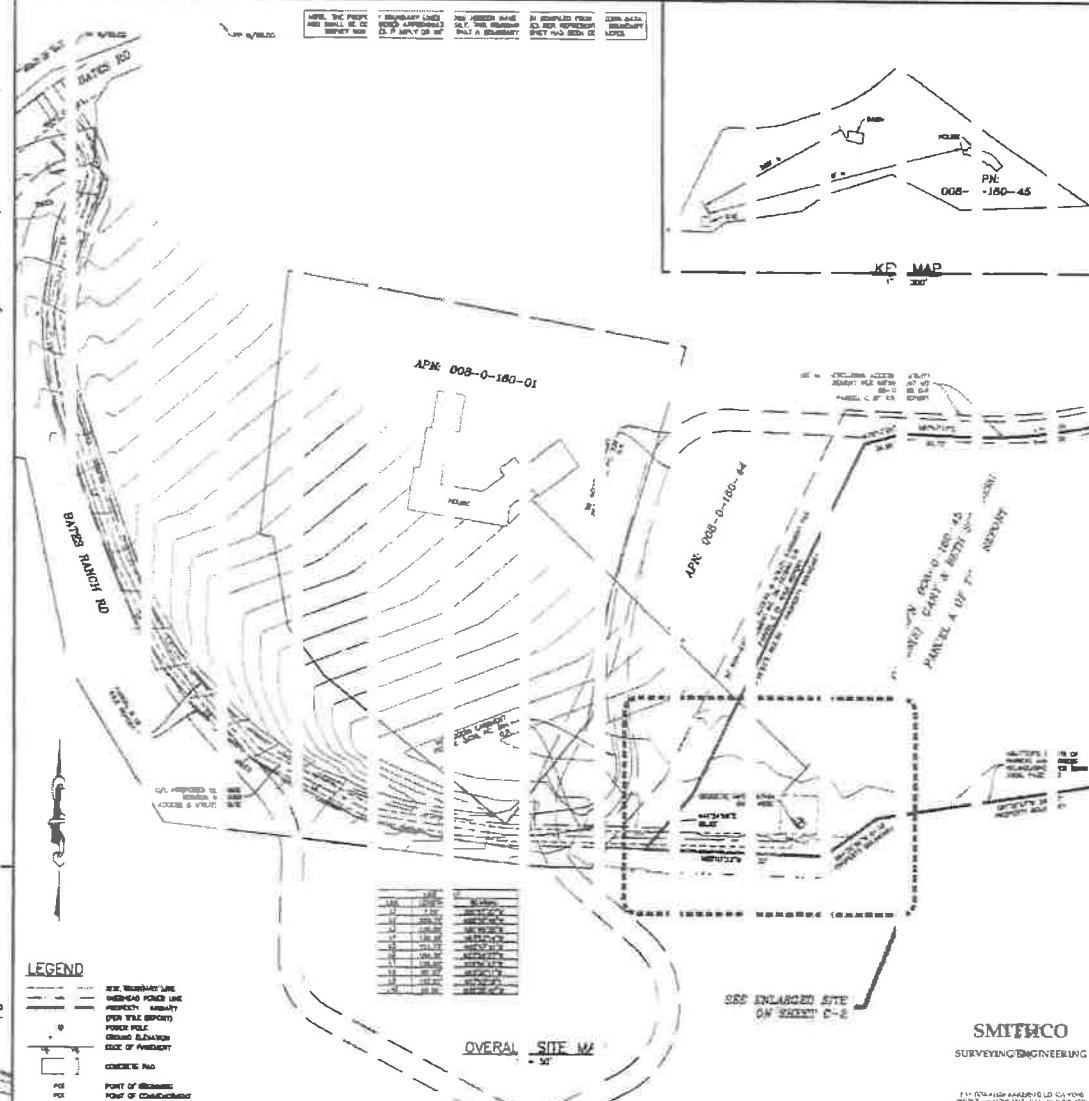
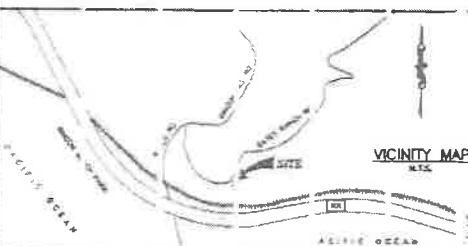
PARCEL A:
PARCEL 3, AS SHOWN AND DESCRIBED ON THAT CERTAIN PARCEL MAP BEARING CERTIFICATE OF RECORDED
NO. 1157, RECORDED APRIL 8, 2004, AS DOCUMENT 2, 2004-1157002, IF OFFICIAL RECORD IS, IN THE
COUNTY OF MENDOTA, CALIFORNIA, AND BEING A PORTION OF BLANCHETT E. 3RD 34.00 AC. PER MAP
RECORDED IN MC R "A" PAGE 341 OF VOLUME 19 IN THE OFFICE OF THE COUNTY RECORDER OF SAN
COUNTY.

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THE SIDELINES OF SAID STRIP OF LAND TO BE LENGTHENED OR SHORTENED TO TERMINATE
EASTERLY IN SAID WESTERLY BOUNDARY OF PARCEL 2.

NON EXCLUSIVE EASEMENTS FOR ACCESS AND UTILITIES, AS SET FORTH AND DESCRIBED AS UTILITY EASEMENTS 1, 2, 3 AND 4, AND ACCESS EASEMENTS 1, 2 AND 3 IN THE DECLARATION OF RESTRICTIONS, RECORDED JULY 26, 2006, AS DOCUMENT NO. 20060726-157560 OF OFFICIAL RECORDS.

APR 085-0-104 - 452



ISSUE STATUS			
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2	2/1/12	4	ISSUED
3	3/1/12	5	ISSUED
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WALNUT CREEK, CA 94598

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QUITY

SHEET TITLE:
SITE SURVEY
FOR DRAINAGE DUCT
C-1

ENLARGED SITE PLAN



HWY 101
& RINCON
PSL # 177707
8320 BATES RD.
CARPINTERIA, CA 93013

verizonwireless

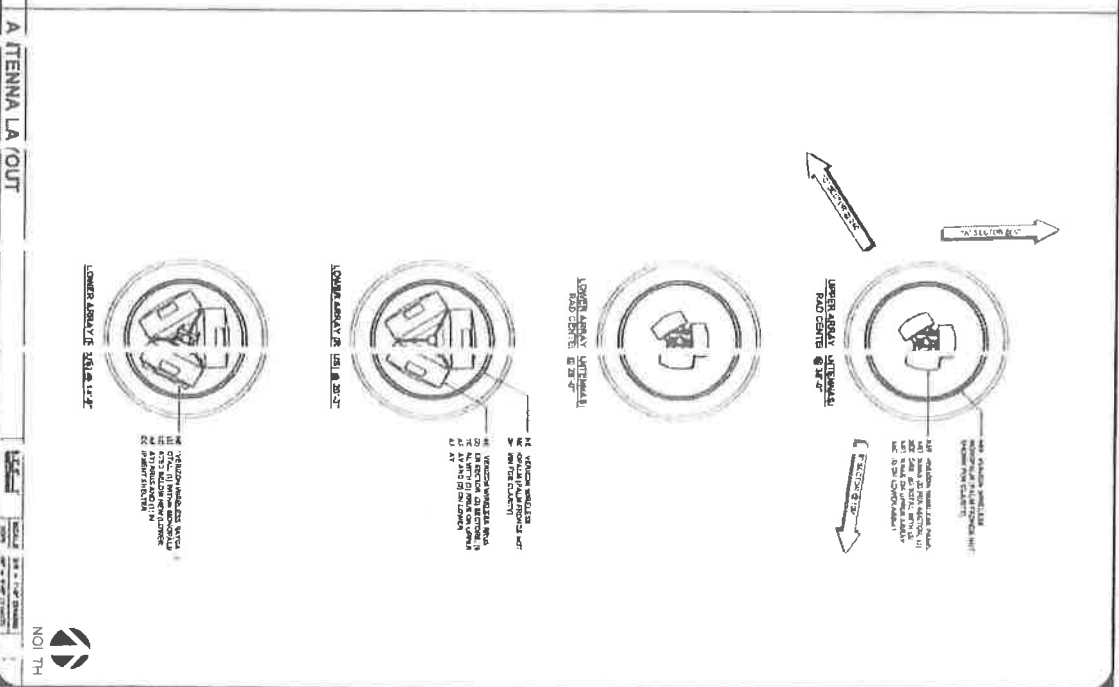
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 WALNUT CREEK, CA 94596

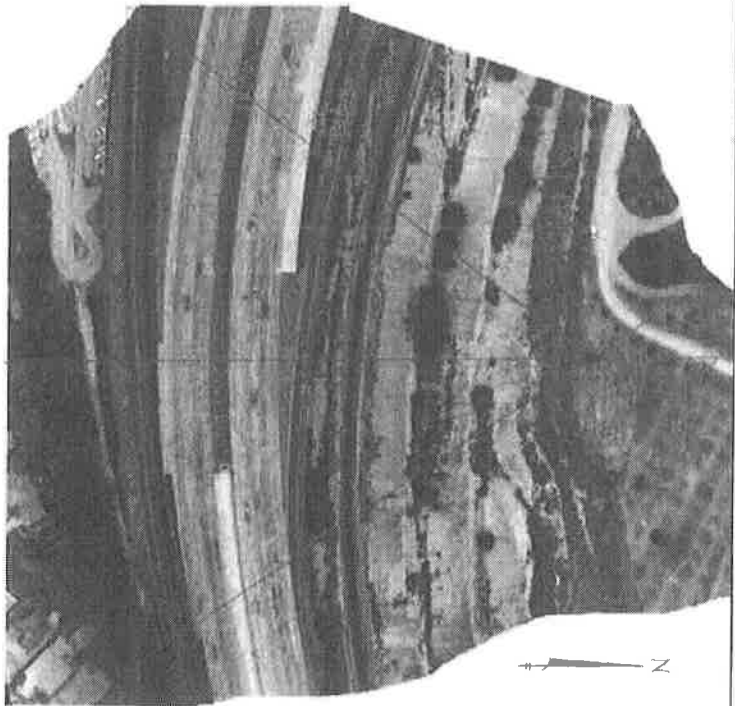
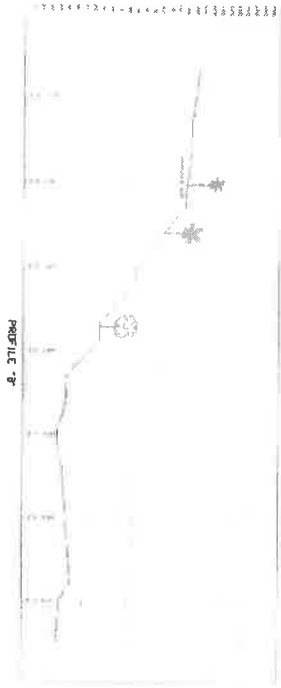
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A-1

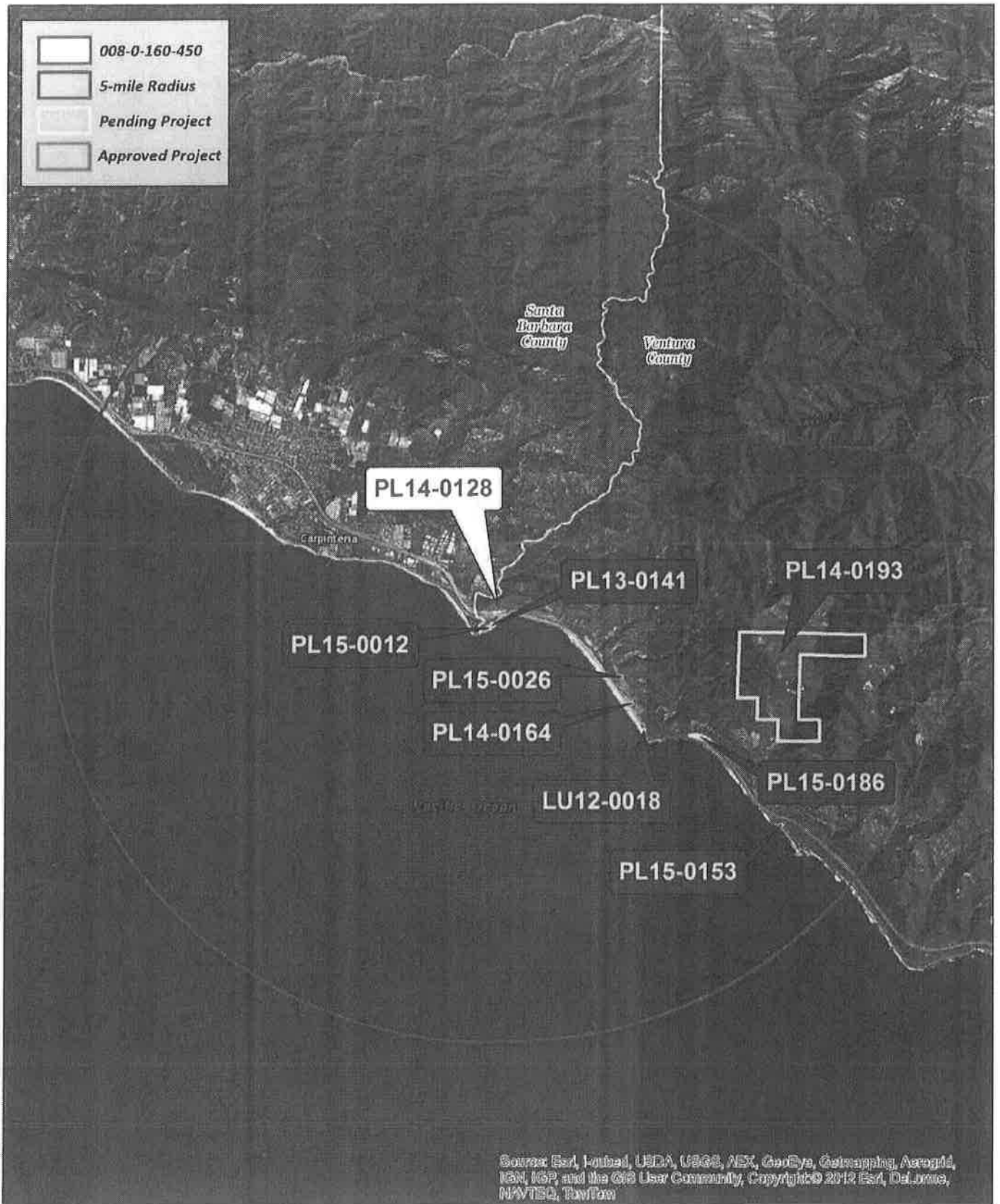
VERIZON

WIRELESS





<p>2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598</p>	<p>PROFESSIONAL INFORMATION</p> <p>ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 10/10/01 BY 60322 UCBAW</p>	<p>verizonwireless</p> <p>2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598</p>	<p>177707</p> <p>RINCON</p> <p>8320 BATES RD. CARPENTERS, CA 94013 VENTURA COUNTY</p>	<p>SHEET TITLE</p> <p>TOPO PROFILE</p> <p>C-3</p>
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Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 12/17/2015



PL14-0128 Cumulative Impacts



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



Initial Study Biological Assessment

Original ISBA report date: December 11, 2015

Revision report date(s): December 15, 2015

Case number (to be entered by Planning Div.):

Permit type:

Applicant: SAC Wireless, LLC

Case Planner (to be entered by Planning Div.):


Total parcel(s) size: 596.66 acres

Assessor Parcel Number(s): 008-0160-45 and 008-0160-44

Development proposal description: The proposed action consists of installing a total of six panel antennas (three sectors, two antennas per sector) on a proposed 45-foot stealth structure/palm tree. In addition, Verizon Wireless proposes to install equipment cabinets and a standby generator adjacent to the stealth structure/palm tree in a 35-foot by 35-foot fenced area. The proposed lease area will be located in a cleared land portion of 008-0160-45. Underground power and telco will run west from the proposed lease area to Bates Ranch Road and then beneath the road to Bates Road and an existing utility source. Ground surface disturbance consists primarily of asphalt pavement and cleared land areas is expected to occur as a result of the proposed action, with some native vegetation being impacted by a 100-foot fuel modification zone around the lease area.

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

		Date: 12/15/2015
Qualified Biologist (signature):		
Name (printed): Michael Cady	Title: Senior Biologist	Company: SWCA Environmental
Phone: 626-240-0587	email: mcady@swca.com	
Other Biologist (signature):		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources	X				X			
Shoreline		LS				X		
Wildlife and Fish Resources	X				X			
Coastal Connectivity	X				X			

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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Plant Communities.....	13 and 14
Species.....	
Attachments	
A. List of California Natural Diversity Database (CNDDB)-tracked species with recorded occurrences within at least a 10-mile radius of the project site.	

Summary

The proposed project consists of the development of an unmanned telecommunication wireless facility within an area that has already been disturbed or developed, with the proposed telco and power route being almost entirely constructed beneath existing roads. No natural plant communities will be directly impacted. The surrounding areas have been altered by agriculture, residential development, and transportation infrastructure, which has fragmented and diminished the quality of the remaining natural habitat. No direct impacts to special-status species are expected due to project implementation. Indirect impact could occur to monarch butterfly (winter roost areas) and nesting birds, but the provided mitigation measures would reduce the risk to less than significant.

Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.

Development Proposal Description:

The proposed lease area ("equipment and antenna area") will be located in a cleared land portion of APN 008-0160-45. The proposed action consists of installing a total of six panel antennas (three sectors, two antennas per sector) on a proposed 45-foot stealth structure/palm tree. In addition, Verizon Wireless proposes to install equipment cabinets and a standby generator (30kWh / 132 gallon) adjacent to the stealth structure/palm tree, which will be set on 21-foot by 35-foot cell block foundation within in a 35-foot by 35-foot area that will be fenced (six foot high chain link fence with green slats). A Southern California Edison transformer will be installed on a concrete pad within the fenced in area. A 100-foot fuel modification zone will be maintained around the equipment and antenna area.

The equipment and antenna area will be accessed from Bates Ranch Road via a 12-foot wide and approximately 160-foot long graded access route. Underground power and telco will be placed within a two foot wide trench that will run west from the proposed lease area within the access route to Bates Ranch Road, and then within the roadway to Bates Road and an existing utility source. Ground surface disturbance of asphalt pavement and cleared land areas is expected to occur as a result of the proposed action.

Construction Footprint Size

Grading will be limited to the 35-foot by 35-foot area and 12-foot wide and approximately 160-foot long access route, totaling 3,145 square-feet (0.07 acres). The underground power and telco will be within a 2-foot by 1,245-foot trench for 2,490 square-feet (0.06 acres). The total project footprint is 5,635 square-feet (0.13 acres). A 100-foot fuel modification zone will be maintained around the equipment and antenna area.

Development Area Size (construction footprint size without driveway and brush clearance area)

The 35-foot by 35-foot area is the only aboveground development, but the underground power and telco are included; although, it will be almost entirely beneath existing paved roads.

Square Feet	Feature
1,225	Equipment and Antenna Area
3,145	Power and Telco Trench
4,370	Total

Project Design for Impact Avoidance or Minimization

The project was specifically located in a cleared lands area with paved roads for the underground power and telco route.

Coastal Zone/Overlay Zones

Coastal Zone - Agriculture

Zoning

The APNs have been zoned as Open Space.

Elevation

Seventy feet at the interconnection of the telco and power lines to the existing utility source to 192 feet at the equipment and antenna area.

Other

None.

Section 2: Survey Information

2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area 1 (SA1)

Location

The survey area is located in the southwest corner of Ventura County, just north of U.S. Route 101 and Rincon Point, and east of the city of Carpinteria and Bates Road. The survey area is located in the southwest corner of APN 008-0160-45 and along Bates Ranch Road to Bates Road. The survey area boundary was not flagged.

Survey Area Environmental Setting

The lease area for the equipment and antenna is located in a cleared lands area on relatively flat topography just south of an orchard and north of a steep slope that has been cut for U.S. Route 101. A residential building is located to the northeast and it has associated landscaping around it. The telco and power route runs downslope from the lease area following Bates Ranch Road to Bates Road. Vegetation along the route consists of a mix of native plant species and ornamental landscape species. The telco and power route terminates at a utility pole that is adjacent to a residential building.

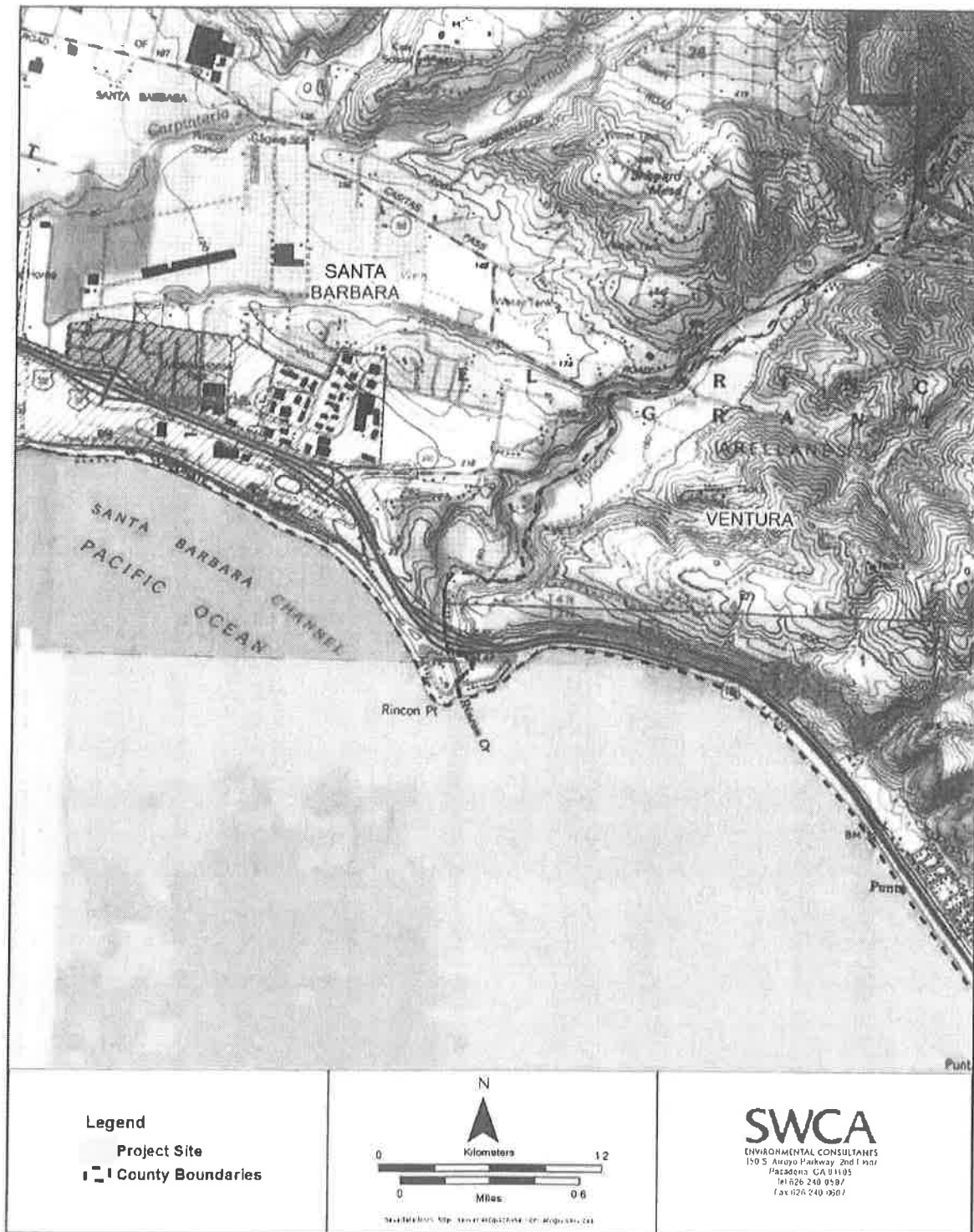
Surrounding Area Environmental Setting

Agricultural land use continues to the east, west, and north of the project, with some low density residential development and isolated natural open space. U.S. Route 101 and railroad tracks are located to the south at the base of the cut slope. There is residential development further to the south on Rincon Point and then the Pacific Ocean.

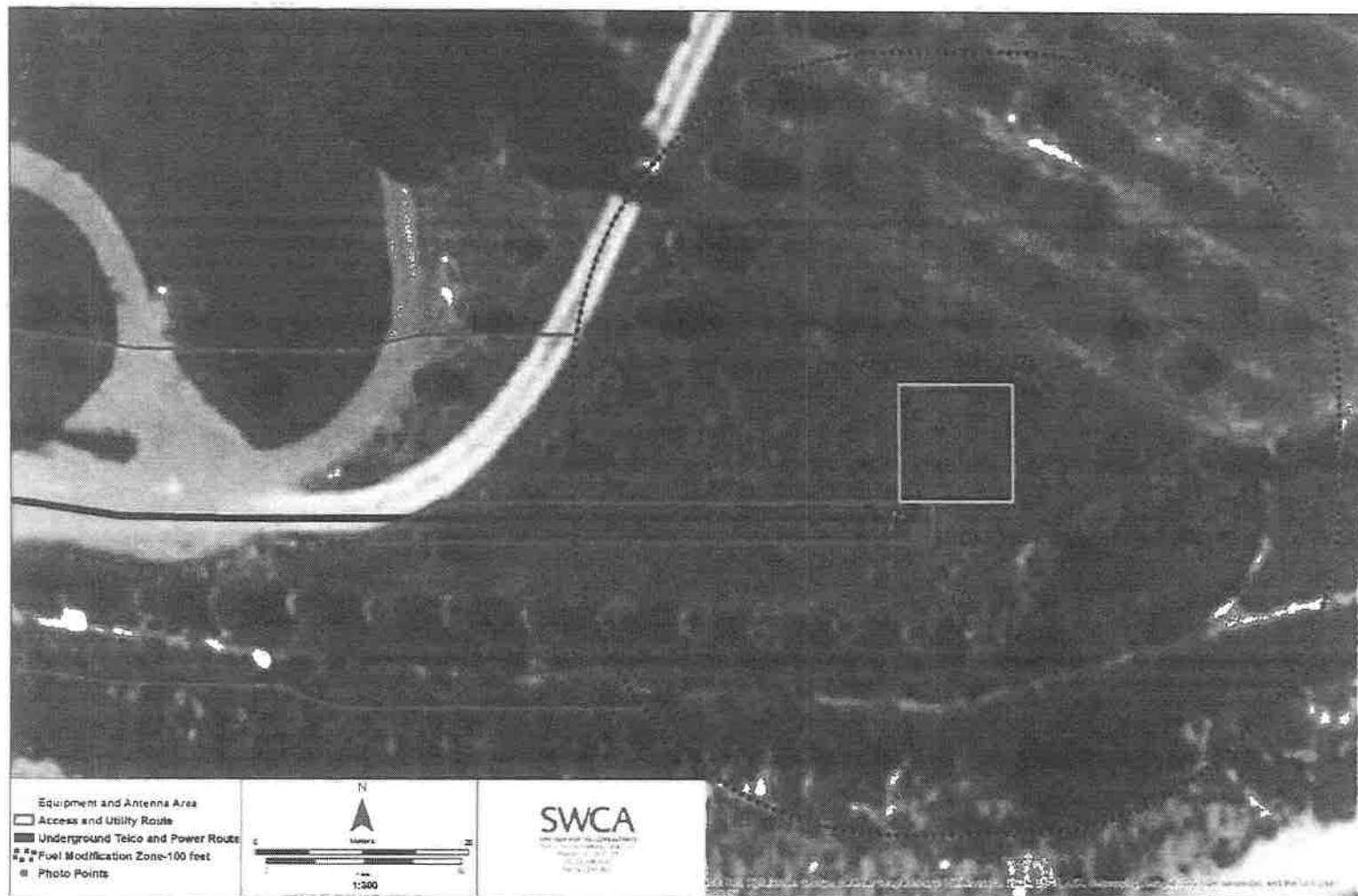
Cover

Ground coverage in the survey area consists of the following:

- % native vegetation - 40
- % non-native vegetation - 17
- % recently burned - 0
- % ag/grazing - 8
- % bare ground/cleared/graded - 11
- % buildings, paved roads and other impervious cover - 24



Project Location Map



Site and Survey Map-1

2.3 Methodology

References

Review of relevant literature and materials was used to preliminarily identify special-status species and other sensitive resources. The following resources were reviewed or used prior to the field surveys:

- California Natural Diversity Database (CNDDDB) Rarefind 5 (CDFW 2015) data within ten miles of the study area;
- California Native Plant Society's (CNPS) online Inventory of Rare and Endangered Plants containing species-specific habitat requirements for plant species (CNPS 2015);
- United States Fish and Wildlife Service (USFWS) database of designated Critical Habitat;
- The Jepson Manual, second edition (Baldwin et al. 2012);
- A Manual of California Vegetation (Sawyer et al. 2009);
- Calflora's What Grows Here online application (Calflora 2015);
- eBird: An online database of bird distribution and abundance [web application] (eBird 2015);
- California Herps: A Guide to the Amphibians and Reptiles of California (Nafis 2015);
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Wetland Geodatabase (USFWS 2014);
- The National Wetland Plant List: 2014 wetland ratings (Lichvar 2014); and
- California Soils Resource Lab's Soil Web Google Earth interface, queried to determine the soils that been mapped on the project site (California Soil Resources Lab 2010).

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	12/17/15	SA1	ISBA	12:00pm – 2:00pm	Walking transects. The entire site was accessible.	Trimble GeoXT	Michael Cady
ISBA Initial Study Biological Assessment Botanical Survey							

Section 3: The Biological Inventory

See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Plant Communities

Locally important or rare plant communities were not found within the survey area(s)

Major Plant Communities Summary

The plant communities within the project footprint consists entirely of Cleared Lands, Urban/Disturbed or Built-Up, and Undifferentiated Ornamental Shrubland. The Cleared Lands consisted of an area that appears to have been cleared and graded for a long period of time, which has removed the native vegetation community. Plant species found in the area were limited to Russian thistle (*Salsola tragus*) and palm trees. Urban/Disturbed or Built-Up consisted of the paved Bates Ranch Road and Bates Road. The Undifferentiated Ornamental Shrubland consists of palm trees planted along the roads that had Russian thistle at the base.

Other non-native/ornamental plant communities located in the survey area included Undifferentiated Ornamental Shrubland (consisting of palms and other landscaping), Agriculture (active orchard), and Eucalyptus Grove (*Eucalyptus [globulus, camaldulensis]* Woodland Semi-Natural Alliance), which was located at the intersection of Bates Road and Bates Ranch Road.

Native plant communities found in the study area were California Sagebrush-California Buckwheat Scrub (*Artemisia californica-Eriogonum californica* Shrubland Alliance) and Coyote Brush Scrub (*Baccharis pilularis* Shrubland Alliance). The California Sagebrush Scrub was located along Bates Ranch Road and was dominated by California sagebrush (*Artemisia californica*), with California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), and ornamentals. The Coyote Brush Scrub was a monotypic stand located south of the equipment and antenna area, and appeared to be in poor health.

Plant Communities								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted	Comments (5)
PC1			Agriculture			0.30	0.30	Orchard
PC2	California Sagebrush-California Buckwheat Scrub (<i>Artemisia californica-Eriogonum californica</i>)	<i>Artemisia californica</i> - <i>Eriogonum fasciculatum</i> - <i>Malosma laurina</i>		None	Intact	1.11	0	Scattered Ornamentals
PC3			Cleared Land			0.42	0.33	Existing cleared area and dirt road
PC4	Coyote Brush Scrub (<i>Baccharis pilularis</i>)	None		None	Intact	0.42	0.29	Monotypic
PC5	Eucalyptus Grove (<i>Eucalyptus alnihilus</i>)	None		None	Disturbed	0.25	0	Nonnative understory
PC6			Undifferentiated Ornamental Shrubland			0.39	0.16	Palm trees
PC7			Urban/Disturbed or Built-Up			0.30	0.047	Bates Road and Bates Ranch Road
Totals						3.79	1.13	
LSC Locally Important Plant Community ESHA Environmentally Sensitive Habitat Areas (Coastal Zone) CDFG Rare: G1 or S1 Critically Imperiled Globally or Subnationally (state) G2 or S2 Imperiled Globally or Subnationally (state) G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWA Protected by the California Oak Woodlands Act								

Environmentally Sensitive Habitat Areas (ESHA)

ESHA is "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Public Resources Code § 30107.5). ESHA includes coastal dunes, beaches, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).

Habitats that meet the definition of ESHA were not found within the survey area(s).

Physical Features

No distinctive physical features are located within the survey area.

Waters and Wetlands

Waters or wetlands were not found within the survey area(s).

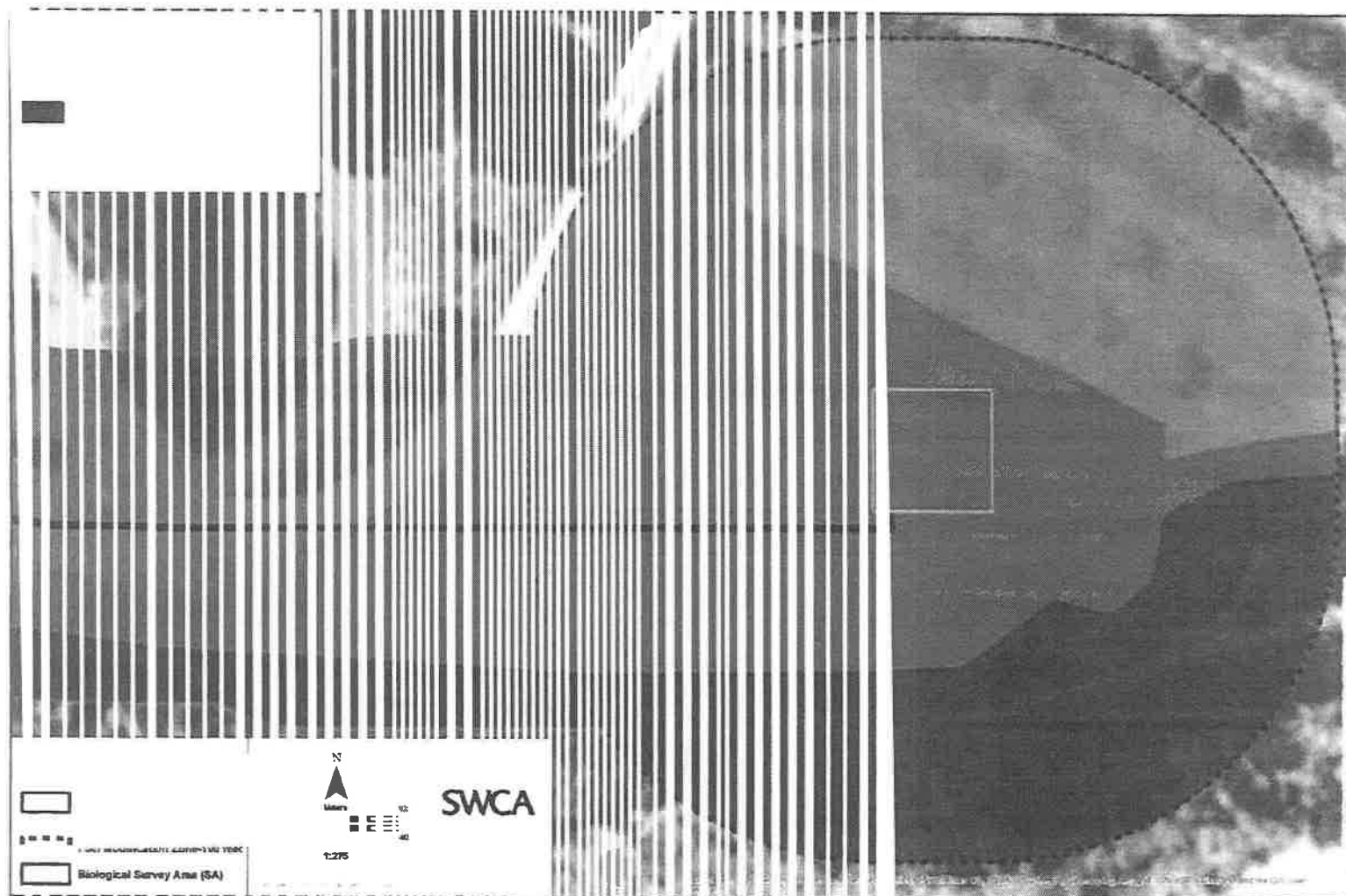
Waters and Wetlands Summary

The nearest waters feature is Rincon Creek, which is located approximately 250 feet to the northeast of the terminus of the telco and power trench on Bates Road. The creek supports Southern Coast Live Oak Riparian Forest. Project activities will not affect Rincon Creek or its associated habitat.

Other Areas/Observations

None.

Initial Study Biological Assessment Report For Rincon Point Verizon Wireless Unmanned Telecommunication Wireless Facility



Plant Communities Map-1

Initial Study Biological Assessment Report For Rincon Point Verizon Wireless Unmanned Telecommunication Wireless Facility



Plant Communities Map-2

3.2 Species

Observed Species

Plant and wildlife diversity and abundance was low due to the study areas location within a location that does not provide habitat diversity. No special-status species were observed. The built and nonnative plant communities supported primarily ornamental and exotic species that are typical of disturbed habitats. Both the of the native plant communities had scattered nonnative species. Wildlife species that were observed were typical of urban environments. See Appendix 2 for a for a full list of observed species.

Protected Trees

No protected trees were mapped and only a palm trees will be impacted as a result of the project. There is a coast live oak in the residential property at the western terminus of the telco and power route, but this is outside of the project footprint.

Special Status Species and Nests

See Appendix One for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.

Special status species were observed or have a moderate to high potential to occur within the survey area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

Special Status Species Summary

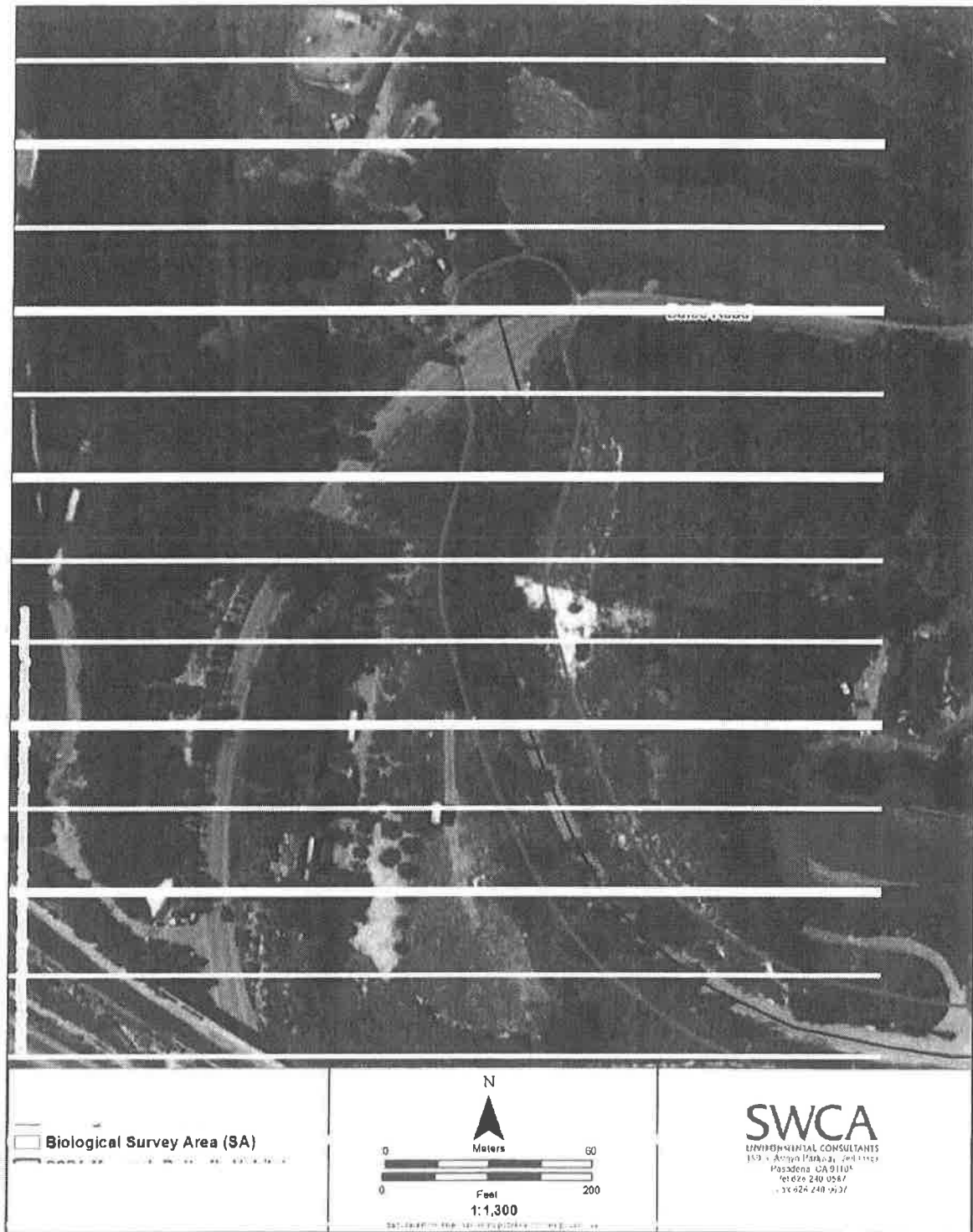
The developed and fragmented habitats in the study area provide low quality habitat and does not support the sensitive habitats that are typical of special-status species. There is a high diversity of habitats within 10 miles of the study area and most of the special-status species recorded within the distance are associated with habitats that are not present in the project area (see Attachment 1).

Observed and Potentially Occurring Special Status Species						
Map Key (1)	Survey/S ource (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP1	CNDDb	<i>Danaus plexippus</i> pop. 1	monarch - California overwintering population	SA	High	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP1	Yes	Yes	0	The study area is within or adjacent to three CNDDb records within the last 30 years.
SA: Special Animal tracked by the CNDDb				

Nesting Bird Summary

Plant communities that have a potential to support nesting birds covered under the Migratory Bird Treaty Act (MBTA) include the California Sagebrush-California Buckwheat Scrub, Coyote Brush Scrub, and Eucalyptus Grove.



Species Map

3.3 Wildlife Movement and Connectivity (Initial Study Checklist D)

Wildlife movement or connectivity features, or evidence thereof, were not found within the survey area(s).

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:

No additional information is necessary.

Additional biology-related surveys or permits needed prior to issuance of land use permit:

No additional surveys or permits are necessary.

4.2 Impacts and Mitigation

A. Species

Project: 2; Cumulative: 2

Impact 1: Indirect Impacts to Monarch Butterfly Winter Roost Area

The proposed project could indirectly impact monarch butterfly winter roost areas. The telco and power route within Bates Ranch Road is located adjacent and beneath the canopies of trees associated with the Eucalyptus Grove within the study area. While there will be no impact to trees that may be used for roosting, and no permanent aboveground development in this area, the trenching and installation of the project components could cause a temporary impact to roosting monarch butterflies. This portion should be conducted outside of the roosting season for the species or if the species is not identified as roosting in the area by a qualified biologist. The implementation of the proposed mitigation measure (MM1) will ensure that impacts to the species are kept below a significant level.

Significance Finding – Project Impacts: Less than Significant.

Significance Finding – Cumulative Impacts: Less than Significant

Avoidance and Minimization Measures

MM1: Monarch Butterfly Wintering Roost Area Avoidance

Purpose:

To limit temporary, indirect impacts to roosting monarch butterflies.

Requirement:

Project activities near and within the Eucalyptus Grove should be conducted outside of the winter roosting season (October through March). If project activities are scheduled during the winter roosting season, a qualified biologist should conduct a survey for the species prior to project activities. If the species is found to be occupying the Eucalyptus Grove, the location will be buffered with an appropriate "No Construction Activity" zone and the County of Ventura will be consulted on how to proceed.

Documentation:

If the project activities are scheduled to be conducted during the winter roosting season, the results of the biologist's survey will be submitted to the County of Ventura.

Impact 2: Impacts to Active Bird Nests

The proposed project could impact active nest of bird species that are protected by the MBTA and California Fish and Game Code. It is unlikely that the project would directly take a nest, due to the project footprint being located in areas of low quality plant communities for nesting birds, but construction activities (fuel modification) could directly impact nests in the Coyote Brush Scrub and indirectly impact an active nest in other plant communities by causing the parents to abandoned the nest or causing nestlings to leave the nest to early. The implementation of the proposed mitigation measure (MM2) will ensure that impacts to nesting birds are kept below a significant level.

Significance Finding – Project Impacts: Less than Significant.

Significance Finding – Cumulative Impacts: Less than Significant

MM2: Active Bird Nest Avoidance

Purpose:

To limit impacts to nesting birds.

Requirement:

Project activities should be conducted outside of the nesting bird season (February 1 through August 31). If project activities are scheduled during the nesting bird season, a qualified biologist should conduct a survey for active nests prior to project activities. If the an active nest is found, the location will be buffered with an appropriate "No Construction Activity" (a minimum of 150 feet for passerines and 300 feet for raptors). A qualified biological monitor will required to monitor the status of the nest on at least weekly basis until the nest has fledged or failed due to non-project related causes.

Documentation:

If the project activities are scheduled to be conducted during the nesting bird season, the results of the biologist's survey will be submitted to the County of Ventura. If monitoring is required, a monitoring report will be submitted to the County to document the results.

B. Ecological Communities

Project: None; Cumulative: None

Sensitive Plant Communities

No sensitive plant communities will be impacted.

Waters and Wetlands

No waters or wetlands will be impacted.

Environmentally Sensitive Habitat Areas

No environmentally sensitive habitat areas will be impacted.



C. Habitat Connectivity (migration corridors)

Project: None; Cumulative: None

No migration corridors will be impacted.

Section 5: Photos

Photos	
Location Project Site Map Key P1 View Direction Northeast Description Cleared area of equipment and building pad with agricultural land in the background.	<div> <div> DIRECTION 43 deg(T) </div> <div> 11S 272439 3806741 ACCURACY 10 m DATUM WGS84 </div> </div> <div> <div>COMMENT 1 -</div> <div>COMMENT 2 -C</div> <div> 2015-12-01 12:18:20-08:00 </div> </div>
Location Project Site Map Key P2 View Direction South-Southwest Description Cleared area of equipment and building pad with palms, Coyote Brush Scrub, and the Pacific Ocean in the background.	<div> <div> DIRECTION 198 deg(T) </div> <div> 11S 272455 3806764 ACCURACY 10 m DATUM WGS84 </div> </div> <div> <div>COMMENT 1 -</div> <div>COMMENT 2 -C</div> <div> 2015-12-01 12:19:25-08:00 </div> </div>

Photos	
Location Project Site Map Key P3 View Direction East-Southeast Description Cleared area of equipment and building pad with agricultural lands, palms, Coyote Brush Scrub, and the Pacific Ocean in the background.	<div> <div> DIRECTION 102 deg(T) </div> <div> 11S 272433 3806760 ACCURACY 10 m DATUM WGS84 </div> </div>  <div> <div> COMMENT 1 — </div> <div> COMMENT 2 —C </div> <div> 2015-12-01 12:20:00-08:00 </div> </div>
Location Project Site Map Key P4 View Direction West Description Cleared area of access and power and telco route.	<div> <div> DIRECTION 273 deg(T) </div> <div> 11S 272449 3806751 ACCURACY 10 m DATUM WGS84 </div> </div>  <div> <div> COMMENT 1 — </div> <div> COMMENT 2 —C </div> <div> 2015-12-01 12:20:48-08:00 </div> </div>

Photos	
Location Project Site Map Key P5 View Direction Southeast Description Coyote Brush Scrub south of the equipment and antenna project area.	
Location Intersection of Bates Road and Bates Ranch Road- Map Key P6 View Direction North Description Power and telco route within the roadways, with California Sagebrush-California Buckwheat Scrub and Eucalyptus Grove in the background.	

Appendix One

Summary of Biological Resource Regulations

The Ventura County Planning Division, as "lead agency" under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division's biologists (consultants and staff) in making CEQA findings of significance:

- Sensitive Status Species Regulations
- Nesting Bird Regulations
- Plant Community Regulations
- Tree Regulations
- Waters and Wetlands Regulations
- Coastal Habitat Regulations
- Wildlife Migration Regulations
- Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.

The USFWS requires permits for the "take" of any federally listed endangered or threatened species. "Take" is defined by the USFWS as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering."

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and

management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the "take" of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: "no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter."

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about

rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County's *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree's role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP
Alder (<i>Alnus</i> all species)	9.5 in.		X
Ash (<i>Fraxinus</i> all species)	9.5 in.		X
Bay (<i>Umbellularia californica</i>)	9.5 in.		X

Cottonwood (<i>Populus</i> all species)	9.5 in.		X
Elderberry (<i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir (<i>Pseudotsuga macrocarpa</i>)	9.5 in.		X
White Fir (<i>Abies concolor</i>)	9.5 in.		X
Juniper (<i>Juniperus californica</i>)	9.5 in.		X
Maple (<i>Acer macrophyllum</i>)	9.5 in.		X
Oak (Single) (<i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) (<i>Quercus</i> all species)	6.25 in.	X	X
Pine (<i>Pinus</i> all species)	9.5 in.		X
Sycamore (<i>Platanus</i> all species)	9.5 in.	X	X
Walnut (<i>Juglans</i> all species)	9.5 in.		X
Historical Tree ³ (any species)	(any size)	X	X
Heritage Tree ⁴ (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

404 Permit (U.S. Army Corps of Engineers)

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as "waters of the United States." This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the "ordinary high water mark" as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

Permit Triggers: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a "discharge of dredged or fill material."

401 Certification (Regional Water Quality Control Board)

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

Permit Trigger: A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake. The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states:

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

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

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land

use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and policies of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

Section 30240 of the Coastal Act states:

- (a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."
- (b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: <http://www.ventura.org/rma/planning/Programs/local.html>.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or

- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer *element occurrences* in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Appendix Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
<i>Artemisia californica</i>	California sagebrush	Yes	
<i>Atriplex semibaccata</i>	Australlan saltbush	No	
<i>Baccharis pilularis</i>	coyote brush	Yes	
<i>Carpobrotus</i> sp.	ice plant	No	
<i>Conium maculatum</i>	Poison hemlock	No	
<i>Eriogonum cinereum</i>	Coastal buckwheat	Yes	
<i>Eriogonum fasciculatum</i>	California buckwheat	Yes	
<i>Eucalyptus globulus</i>	blue gum	No	
<i>Malosma laurina</i>	laurel sumac	Yes	
<i>Nicotiana glauca</i>	tree tobacco	No	
	palm tree	No	
<i>Rhus integrifolia</i>	lemonade berry	Yes	
<i>Salsola tragus</i>	Russian thistle	No	
ANIMALS			
Reptiles			
<i>Uta stansburiana elegans</i>	western side-blotched lizard	Yes	
Birds			
<i>Calypte anna</i>	Anna's hummingbird	Yes	
<i>Cathartes aura</i>	turkey vulture	Yes	
<i>Columba livia</i>	rock dove	No	

ATTACHMENT 1

List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10 mile radius of the project site.

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
PLANTS							
Sonoran Yucca	<i>Yucca elata</i> var. <i>sonoranensis</i>	None	None	CR 1R 2B	Meadows and seeps	Along streams, seepage areas, 50-610 m.	Absent No habitat present in the study area.
Chaparral Yucca	<i>Yucca elata</i> var. <i>chaparralis</i>	None	None	CR 1R 1B	Chaparral, coastal scrub	Primarily on sandstone and shale substrates; also known from gabbro 140- 275 m.	Absent Not observed in the study area.
Palmer's Mariposa Lily	<i>Calochortus palmeri</i> var. <i>palmeri</i>	None	None	CR 1R 1B	Meadows and seeps, chaparral, lower montane coniferous forest	Wet, moist places in yellow-pine forest, chaparral, 1000-2390 m.	Absent No habitat present in the study area.
White-flowered Mariposa Lily	<i>Calochortus albus</i>	None	None	CR 1R 1B	Chaparral, Cismontane woodland, riparian woodland	Dry, open coastal woodland, chaparral; on serpentine 275-1905 m.	Absent No habitat present in the study area.
Ojai Lily	<i>Lilium oregonense</i>	None	None	CR 1R 1B	Broadleaved upland forest (mesic), chaparral, lower montane coniferous forest, Cismontane woodland	Usually loam / soil. Sometimes on serpentine; sometimes among roadsides, 220-1000 m.	Absent No habitat present in the study area.

ATTACHMENT 1

List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
southern tarplant	<i>Centromadia parryi</i> ssp. <i>australis</i>	None	None	CRPR 1B.1	Marshes and swamps (margins), valley and foothill grassland, vernal pools	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins 0-975 m.	Absent. No habitat present in the study area
Coulter's goldfields	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	None	None	CRPR 1B.1	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1200 m	Absent. No habitat present in the study area
southern jewelflower	<i>Streptanthus campestris</i>	None	None	CRPR 1B.3	Chaparral, lower montane coniferous forest, pinyon-juniper woodland	Open, rocky areas 900-2300 m.	Absent. No habitat present in the study area.
aphanisma	<i>Aphanisma blitoides</i>	None	None	CRPR 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub	On bluffs and slopes near the ocean in sandy or clay soils 1-305 m.	Absent. No micro-habitat present in the study area.
Coulter's saltbush	<i>Atriplex coulteri</i>	None	None	CRPR 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland	Ocean bluffs, ridgetops, as well as alkaline low places 10-440 m	Absent. No habitat present in the study area
south coast saltscale	<i>Atriplex pacifica</i>	None	None	CRPR 1B.2	Coastal scrub, coastal bluff scrub, playas, chenopod scrub	Alkali soils. 1-500m.	Absent. No micro-habitat present in the study area
Santa Barbara honeysuckle	<i>Lonicera subspicata</i> var. <i>subspicata</i>	None	None	CRPR 1B.2	Chaparral, cismontane woodland, coastal scrub	35-1000 m	Absent. Not observed in the study area

ATTACHMENT 1

List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
Ventura Marsh milk-verch	<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Endangered	Endangered	CRPR 1B.1	Marshes and swamps, coastal dunes, coastal scrub	Within reach of high tide or protected by barrier beaches, more rarely near seeps on sandy bluffs. 1-35 m.	Absent. No habitat present in the study area.
Nuttall's scrub oak	<i>Quercus dumosa</i>	None	None	CRPR 1B.1	Closed-cone coniferous forest, chaparral, coastal scrub	Generally on sandy soils near the coast; sometimes on clay loam. 15-400 m.	Absent. Not observed in the study area.
white-veined monardella	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	None	None	CRPR 1B.3	Chaparral, cismontane woodland.	Dry slopes. 50-1525 m.	Absent. No habitat present in the study area.
Salt Spring checkerbloom	<i>Sidalcea neomexicana</i>	None	None	CRPR 2B.2	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 0-1530 m.	Absent. No habitat present in the study area.
Ojai navarretia	<i>Navarretia ojaiensis</i>	None	None	CRPR 1B.1	Chaparral, coastal scrub, valley and foothill grassland.	Openings in shrublands or grasslands with clay soils. 275-620 m.	Absent. No micro-habitat present in the study area.
umbrella larkspur	<i>Delphinium umbraculorum</i>	None	None	CRPR 1B.3	Cismontane woodland	Mesic sites. 400-1600 m.	Absent. No habitat present in the study area.
mesa horkelia	<i>Horkelia cuneata</i> var. <i>puberula</i>	None	None	CRPR 1B.1	Chaparral, cismontane woodland, coastal scrub	Sandy or gravelly sites. 70-810 m.	Absent. Outside of known range.

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List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
salt marsh bird's-beak	<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Endangered	Endangered	CRR 1B 2	Coastal salt marsh, coastal dunes	Limited to the higher zones of the salt marsh habitat (0-3 m)	Assessment: No habitat present in the study area.
WILDLIFE							
sandy beach tiger beetle	<i>Cicindela hirticollis gradida</i>	None	None	Tracked by the CNDDB	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	Assessment: No habitat present in the study area.
globose dune beetle	<i>Coelus globosus</i>	None	None	Tracked by the CNDDB	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; burrows beneath the sand surface and is most common beneath dune vegetation.	Assessment: No habitat present in the study area.
wandering (=saltmarsh) skipper	<i>Panoquina evers</i>	None	None	Tracked by the CNDDB	Southern California coastal salt marshes.	Requires moist saltgrass for larval development.	Assessment: No habitat present in the study area.
monarch - California overwintering population	<i>Danaus plexippus</i> pop. 1	None	None	Tracked by the CNDDB	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	High. Eucalyptus grove could be used by the species for winter roost.

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List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
steelhead - southern California DPS	<i>Oncorhynchus mykiss indeus</i>	Endangered	None	None	Fed listing refers to pops from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego Co.)	Southern steelhead likely have greater physiological tolerances to warmer water & more variable conditions	Absent. No habitat present in the study area
tidewater goby	<i>Eucyclogobius newberryi</i>	Endangered	None	SSC	Brackish water habitats along the Calif coast from Agua Hedionda Lagoon, San Diego Co. to the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.	Absent. No habitat present in the study area
Coast Range newt	<i>Taricha torosa</i>	None	None	SSC	Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	Absent. No habitat present in the study area.
arroyo toad	<i>Anaxyrus californicus</i>	Endangered	None	SSC	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	Absent. No habitat present in the study area.

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List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
California red-legged frog	<i>Rana draytonii</i>	Threatened	None	SSC	Lowlands & foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development; must have access to estivation habitat.	Absent. No habitat present in the study area.
foothill yellow-legged frog	<i>Rana boylei</i>	None	None	SSC	Partly-shaded, shallow streams & riffles with a rocky substrate in a variety of habitats.	Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.	Absent. No habitat present in the study area.
western pond turtle	<i>Pseudemys marmorata</i>	None	None	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Absent. No habitat present in the study area.
two-striped garter snake	<i>Thamnophis hammondi</i>	None	None	SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	Absent. No habitat present in the study area.

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List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
light-footed clapper rail	<i>Rallus longirostris levipes</i>	Endanger d	Endanger d	FP	Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation	Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans	Absent. No habitat present in the study area
western snowy plover	<i>Charadrius alexandrinus nivosus</i>	Threaten d	None	SSC	Sandy beaches, salt pond levees & shores of large alkali lakes	Needs sandy, gravelly or friable soils for nesting.	Absent. No habitat present in the study area
least Bell's vireo	<i>Vireo bellii pusillus</i>	Endanger d	Endanger d	None	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs studying into pathways, usually willow, Baccharis, mesquite.	Absent. No habitat present in the study area
Belding's savannah sparrow	<i>Passerculus sandwichensis beldingi</i>	None	Endanger d	None	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	Absent. No habitat present in the study area
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	None	Candidate Threatened	SSC	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls & ceilings. Roosting sites limiting extremely sensitive to human disturbance.	Absent. No habitat present in the study area.

ATTACHMENT 1

List of California Natural Diversity Database-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Common Name	Scientific Name	Federal Status	State Status	Other	General Habitat	Micro-habitat	Assessment
western mastiff bat	<i>Eumops perotis californicus</i>	None	None	SSC	Many open, semi-arid to arid habitats including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral etc	Roosts in crevices in cliff faces, high buildings, trees & tunnels.	Does not occur The single CNDDB record for the species is over 100 years old.
Dulzura pocket mouse	<i>Chaetodipus californicus femoralis</i>	None	None	SSC	Variety of habitats including coastal scrub chaparral & grassland in San Diego Co.	Attracted to grass-chaparral edges	Absent No habitat present in the study area
San Diego desert woodrat	<i>Neotoma lepida intermedia</i>	None	None	SSC	Coastal scrub of Southern California from San Diego County to San Luis Obispo County	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops & rocky cliffs & slopes.	Absent. Diagnostic sign (middens) were not observed
American badger	<i>Taxidea taxus</i>	None	None	SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils	Needs sufficient food, friable soils & open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Absent. Diagnostic sign (burrows and digs) were not observed

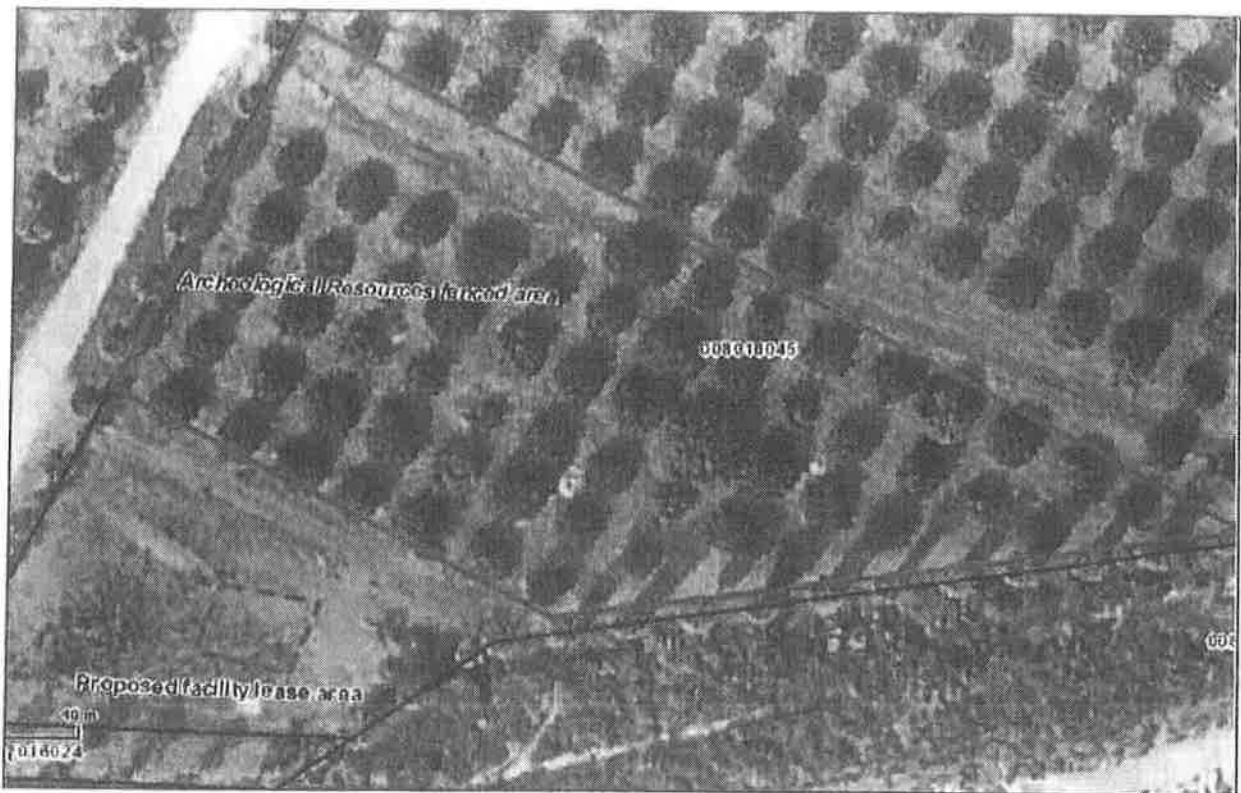


Printed: Feb 23, 2016



This map is to be used for reference purposes only, and no other use or reliance on the same is warranted. Printed lines are shown for reference only and are not intended for construction, nor is it intended to substitute for a legal survey or property abstract. Printed sheets do not necessarily constitute a legal lot of record.

MND for PL14-0128
Attachment 5 - Map of Cultural Resources
Fencing area



Printed: Feb 23, 2016



This map is to be used for reference purposes only, and no reliance or reference on the same is authorized. Fenced lines are shown for reference only and are not intended for construction, and it is intended to be used for a legal survey or property interest. Persons shown do not necessarily constitute a legal lot of record.

MND for PL14-0128
Attachment 5 - Map of Cultural Resources
Fencing area



SALEM

engineering group, inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

PROPOSED COMMUNICATION TOWER
PSL# 177707 - HWY 101 & RINCON
8320 BATES ROAD
CARPINTERIA, CALIFORNIA

SALEM PROJECT NO. 3-214-0689
AUGUST 18, 2014

PREPARED FOR:

MR. CARLOS CASTELLANOS
SAC WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008

PREPARED BY:

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11650 MISSION PARK DR., #108
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P: (909) 980-6455
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SAN JOSE ■ STC

MND for PL14-0128
Attachment 6 - Geotechnical Engineering
Investigation, prepared by Salem Engineering
Group, Report dated August 18, 2014

RANCHO CUCAMONGA



SALEM
engineering group, inc.

11650 Mission Park Dr., #108
Rancho Cucamonga, CA 91730
Phone (909) 980-6455
Fax (909) 980-6435

August 18, 2014

Project No. 3-214-0689

Mr. Carlos Castellanos
SAC Wireless
5865 Avenida Encinas, Suite 142B
Carlsbad, CA 92008

**SUBJECT: GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED COMMUNICATION TOWER
PSL# 177707 - HWY 101 & RINCON
8320 BATES ROAD
CARPINTERIA, CALIFORNIA**


Dear Mr. Castellanos:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has prepared this Geotechnical Engineering Investigation report for the Proposed Communication Tower to be located at the subject site. The accompanying report presents our findings, conclusions, and recommendations regarding the geotechnical aspects of designing and constructing the project as presently proposed. In our opinion, the proposed project is feasible from a geotechnical viewpoint provided our recommendations are incorporated into the design and construction of the project.


We appreciate the opportunity to assist you with this project. Should you have questions regarding this report or need additional information, please contact the undersigned at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.


Clarence Jiang, GE
Senior Geotechnical Engineer
RGE 2477




R. Sammy Salem, MS, PE, GE
Principal Engineer
RCE 52762 / RGE 2549



SAN JOSE ▪ STOCKTON ▪ FRESNO ▪ BAKERSFIELD ▪ RANCHO CUCAMONGA

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APPENDIX B – LABORATORY TESTING

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- Direct Shear Test Results
- Gradation Results
- Corrosivity Test Results
- Maximum Density and Optimum Moisture Proctor Test Results

APPENDIX C – EARTHWORK AND PAVEMENT SPECIFICATIONS



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**GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED COMMUNICATION TOWER
PSL# 177707 - HWY 101 & RINCON
8320 BATES ROAD
CARPINTERIA, CALIFORNIA**

1. PURPOSE AND SCOPE

This report presents the results of our Geotechnical Engineering Investigation for the Proposed Communication Tower located at 8320 Bates Road in Carpinteria, California (see Figure 1, Vicinity Map).

The purpose of our geotechnical engineering investigation was to observe and sample the subsurface conditions encountered at the site, and provide conclusions and recommendations relative to the geotechnical aspects of constructing the project as presently proposed.

The scope of this investigation included a field exploration, laboratory testing, engineering analysis and the preparation of this report. Our field exploration was performed on August 11, 2014 and included the drilling of one (1) small-diameter soil boring to a maximum depth of 35 feet at the site. The location of the soil boring is depicted on Figure 2, Site Plan. A detailed discussion of our field investigation and exploratory boring logs are presented in Appendix A. Laboratory tests were performed on selected soil samples obtained during the investigation to evaluate pertinent physical properties for engineering analyses. Appendix B presents the laboratory test results in tabular and graphic format. The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions.

If project details vary significantly from those described herein, SALEM should be contacted to determine the necessity for review and possible revision of this report. Earthwork and Pavement Specifications are presented in Appendix C. If text of the report conflict with the specifications in Appendix C, the recommendations in the text of the report have precedence.

2. PROJECT DESCRIPTION

We understand that design of the proposed tower is currently underway; structural load information and other final details pertaining to the structures are unavailable. On a preliminary basis, it is understood that the project consists of construction of a new unmanned telecommunication facility. The proposed facility will include installation of a new 43-foot high monopine, six (6) new Verizon Wireless antennas, six (6) new Verizon Wireless RRUs, two (2) new Verizon Wireless raycap surge protectors, one (1) new 11'-6" by 16'-10-1/2" prefabricated equipment shelter, and a 30KW 132 gallons UL142 diesel generator. Foundation loads for the slabs are assumed to be light to moderate. Most of the loading for the Monopalm tower is assumed to be lateral loading.

A site grading plan was not available at the time of preparation of this report. In the event that changes occur in the nature or design of the project, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed and the conclusions of our report are modified. The site configuration and locations of proposed improvements are shown on the Site Plan, Figure 2.

3. SITE LOCATION AND DESCRIPTION

The subject site is located at 8320 Bates Road in Carpinteria, California (see Site Plan, Figure 2). The site is located near the southwestern portion of the property, approximately 180 feet east of Bates Ranch Road, and is currently vacant land covered with vegetation.

The site of the proposed monopine and equipment shelter is relatively flat with no major changes in grade. The site is located approximately 80 feet north of a sloped terrace. Geodetic coordinates for the tower are Lat. 34° 22' 37.7" N. NAD 83, Long. 119° 28' 29.1" W. NAD 83. The project site elevation, based on Title Sheet T-1, is 195.6 feet NAVD 88.

4. FIELD EXPLORATION

Our field exploration consisted of a site surface reconnaissance and a subsurface exploration. The exploratory test boring (B-1) was drilled on August 11, 2014 in the area shown on the Site Plan, Figure 2. The test boring were advanced with a 6-inch diameter hollow stem auger rotated by a truck-mounted CME-45C drill rig. The test boring was extended to a depth of 35 feet below existing grade.

The materials encountered in the test boring was visually classified in the field, and the log was recorded by a field engineer and stratification lines were approximated on the basis of observations made at the time of drilling. Visual classification of the materials encountered in the test boring was generally made in accordance with the Unified Soil Classification System (ASTM D2487).

A soil classification chart and key to sampling is presented on the Unified Soil Classification Chart, in Appendix "A." The log of the test boring is presented in Appendix "A." The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The location of the test boring was determined by measuring from features shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants.

The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted. Subsurface soil samples were obtained by from the auger cuttings at the depths shown on the logs of boring. The boring was backfilled with soil cuttings upon completion of the exploration.

5. LABORATORY TESTING

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, shear strength, consolidation potential, expansion index, soil corrosivity, and gradation of the materials encountered.

Details of the laboratory test program and the results of laboratory test are summarized in Appendix "B." This information, along with the field observations, was used to prepare the final boring logs in Appendix "A."

6. GEOLOGIC SETTING

The project site is located within the edge of the Santa Maria Valley, which is situated within the southern portion of the Coast Ranges geologic province. The Santa Maria Valley is bound to the northeast by the Sierra Madre Mountains, to the south by the Solomon Hills and the Purisima Hills, and to the west by the Casmelia Hills and Burden Mesa, beyond which is the Pacific Ocean.

Based on the U.S. Geological Survey (USGS) "Geologic Map of the White Ledge Peak Quadrangle, Santa Barbara and Ventura Counties, California" by Thomas W. Dibblee Jr., 1987, the site is mapped as being underlain by weakly consolidated older alluvium of gravel, sand, and silt (Older Dissected Surficial Sediments, Qoa). These deposits are underlain by thin bedded, hard, platy to brittle siliceous upper Monterey shale (Modelo Formation, Tm) and late Miocene Marine light gray, silty shale or claystone, that is locally slightly siliceous and diatomaceous (Sisquoc Shale, Tsq). Deposits encountered on the subject site during exploratory drilling are discussed in detail in this report.

7. GEOLOGIC HAZARDS

7.1 Faulting and Seismicity

Based on the proximity of several dominant active faults and seismogenic structures, as well as the historic seismic record, the area of the subject site is considered subject to relatively high seismicity. The seismic hazard most likely to impact the site is ground-shaking due to a large earthquake on one of the major active regional faults. Moderate to large earthquakes have affected the area of the subject site within historic time.

The project area is not within an Alquist-Priolo Special Studies Zone and will not require a special site investigation by an Engineering Geologist. Soils on site are classified as Site Class C in accordance with Chapter 16 of the California Building Code. The proposed structures are determined to be in Seismic Design Category E.

To determine the distance of known active faults within 100 miles of the site, we used the United States Geological Survey (USGS) web-based application *2008 National Seismic Hazard Maps - Fault Parameters*. Site latitude is 34.3771° North; site longitude is 119.4747° West. The ten closest active faults are summarized below in Table 7.1.

TABLE 7.1
REGIONAL FAULT SUMMARY

Fault Name	Distance to Site (miles)	Maximum Earthquake Magnitude, M_w
Red Mountain	1.4	7.4
Mission Ridge-Arroyo Parida-Santa Ana	3.4	6.9

North Channel	4.8	6.8
Ventura-Pitas Point	5.1	7.0
Pitas Point Connected	5.2	7.3
Santa Ynez Connected	7.9	7.4
Pitas Point (Upper)	8.9	6.9
Oak Ridge Connected	9.0	7.4
Santa Ynez (West)	12.5	7.0
Pitas Point (Lower)-Montalvo	14.2	7.3

The faults tabulated above and numerous other faults in the region are sources of potential ground motion. However, earthquakes that might occur on other faults throughout California are also potential generators of significant ground motion and could subject the site to intense ground shaking.

7.2 Surface Fault Rupture

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

7.3 Ground Shaking

We used the USGS web-based application *US Seismic Design Maps* to estimate the peak ground acceleration adjusted for site class effects (PGA_M). Because of the proximity to the subject site and the maximum probable events for these faults, it appears that a maximum probable event along the fault zones could produce a peak horizontal acceleration of approximately 1.084g (2% probability of being exceeded in 50 years). While listing PGA is useful for comparison of potential effects of fault activity in a region, other considerations are important in seismic design, including frequency and duration of motion and soil conditions underlying the site.

7.4 Liquefaction

Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional.

Primary factors that trigger liquefaction are: moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater). Due to the increasing overburden pressure with depth, liquefaction of granular soils is generally limited to the upper 50 feet of a soil profile. However, liquefaction has occurred in soils other than clean sand.

A seismic hazard, which could cause damage to the proposed development during seismic shaking, is the post-liquefaction settlement of the liquefied sands. Based on the intended use of the facility not being classified as a structure for human occupancy as defined by SP117, liquefaction potential at the site was not evaluated. Therefore, no mitigation measures are warranted from a geotechnical standpoint.

7.5 Lateral Spreading

Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Due to the relatively flat site topography and low liquefaction potential, we judge the likelihood of lateral spreading to be low.

7.6 Landslides

There are no known landslides at the site, nor is the site in the path of any known or potential landslides. We do not consider the potential for a landslide to be a hazard to this project.

7.7 Tsunamis and Seiches

The site is not located within a low-lying coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically-induced seiche is considered unlikely.

8. SOIL AND GROUNDWATER CONDITIONS

8.1 Subsurface Conditions

The subsurface conditions encountered appear typical of those found in the geologic region of the site. Data obtained during the field exploration indicates the soils within the depth of exploration consisted of alluvium deposits of medium dense silty sand, underlain by diatomaceous siltstone/shale bedrock (Modelo Formation/Sisquoc Shale, Tm/Tsq).

Fill soils may be present onsite beyond our test boring location. Verification of the extent of fill should be determined during site grading. Verification of the extent of fill should be determined during site grading. Field and laboratory tests suggest that the deeper native soils are moderately strong and slightly compressible.

Soil conditions described in the previous paragraphs are generalized. Therefore, the reader should consult exploratory boring log included in Appendix A for soil type, color, moisture, consistency, and USCS classification of the materials encountered at specific location and elevations.

8.2 Groundwater

The test boring location was checked for the presence of groundwater during and after the drilling operations. Free groundwater was not encountered during our field exploration. It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, localized pumping, and climatic conditions as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

8.3 Soil Corrosion Screening

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete and the soil. The 2011 Edition of ACI 318 (ACI 318) has established criteria for evaluation of sulfate and chloride levels and how they relate to cement reactivity with soil and/or water.

A soil sample was obtained from the project site and was tested for the evaluation of the potential for concrete deterioration or steel corrosion due to attack by soil-borne soluble salts and soluble chloride. The water-soluble sulfate concentration in the saturation extract from the soil sample was detected to be 263 mg/kg. ACI 318 Tables 4.2.1 and 4.3.1 outline exposure categories, classes, and concrete requirements by exposure class. ACI 318 requirements for site concrete based upon soluble sulfate are summarized in Table 8.3 below.

TABLE 8.3
WATER SOLUBLE SULFATE EXPOSURE REQUIREMENTS

Water-Soluble Sulfate (SO ₄) in Soil, % by Weight	Exposure Severity	Exposure Class	Maximum w/cm Ratio	Minimum Concrete Compressive Strength	Cementitious Materials Type
0.0263	Not Applicable	S0	N/A	2,500 psi	No Restriction

The water-soluble chloride concentration detected in saturation extract from the soil samples was 35 mg/kg. This level of chloride concentration is considered negligible.

It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, applicable manufacturer's recommendations for corrosion protection of buried metal pipe be closely followed.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 General

- 9.1.1 Based upon the data collected during this investigation, and from a geotechnical engineering standpoint, it is our opinion that the site is suitable for the proposed construction of improvements at the site as planned, provided the recommendations contained in this report are incorporated into the project design and construction. Conclusions and recommendations provided in this report are based on our review of available literature, analysis of data obtained from our field exploration and laboratory testing program, and our understanding of the proposed development at this time.

- 9.1.2 The primary geotechnical constraints identified in our investigation is the presence of moderately compressible soils for the proposed structures at the site. Recommendations to mitigate the effects of these soils are provided in this report.
- 9.1.3 The site is currently vacant land covered with vegetation. Site clearing activities shall include removal of all surface obstructions not intended to be incorporated into final site design. In addition, underground buried structures and/or utility lines encountered during site clearing and construction should be properly removed and the resulting excavations backfilled with Engineered Fill. It is anticipated that site clearing and demolition activities of the existing site features will disturb the upper soils. After site clearing and demolition activities, it is recommended that disturbed soils be removed and/or recompacted.
- 9.1.4 The upper soils within the project site are identified primarily as silty sand. These silty sand soils exhibited moderate compressibility upon introduction of water during the consolidation tests. These soils, in their present condition, possess moderate risk to construction in terms of possible post-construction movement of the foundations and floor systems if no mitigation measures are employed. Accordingly, mitigation measures are considered necessary to reduce potential settlement for any new structures.
- 9.1.5 The proposed tower foundation may be designed utilizing a drilled pier caisson or a suitable shallow foundation system. Recommendations regarding drilled pier caisson foundations are provided in the Caisson Foundation section, as applicable, of this report. Recommendations regarding shallow tower foundations are provided in the Shallow Foundation section, as applicable, of this report.
- 9.1.6 All references to relative compaction and optimum moisture content in this report are based on ASTM D 1557 (latest edition).
- 9.1.7 SALEM shall review the project drainage plans, foundation plans, and structural plans and specifications prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required. If SALEM is not provided plans and specifications for review, we cannot assume any responsibility for the future performance of the project.
- 9.1.8 SALEM shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.
- 9.1.9 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

9.2 Seismic Design Criteria

9.2.1 For seismic design of the structures, and in accordance with the seismic provisions of the 2013 CBC, our recommended parameters are shown below. These parameters are based on Probabilistic Ground Motion of 2% Probability of Exceedance in 50 years. The Site Class was determined based on our knowledge of soil profiles in the vicinity of the site.

TABLE 7.2.1
2013 CBC SEISMIC DESIGN PARAMETERS

Seismic Item	Symbol	Value	2010 ASCE 7 or 2013 CBC Reference
Site Coordinates (Datum = NAD 83)		34.3771 Lat -119.4747 Lon	
Site Class	--	C	ASCE 7 Table 20.3
Soil Profile Name	--	Very Dense Soil/Soft Rock	ASCE 7 Table 20.3
Risk Category	--	II	CBC Table 1604.5
Site Coefficient for PGA	F_{PGA}	1.000	ASCE 7 Table 11.8-1
Peak Ground Acceleration (adjusted for Site Class effects)	PGA_M	1.084	ASCE 7 Equation 11.8-1
Seismic Design Category	SDC	E	ASCE 7 Table 11.6-1 & 2
Mapped Spectral Acceleration (Short period - 0.2 sec)	S_S	2.725 g	CBC Figure 1613.3.1(1-6)
Mapped Spectral Acceleration (1.0 sec. period)	S_1	0.982 g	CBC Figure 1613.3.1(1-6)
Site Class Modified Site Coefficient	F_a	1.000	CBC Table 1613.3.3(1)
Site Class Modified Site Coefficient	F_v	1.300	CBC Table 1613.3.3(2)
MCE Spectral Response Acceleration (Short period - 0.2 sec) $S_{MS} = F_a S_S$	S_{MS}	2.725 g	CBC Equation 16-37
MCE Spectral Response Acceleration (1.0 sec. period) $S_{M1} = F_v S_1$	S_{M1}	1.276 g	CBC Equation 16-38
Design Spectral Response Acceleration $S_{DS} = \frac{2}{3} S_{MS}$ (short period - 0.2 sec)	S_{DS}	1.817 g	CBC Equation 16-39
Design Spectral Response Acceleration $S_{D1} = \frac{2}{3} S_{M1}$ (1.0 sec. period)	S_{D1}	0.851 g	CBC Equation 16-40

- 9.2.2 Conformance to the criteria in the above table for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

9.3 Soil and Excavation Characteristics

- 9.3.1 Based on the soil conditions encountered in our soil boring, the onsite soils can be excavated with moderate effort using conventional excavation equipment.
- 9.3.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable Occupational Safety and Health Administration (OSHA) rules and regulations to maintain safety and maintain the stability of adjacent existing improvements. Temporary excavations are further discussed in a later Section of this report.
- 9.3.3 The upper soils are moisture-sensitive and moderately collapsible under saturated conditions. These soils, in their present condition, possess moderate risk to construction in terms of possible post-construction movement of the foundations and floor systems if no mitigation measures are employed. Accordingly, measures are considered necessary to reduce anticipated expansion and collapse potential.

As recommended in Section 9.5, the collapsible soils should be overexcavated and recompacted. Mitigation measures will not eliminate post-construction soil movement, but will reduce the soil movement. Success of the mitigation measures will depend on the thoroughness of the contractor in dealing with the soil conditions.

- 9.3.4 The near surface soils identified as part of our investigation are, generally, damp to moist due to the absorption characteristics of the soil. Earthwork operations may encounter very moist unstable soils which may require removal to a stable bottom. Exposed native soils exposed as part of site grading operations shall not be allowed to dry out and should be kept continuously moist prior to placement of subsequent fill.

9.4 Materials for Fill

- 9.4.1 Excavated soils generated from cut operations at the site are suitable for use as general Engineered Fill in structural areas, provided they do not contain deleterious matter, organic material, or rock material larger than 3 inches in maximum dimension.
- 9.4.2 Import soil intended for use as Non-Expansive Engineered Fill soil, shall be well-graded, slightly cohesive silty fine sand or sandy silt, with relatively impervious characteristics when compacted.

A clean sand or very sandy soil is not acceptable for this purpose. A sandy soil will allow the surface water to drain into the expansive clayey soils below, which may result in unacceptable swelling. This material should be approved by the Engineer prior to use and should typically possess the soil characteristics summarized below in Table 9.4.2.

TABLE 9.4.2
NON-EXPANSIVE IMPORT FILL REQUIREMENTS

Minimum Percent Passing No. 200 Sieve	20
Maximum Percent Passing No. 200 Sieve	50
Maximum Particle Size	3"
Maximum Plasticity Index	12
Maximum CBC Expansion Index	20

9.4.3 The preferred materials specified for Non-Expansive Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since they have complete control of the project site.

9.4.4 Environmental characteristics and corrosion potential of import soil materials should also be considered.

9.4.5 Proposed import materials should be sampled, tested, and approved by SALEM prior to its transportation to the site.

9.5 Grading

9.5.1 A SALEM representative should be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Geotechnical Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section as well as other portions of this report.

9.5.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance.

9.5.3 Site preparation should begin with removal of existing trees, surface/subsurface structures, underground utilities (as required), any existing uncertified fill, and debris. Excavations or depressions resulting from site clearing operations, or other existing excavations or depressions, should be restored with Engineered Fill in accordance with the recommendations of this report.

9.5.4 Surface vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. The upper 2 to 4 inches of the soils containing, vegetation, roots and other objectionable organic matter encountered at the time of grading should be stripped and removed from the surface. Deeper stripping may be required in localized areas. In addition, any existing concrete and asphalt materials shall be removed from areas of proposed improvements and stockpiled separately from excavated soil material. The stripped vegetation, asphalt and concrete materials will not be suitable for use as Engineered Fill or within 5 feet of building

pads or within pavement areas. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas or exported from the site.

- 9.5.5 Structural equipment pad areas should be considered as areas extending a minimum of 5 feet horizontally beyond the outside dimensions of buildings, including footings and non-cantilevered overhangs carrying structural loads.
- 9.5.6 The upper two (2) feet of soils in building/shelter pads should be removed and replaced with properly moisture conditioned and compacted as Engineered Fill. Loose fill soils should be removed and replaced with properly moisture conditioned and compacted Engineered Fill. Success of the mitigation measures will depend on the thoroughness of the contractor in dealing with the soil conditions.
- 9.5.7 All Engineered Fill (including scarified ground surfaces and backfill) should be placed in thin lifts which will allow for adequate bonding and compaction (typically 6 to 8 inches in loose thickness). Engineered Fill should be placed, moisture conditioned to within ± 2 percent of optimum moisture content, and compacted to at least 95% relative compaction.
- 9.5.8 An integral part of satisfactory fill placement is the stability of the placed lift of soil. If placed materials exhibit excessive instability as determined by a SALEM field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.
- 9.5.9 Within pavement areas, if any, it is recommended that scarification, moisture conditioning and recompaction be performed to at least 12 inches below existing grade or finish grade, whichever is deeper. In addition, the upper 12 inches of final pavement subgrade, whether completed at-grade, by excavation, or by filling, should be uniformly moisture-conditioned to near optimum moisture content and compacted to at least 95% relative compaction.
- 9.5.10 Final pavement subgrade should be finished to a smooth, unyielding surface. We further recommend proof-rolling the subgrade with a loaded water truck (or similar equipment with high contact pressure) to verify the stability of the subgrade prior to placing aggregate base.
- 9.5.11 The most effective site preparation alternatives will depend on site conditions prior to grading. We should evaluate site conditions and provide supplemental recommendations immediately prior to grading, if necessary.
- 9.5.12 The contractor is advised to anticipate that groundwater or seepage may adversely affect drilled shaft (caisson) construction. In addition, it is noted that groundwater and soil moisture conditions could be significantly different during the wet season (typically winter and spring) as surface soil becomes wet; perched groundwater conditions may develop. Grading during this time period will likely encounter wet materials resulting in possible excavation and fill placement difficulties. Project site winterization consisting of placement of aggregate base and protecting exposed soils during construction should be performed. If the construction schedule requires grading operations during the wet season, we can provide additional recommendations as conditions warrant.

- 9.5.13 The wet soils may become non conducive to site grading as the upper soils yield under the weight of the construction equipment. Therefore, mitigation measures should be performed for stabilization. Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material or placement of crushed rocks or aggregate base material; or mixing the soil with an approved lime or cement product.

The most common remedial measure of stabilizing the bottom of the excavation due to wet soil condition is to reduce the moisture of the soil to near the optimum moisture content by having the subgrade soils scarified and aerated or mixed with drier soils prior to compacting. However, the drying process may require an extended period of time and delay the construction operation. To expedite the stabilizing process, crushed rock may be utilized for stabilization provided this method is approved by the owner for the cost purpose.

If the use of crushed rock is considered, it is recommended that the upper soft and wet soils be replaced by 6 to 24 inches of $\frac{3}{4}$ -inch to 1-inch crushed rocks. The thickness of the rock layer depends on the severity of the soil instability. The recommended 6 to 24 inches of crushed rock material will provide a stable platform. It is further recommended that lighter compaction equipment be utilized for compacting the crushed rock. A layer of geofabric is recommended to be placed on top of the compacted crushed rock to minimize migration of soil particles into the voids of the crushed rock, resulting in soil movement. Although it is not required, the use of geogrid (e.g. Tensar BX 1100, BX 1200 or TX 160) below the crushed rock will enhance stability and reduce the required thickness of crushed rock necessary for stabilization.

Our firm should be consulted prior to implementing remedial measures to provide appropriate recommendations.

9.6 Shallow Foundations

- 9.6.1 The site is suitable for use of conventional shallow foundations for equipment shelter structures consisting of continuous strip footings bearing in compacted engineered fill or competent native soils exposed during footing excavation.
- 9.6.2 The site is suitable for use of a shallow foundation for the communication tower consisting of isolated spread footings bearing in compacted Engineered Fill or competent native soils exposed during footing excavation.
- 9.6.3 It is recommended that continuous bearing wall footings to be utilized for the equipment shelter have a minimum width of 12 inches, and a minimum embedment depth of 12 inches below lowest adjacent pad grade.

Isolated spread footings to be utilized for the communication tower should be at least 4 feet wide and should be embedded a minimum depth of 3 feet below lowest adjacent pad grade. Footing concrete should be placed into neat excavation. The footing bottoms shall be maintained free of loose and disturbed soil.

- 9.6.4 Footings proportioned as recommended above may be designed for the maximum allowable soil bearing pressures shown in the table below.

Loading Condition	Allowable Bearing	
	Shelter	Tower
Dead Load Only	1,500 psf	2,500 psf
Dead-Plus-Live Load	2,000 psf	3,000 psf
Total Load, Including Wind or Seismic Loads	2,660 psf	4,000 psf

- 9.6.5 For design purposes, total settlement on the order of $\frac{3}{4}$ to 1 inch may be assumed for shallow foundations. Differential settlement should be $\frac{1}{4}$ to $\frac{1}{2}$ inch, producing an angular distortion of 0.002. Most of the settlement is expected to occur during construction as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated. The footing excavations should not be allowed to dry out any time prior to pouring concrete.
- 9.6.6 Resistance to lateral footing displacement can be computed using an allowable coefficient of friction factor of 0.35 acting between the base of foundations and the supporting subgrade.
- 9.6.7 Lateral resistance for footings can alternatively be developed using an allowable equivalent fluid passive pressure of 350 pounds per cubic foot acting against the appropriate vertical footing faces. The frictional and passive resistance of the soil may be combined provided that a 50% reduction of the frictional resistance factor is used in determining the total lateral resistance.
- 9.6.8 Minimum reinforcement for continuous footings should consist of two No. 4 steel reinforcing bars; one placed near the top of the footing and one near the bottom. Reinforcement for spread footings should be designed by the project structural engineer.
- 9.6.9 Underground utilities running parallel to footings should not be constructed in the zone of influence of footings. The zone of influence may be taken to be the area beneath the footing and within a 1:1 plane extending out and down from the bottom edge of the footing.
- 9.6.10 The foundation subgrade should be sprinkled as necessary to maintain a moist condition without significant shrinkage cracks as would be expected in any concrete placement. Prior to placing rebar reinforcement, foundation excavations should be evaluated by a representative of SALEM for appropriate support characteristics and moisture content. Moisture conditioning may be required for the materials exposed at footing bottom, particularly if foundation excavations are left open for an extended period.

9.7 Caisson Foundations

- 9.7.1 Tower footings should have a minimum diameter of 24 inches and extend a minimum depth of 10 feet below the lowest adjacent grade.

- 9.7.2 Based upon subsurface conditions at the site, casing of the drilled pier will be required if groundwater or caving is encountered, and/or the drilled hole has to be left open for an extended period of time.
- 9.7.3 If groundwater is encountered, the shaft should be drilled with care, advancing the casing ahead of the auger and maintaining a water head inside the casing equal to (or higher) than the surrounding water table to limit the potential for drilled shaft hole collapse, when applicable.
- 9.7.4 The casing should be bedded into the soil unit near the design depth prior to placement of the reinforcing steel and concrete, and casing extraction.
- 9.7.5 The communication tower planned to be constructed using deep foundation can be supported on caissons using allowable sidewall friction values presented in Table 9.7.8.2. These values are for dead-plus-live loads. Uplift loads can be resisted by caissons using allowable sidewall friction plus the weight of the pier.
- 9.7.6 The total settlement of the tower footing is not expected to exceed 1 inch. Most of the settlement is expected to occur during construction as the loads are applied. When applicable, caissons may be designed for lateral loads utilizing the Isolated Pole Formula and Specifications shown on Section 1807.3.2 of the 2012 International Building Code (IBC).
- 9.7.7 The drilled caissons may be designed using LPILE and the parameters presented in Table 9.7.8.1. The lateral loading criteria is based on the assumption that the load application is applied at the ground level and flexible cap connections.
- 9.7.8 The soil parameters for LPILE lateral pile analysis are provided as follows:

**TABLE 9.7.8.1
LPILE PARAMETERS**

Depth (feet)	USCS Soil Type	Effect Unit Weight (pcf)	Angle of Internal Friction (degrees)	Undrained Shear Strength, Cohesion, (psf)	Coefficient of Variation of Lateral Subgrade Reaction ^a , f (pci)	Soil Strain Ratio, ε ₅₀
0-8	SM	125	35	170	20	--
8-18	Decomposed Siltstone/Shale	80	17	1000	30	--
18-35	Siltstone/Shale	90	20	1,500	40	--
35-50	Siltstone/Shale	90	20	2,000	50	--

^a The coefficient of lateral subgrade reaction, $K_s = f/z/D$, z =depth, D =diameter

Additional Soil Design Parameters for Drilled Caisson Foundations

TABLE 9.7.8.2
SOIL PARAMETERS FOR DRILLED CAISSON DESIGN

Depth* (Feet)	Unit Skin Friction – Compression Load, psf		Unit Skin Friction – Tension Load, psf		¹ Gross Bearing Capacity, psf	
	Ultimate	² Allowable	Ultimate	² Allowable	Ultimate	² Allowable
1-4	270	135	220	110	6,000	2,000
4-8	400	200	300	150	9,000	3,000
8-18	1,200	600	1,100	550	12,000	4,000
18-25	1,900	950	1,700	850	18,000	6,000
25-35	2,400	1,200	2,200	1,100	21,000	7,000

¹ Gross Bearing Capacity can be used provided that the bottom of the caisson is cleaned with the use of a clean-out bucket or equivalent.

² An increase of one-third is permitted for temporary wind or earthquake loads, safety factors of 2 was used for Unit Skin Friction and 3 was used for Gross Bearing Capacity.

- 9.7.9 Lateral loads for caissons may be designed for lateral capacities of 350 pounds per square foot per foot of depth (psf/ft) to a maximum of 5,250 psf. These values may be increased by one-third when using the alternative load combinations that include wind or earthquake loads.

9.8 Concrete Slabs-on-Grade

- 9.8.1 Slab thickness and reinforcement should be determined by the structural engineer based on the anticipated loading. We recommend that non-structural slabs-on-grade be at least 4 inches thick and underlain by 6 inches of compacted granular aggregate subbase material compacted to at least 95% relative compaction.
- 9.8.2 Granular aggregate subbase material shall conform to ASTM D-2940, Latest Edition (Table 1, bases) with at least 95 percent passing a 1½-inch sieve and not more than 8% passing a No. 200 sieve to prevent capillary moisture rise.
- 9.8.3 We recommend reinforcing slabs, at a minimum, with No. 3 reinforcing bars placed 18 inches on center, each way.
- 9.8.4 Slabs subject to structural loading may be designed utilizing a modulus of subgrade reaction K of 180 pounds per square inch per inch. The K value was approximated based on inter-relationship of soil classification and bearing values (Portland Cement Association, Rocky Mountain Northwest).

- 9.8.5 The spacing of crack control joints should be designed by the project structural engineer. In order to regulate cracking of the slabs, we recommend that full depth construction joints or control joints be provided at a maximum spacing of 15 feet in each direction for 5-inch thick slabs and 12 feet for 4-inch thick slabs.
- 9.8.6 Crack control joints should extend a minimum depth of one-fourth the slab thickness and should be constructed using saw-cuts or other methods as soon as practical after concrete placement. The exterior floors should be poured separately in order to act independently of the walls and foundation system.
- 9.8.7 It is recommended that the utility trenches within the structure be compacted, as specified in our report, to minimize the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the equipment shelter is recommended.
- 9.8.8 Exterior finish grades should be sloped at a minimum of 1 to 1½ percent away from all interior slab areas to preclude ponding of water adjacent to the structures and should be maintained throughout the life of the structure. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed. In addition, ventilation of the structure is recommended to reduce the accumulation of interior moisture.
- 9.8.9 Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To minimize moisture vapor intrusion, it is recommended that a vapor retarder be installed in accordance with manufacturer's recommendations and/or ASTM guidelines, whichever is more stringent.
- 9.8.10 In areas where it is desired to reduce floor dampness where moisture-sensitive coverings are anticipated, construction should have a suitable waterproof vapor retarder (a minimum of 15 mils thick polyethylene vapor retarder sheeting, Raven Industries "VaporBlock 15, Stego Industries 15 mil "StegoWrap" or W.R. Meadows Sealtight 15 mil "Perminator") incorporated into the floor slab design. The water vapor retarder should be decay resistant material complying with ASTM E96 not exceeding 0.04 perms, ASTM E154 and ASTM E1745 Class A. The vapor barrier should be placed between the concrete slab and the compacted granular aggregate subbase material. The water vapor retarder (vapor barrier) should be installed in accordance with ASTM Specification E 1643-94.
- 9.8.11 The concrete maybe placed directly on vapor retarder. The vapor retarder should be inspected prior to concrete placement. Cut or punctured retarder should be repaired using vapor retarder material lapped 6 inches beyond damaged areas and taped.
- 9.8.12 The recommendations of this report are intended to reduce the potential for cracking of slabs due to soil movement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to soil movement. This is common for project areas that contain expansive soils since designing to eliminate potential soil movement is cost prohibitive. The occurrence of concrete shrinkage

cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

- 9.8.13 Proper finishing and curing should be performed in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and ASTM.

9.9 Lateral Earth Pressures and Frictional Resistance

- 9.9.1 Active and at-rest unit lateral earth pressures against footings and walls are summarized in the table below:

Lateral Pressure Conditions	Ultimate Equivalent Fluid Pressure, pcf
Active Pressure, Drained	35
At-Rest Pressure, Drained	55
Passive Pressure	350
Related Parameters	
Allowable Coefficient of Friction	0.35
In-Place Soil Density (lbs/ft ³)	120

- 9.9.2 Active pressure applies to walls, which are free to rotate. At-rest pressure applies to walls, which are restrained against rotation. The preceding lateral earth pressures assume sufficient drainage behind retaining walls to prevent the build-up of hydrostatic pressure.
- 9.9.3 The top one-foot of adjacent subgrade should be deleted from the passive pressure computation unless it is recompacted.
- 9.9.4 The foregoing values of lateral earth pressures and frictional coefficients represent ultimate soil values and a safety factor consistent with the design conditions should be included in their usage.
- 9.9.5 For stability against lateral sliding, which is resisted solely by the passive pressure, we recommend a minimum safety factor of 1.5.
- 9.9.6 For stability against lateral sliding, which is resisted by the combined passive and frictional resistance, a minimum safety factor of 2.0 is recommended.
- 9.9.7 For lateral stability against seismic loading conditions, we recommend a minimum safety factor of 1.1.

- 9.9.8 For dynamic seismic lateral loading the following equation shall be used:

Dynamic Seismic Lateral Loading Equation
Dynamic Seismic Lateral Load = $\frac{1}{8}\gamma K_h H^2$
Where: γ = In-Place Soil Density (Section 7.8.1 above)
K_h = Horizontal Acceleration = $\frac{2}{3}PGA_M$ (Section 7.2.1 above)
H = Wall Height

9.10 Retaining Walls

- 9.10.1 Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated drainage system. The gravel zone should have a minimum width of 12-inches wide and should extend upward to within 12-inches of the top of the wall. The upper 12-inches of backfill should consist of native soils, concrete, asphaltic-concrete or other suitable backfill to minimize surface drainage into the wall drain system. The gravel should conform to Class II permeable materials graded in accordance with the current CalTrans Standard Specifications.
- 9.10.2 Prefabricated drainage systems, such as Miradrain®, Enkadrain®, or an equivalent substitute, are acceptable alternatives in lieu of gravel provided they are installed in accordance with the manufacturer's recommendations. If a prefabricated drainage system is proposed, our firm should review the system for final acceptance prior to installation.
- 9.10.3 Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The top of the perforated pipe should be placed at or below the bottom of the adjacent floor slab or pavements. The pipe should be placed in the center line of the drainage blanket and should have a minimum diameter of 4-inches. Slots should be no wider than 1/8-inch in diameter, while perforations should be no more than 1/4-inch in diameter.
- 9.10.4 If retaining walls are less than 5 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. The weep holes should consist of 2-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and placed no higher than 18-inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to the CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.
- 9.10.5 During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

9.11 Temporary Excavations

- 9.11.1 We anticipate that the majority of the sandy site soils will be classified as Cal-OSHA "Type C" soil when encountered in excavations during site development and construction. Excavation sloping, benching, the use of trench shields, and the placement of trench spoils should conform to the latest applicable Cal-OSHA standards. The contractor should have a Cal-OSHA-approved "competent person" onsite during excavation to evaluate trench conditions and make appropriate recommendations where necessary.
- 9.11.2 It is the contractor's responsibility to provide sufficient and safe excavation support as well as protecting nearby utilities, structures, and other improvements which may be damaged by earth movements. All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Temporary excavations and slope faces should be protected from rainfall and erosion. Surface runoff should be directed away from excavations and slopes.
- 9.11.3 Open, unbraced excavations in undisturbed soils should be made according to the slopes presented in the following table:

RECOMMENDED EXCAVATION SLOPES

Depth of Excavation (ft)	Slope (Horizontal : Vertical)
0-5	1:1
5-10	2:1

- 9.11.4 If, due to space limitation, excavations near existing structures are performed in a vertical position, braced shorings or shields may be used for supporting vertical excavations. Therefore, in order to comply with the local and state safety regulations, a properly designed and installed shoring system would be required to accomplish planned excavations and installation. A Specialty Shoring Contractor should be responsible for the design and installation of such a shoring system during construction.
- 9.11.5 Braced shorings should be designed for a maximum pressure distribution of $35H$, (where H is the depth of the excavation in feet). The foregoing does not include excess hydrostatic pressure or surcharge loading. Fifty percent of any surcharge load, such as construction equipment weight, should be added to the lateral load given herein. Equipment traffic should concurrently be limited to an area at least 3 feet from the shoring face or edge of the slope.
- 9.11.6 The excavation and shoring recommendations provided herein are based on soil characteristics derived from the boring within the area. Variations in soil conditions will likely be encountered during the excavations. SALEM Engineering Group, Inc. should be afforded the opportunity to provide field review to evaluate the actual conditions and account for field condition variations not otherwise anticipated in the preparation of this recommendation. Slope height, slope inclination, or excavation depth should in no case exceed those specified in local, state, or federal safety regulation, (e.g. OSHA) standards for excavations or Assessor's regulations.

9.12 Underground Utilities

- 9.12.1 Underground utility trenches should be backfilled with properly compacted material. The material excavated from the trenches should be adequate for use as backfill provided it does not contain deleterious matter, vegetation or rock larger than 3-inches in maximum dimension. Trench backfill utilizing native soils should be placed in loose lifts not exceeding 8-inches and compacted to 95 percent relative compaction.
- 9.12.2 Bedding and pipe zone backfill typically extends from the bottom of the trench excavations to approximately 6- to 12-inches above the crown of the pipe. Pipe bedding and backfill material should conform to the requirements of the governing utility agency.
- 9.12.3 It is suggested that underground utilities crossing beneath new or existing structures be plugged at entry and exit locations and 2 feet beyond to the building or structure to prevent water migration. Trench plugs can consist of on-site clay soils, if available, or sand cement slurry.
- 9.12.4 The contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

9.13 Surface Drainage

- 9.13.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change to important engineering properties. Proper drainage should be maintained at all times.
- 9.13.2 Site drainage should be collected and transferred away from improvements in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundations or retaining walls. Drainage should not be allowed to flow uncontrolled over any descending slope. The proposed structures should be provided with roof gutters. Discharge from downspouts, roof drains and scuppers are not permitted onto unprotected soils within five feet of the building perimeter. Planters which are located adjacent to foundations should be sealed or properly drained to prevent moisture intrusion into the materials providing foundation support. Landscape irrigation within 5 feet of the building perimeter footings should be kept to a minimum to just support vegetative life.
- 9.13.3 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project.

10. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

10.1 Plan and Specification Review

- 10.1.1 SALEM shall review the project drainage plans, foundation plans, and structural plans and specifications prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required. If SALEM is not provided plans and specifications for review, we cannot assume any responsibility for the future performance of the project.

10.2 Construction Observation and Testing Services

- 10.2.1 The recommendations provided in this report are based on the assumption that we will continue as Geotechnical Engineer of Record throughout the construction phase. It is important to maintain continuity of geotechnical interpretation and confirm that field conditions encountered are similar to those anticipated during design. If we are not retained for these services, we cannot assume any responsibility for others interpretation of our recommendations, and therefore the future performance of the project.
- 10.2.2 SALEM shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.
- 10.2.3 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture of subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

11. LIMITATIONS AND CHANGED CONDITIONS

The analyses and recommendations submitted in this report are based upon the data obtained from the test boring drilled at the approximate location shown on the Site Plan, Figure 2. The report does not reflect variations which may occur beyond our boring location. The nature and extent of such variations may not become evident until construction is initiated.

If variations then appear, a re-evaluation of the recommendations of this report will be necessary after performing on-site observations during the excavation period and noting the characteristics of such variations. The findings and recommendations presented in this report are valid as of the present and for the proposed construction. If site conditions change due to natural processes or human intervention on the property or adjacent to the site, or changes occur in the nature or design of the project, or if there is a substantial time lapse between the submission of this report and the start of the work at the site, the conclusions and recommendations contained in our report will not be considered valid unless the changes are reviewed by SALEM and the conclusions of our report are modified or verified in writing.

The validity of the recommendations contained in this report is also dependent upon an adequate testing and observations program during the construction phase. Our firm assumes no responsibility for

construction compliance with the design concepts or recommendations unless we have been retained to perform the on-site testing and review during construction. SALEM has prepared this report for the exclusive use of the owner and project design consultants.

SALEM does not practice in the field of corrosion engineering. It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, that manufacturer's recommendations for corrosion protection be closely followed. Further, a corrosion engineer may be needed to incorporate the necessary precautions to avoid premature corrosion of concrete slabs and foundations in direct contact with native soil. The importation of soil and or aggregate materials to the site should be screened to determine the potential for corrosion to concrete and buried metal piping. The report has been prepared in accordance with generally accepted geotechnical engineering practices in the area. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.

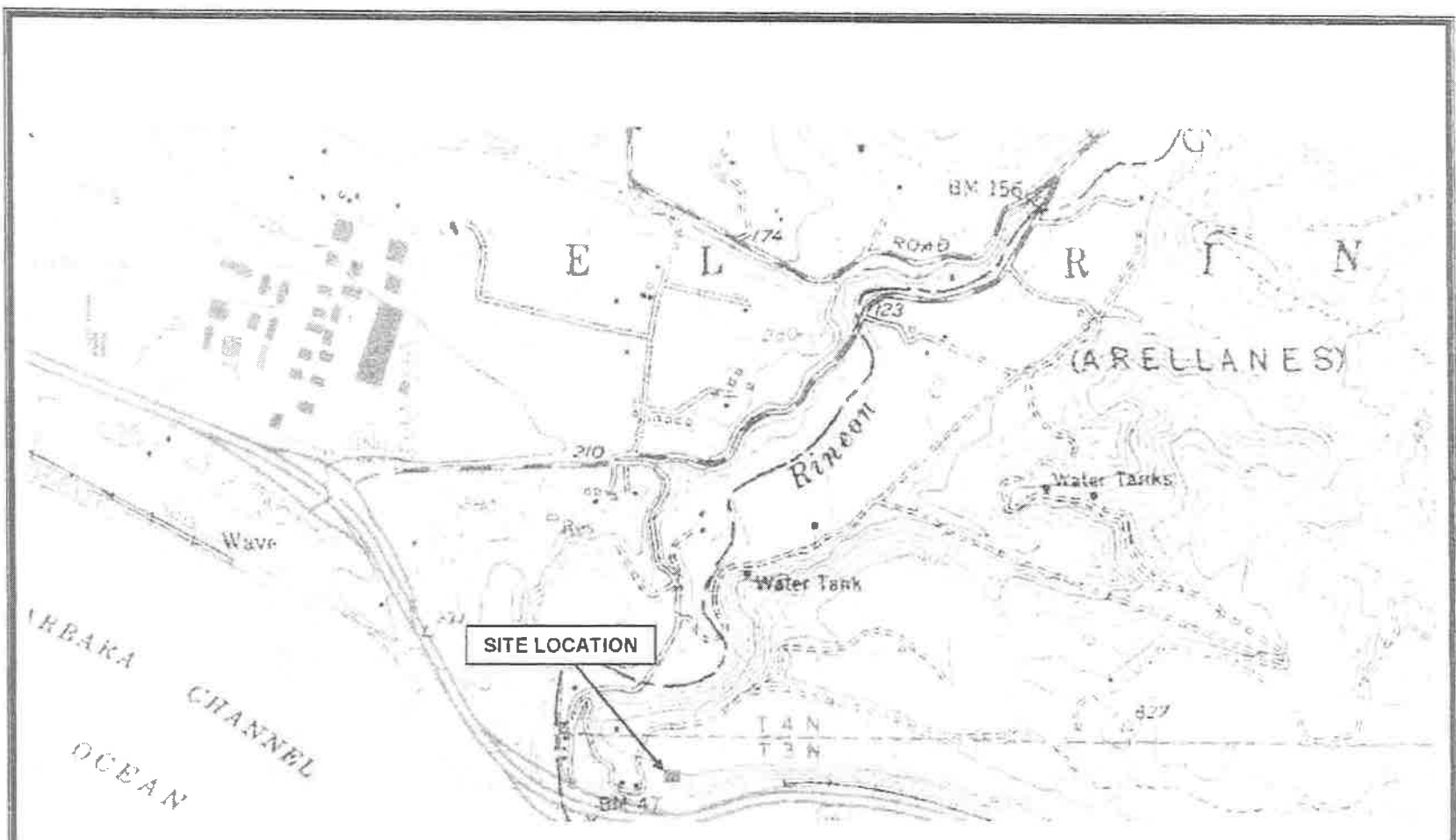


Clarence Jiang, GE
Senior Geotechnical Engineer
RGE 2477



R. Sammy Salem, MS, PE, GE
Principal Engineer
RCE 52762 / RGE 2549

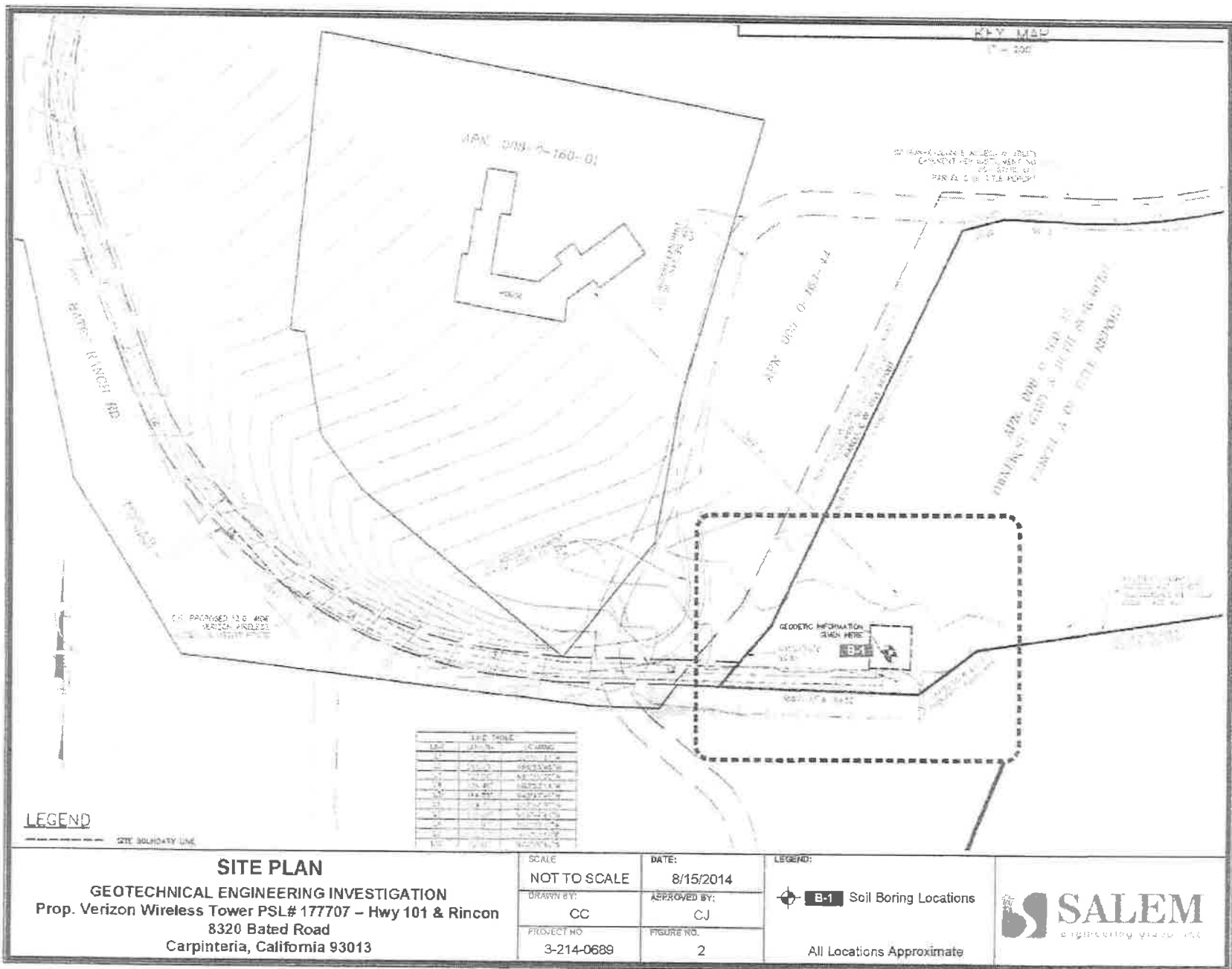




Source Image: U.S. Geological Survey, White Ledge Park, Calif. 7.5' Quadrangle, 1952 (Photorevised 1988)

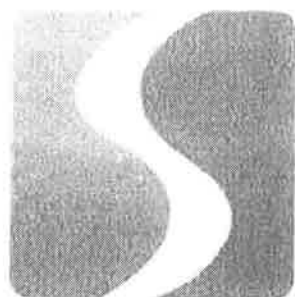
VICINITY MAP GEOTECHNICAL ENGINEERING INVESTIGATION Prop. Verizon Wireless Tower PSL# 177707 – Hwy 101 & Rincon 8320 Bates Road Carpinteria, California	SCALE:	DATE:
	NOT TO SCALE	8/13/2014
	DRAWN BY:	APPROVED BY:
	SG	WN
	PROJECT NO.	FIGURE NO.
	3-214-0689	1





APPENDIX

A



APPENDIX A FIELD EXPLORATION

Fieldwork for our investigation was conducted on August 11, 2014 and included a site visit, subsurface exploration, and soil sampling. The location of the exploratory boring is shown on the Site Plan, Figure 2. Boring logs for our exploration are presented in figures following the text in this appendix. Boring was located in the field using existing reference points. Therefore, actual boring location may deviate slightly.

In general, our boring were performed using a truck-mounted CME-45C drill rig equipped with 6-inch hollow-stem augers. Sampling in the boring was accomplished using a hydraulic 140-pound hammer with a 30-inch drop. Samples were obtained with a 3-inch outside-diameter (OD), split spoon (California Modified) sampler, and a 2-inch OD, Standard Penetration Test (SPT) sampler. The number of blows required to drive the sampler the last 12 inches (or fraction thereof) of the 18-inch sampling interval were recorded on the boring logs. The blow counts shown on the boring logs should not be interpreted as standard SPT "N" values; corrections have not been applied. Upon completion, the boring were backfilled with soil cuttings.

Subsurface conditions encountered in the exploratory boring were visually examined, classified and logged in general accordance with the American Society for Testing and Materials (ASTM) Practice for Description and Identification of Soils (Visual-Manual Procedure D2488). This system uses the Unified Soil Classification System (USCS) for soil designations. The logs depict soil and geologic conditions encountered and depths at which samples were obtained. The logs also include our interpretation of the conditions between sampling intervals. Therefore, the logs contain both observed and interpreted data. We determined the lines designating the interface between soil materials on the logs using visual observations, penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the field logs were revised based on subsequent laboratory testing.

Unified Soil Classification System

Major Divisions			Letter	Symbol	Description
Coarse-grained Soils More than ½ retained on the No. 200 Sieve	Gravels More than ½ coarse fraction retained on the No. 4 sieve	Clean Gravels	GW		Well-graded gravels and gravel-sand mixtures, little or no fines.
			GP		Poorly-graded gravels and gravel-sand mixtures, little or no fines.
		Gravels With Fines	GM		Silty gravels, gravel-sand-silt mixtures.
			GC		Clayey gravels, gravel-sand-clay mixtures.
	Sands More than ½ passing through the No. 4 sieve	Clean Sands	SW		Well-graded sands and gravelly sands, little or no fines.
			SP		Poorly-graded sands and gravelly sands, little or no fines.
		Sands With Fines	SM		Silty sands, sand-silt mixtures
			SC		Clayey sands, sandy-clay mixtures.
Fine-grained Soils More than ½ passing through the No. 200 Sieve	Silts and Clays Liquid Limit less than 50%		ML		Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL		Organic clays of medium to high plasticity.
	Silts and Clays Liquid Limit greater than 50%		MH		Inorganic silts, micaceous or diatomaceous fines sands or silts, elastic silts.
			CH		Inorganic clays of high plasticity, fat clays.
			OH		Organic clays of medium to high plasticity.
Highly Organic Soils			PT		Peat, muck, and other highly organic soils.
Consistency Classification					
Granular Soils			Cohesive Soils		
Description - Blows Per Foot (Corrected)			Description - Blows Per Foot (Corrected)		
	MCS	SPT		MCS	SPT
Very loose	<5	<4	Very soft	<3	<2
Loose	5 - 15	4 - 10	Soft	3 - 5	2 - 4
Medium dense	16 - 40	11 - 30	Firm	6 - 10	5 - 8
Dense	41 - 65	31 - 50	Stiff	11 - 20	9 - 15
Very dense	>65	>50	Very Stiff	21 - 40	16 - 30
			Hard	>40	>30
MCS = Modified California Sampler			SPT = Standard Penetration Test Sampler		

Boring No. B-1

Project: Prop Verizon Tower PSL # 177707- Hwy 101 & Rincon
Client: SAC Wireless, LLC
Location: 8320 Bates Road, Carpinteria, CA
Gmd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-0689
Figure No.: A-1
Logged By: PS
Initial: None
At Completion: None

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test 20 40 60 80	Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count		
0		Ground Surface							
		Silty SAND (SM) Medium dense; olive brown; damp; fine to medium-grained.	112.5	5.7	MCS		31		
5		Grades as above, moist.	122.3	8.3	MCS		39		
10		Decomposed Modelo Formation/Sisquoc Shale (Tm/Tsq), Diatomaceous Siltstone/Shale Medium dense; light brown; moist; fine to medium-grained.	69.2	32.4	MCS		38		
15		Grades as above, moist.	-	70.3	SPT		13		
20		Modelo Formation/Sisquoc Shale (Tm/Tsq), Diatomaceous Siltstone/Shale Very dense; olive brown; moist; fine grained.	-	24.7	SPT		60		
25		Grades as above.	-	26.9	SPT		50		

Drill Method: Hollow Stem Auger
Drill Rig: CME-45C
Driller: Salem Engineering Group, INC.
Sheet: 1 of 2

Drill Date: 8/11/2014
Borehole Size: 6 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lb./30 in.



Boring No. B-1

Project: Prop Verizon Tower PSL # 177707- Hwy 101 & Rincon
Client: SAC Wireless, LLC
Location: 8320 Bates Road, Carpinteria, CA
Gmd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-0689
Figure No.: A-1
Logged By: PS
Initial: None
At Completion: None

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test	Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count		
30		Grades as above.		33.6	SPT		50		
35		Grades as above.		22.4	SPT		50		
		End of Borehole							
40									
45									
50									

Drill Method: Hollow Stem Auger
Drill Rig: CME-45C
Driller: Salem Engineering Group, INC.
Sheet: 2 of 2

Drill Date: 8/11/2014
Borehole Size: 6 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lb./30 in.

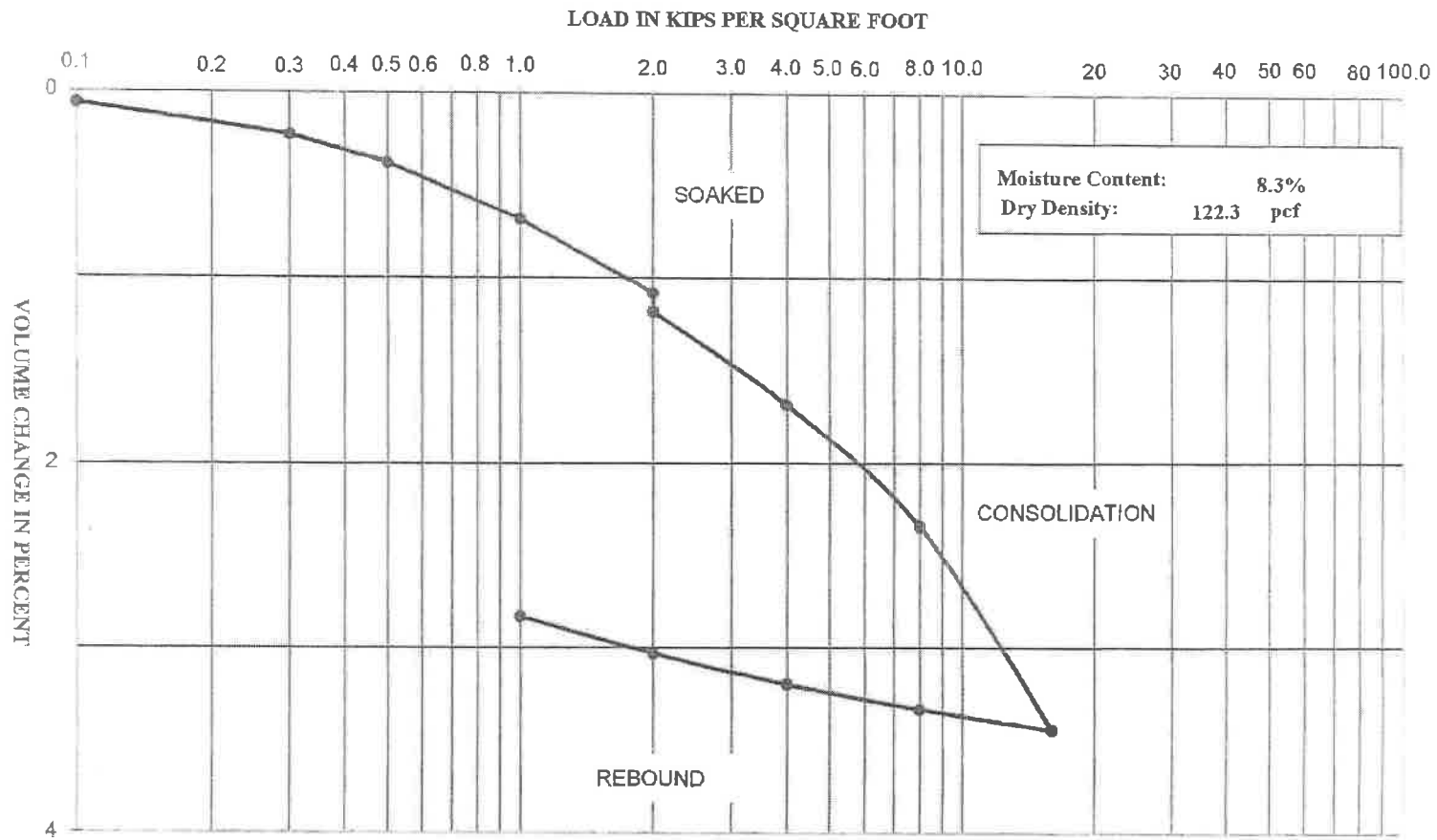


APPENDIX B

LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM), Caltrans, or other suggested procedures. Selected samples were tested for in-situ moisture content, expansion index, and grain size distribution. The results of the laboratory tests are summarized in the following figures.

CONSOLIDATION - PRESSURE TEST DATA
ASTM D 2435

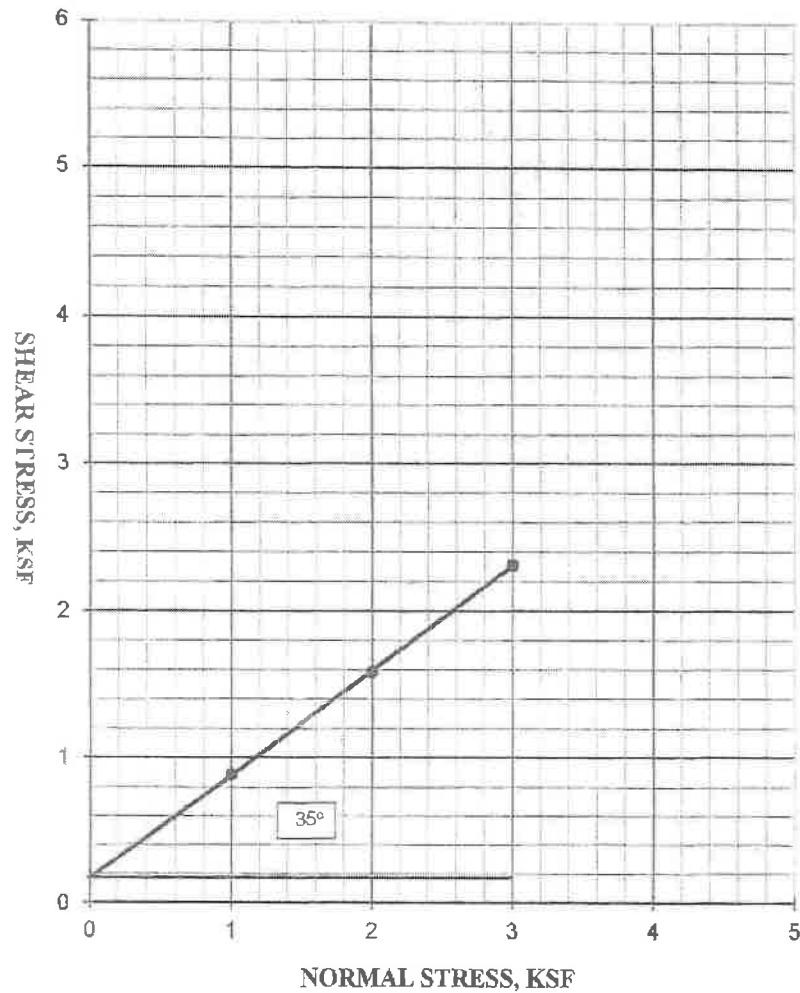


Prop. Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA

Project Number: 3-214-0689

Boring: B-1 @ 5'

**SHEAR STRENGTH DIAGRAM
(DIRECT SHEAR)
ASTM D - 3080**



**Prop. Verizon Wireless Communication Tower -
PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd.
Carpinteria, CA**

Project Number: 3-214-0689

Boring: B-1 @ 5'

Soil Type: Silty Sand (SM)

Friction Angle: 35 degrees

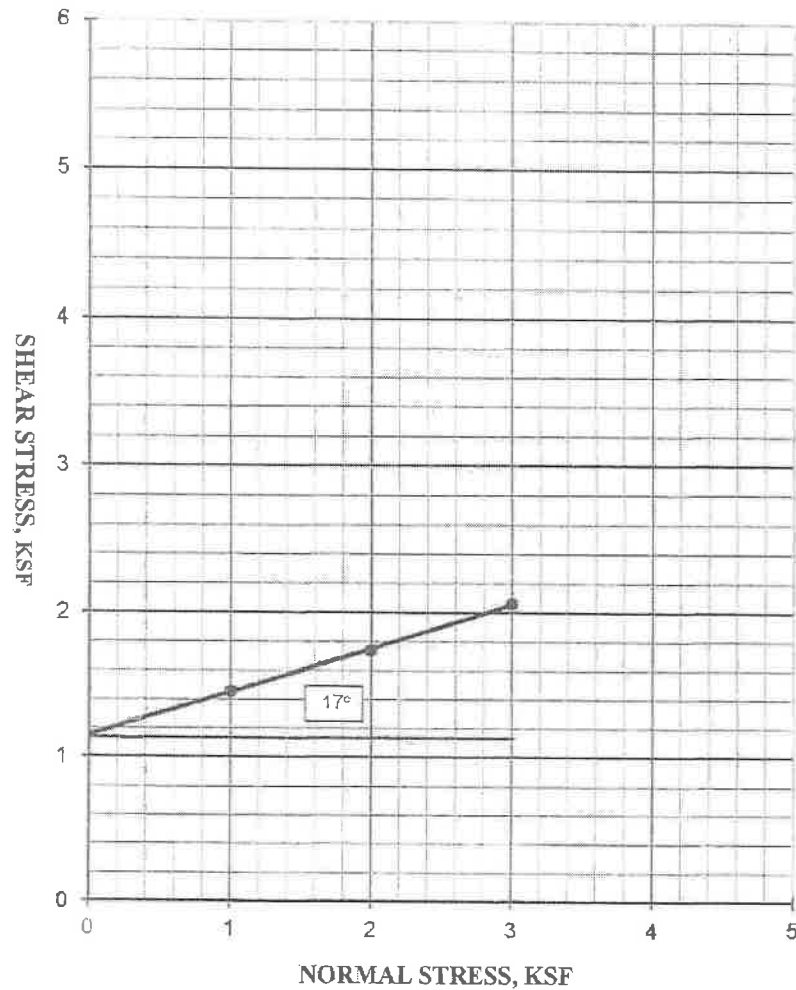
Cohesion: 170 psf

Moisture Content 8.3%

Dry Density 122.3 pcf



**SHEAR STRENGTH DIAGRAM
(DIRECT SHEAR)
ASTM D - 3080**



Prop. Verizon Wireless Communication Tower -
PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd.
Carpinteria, CA

Project Number: 3-214-0689

Boring: B-1 @ 10'

Soil Type: Siltstone (Tm)

Friction Angle: 17 degrees

Cohesion: 1150 psf

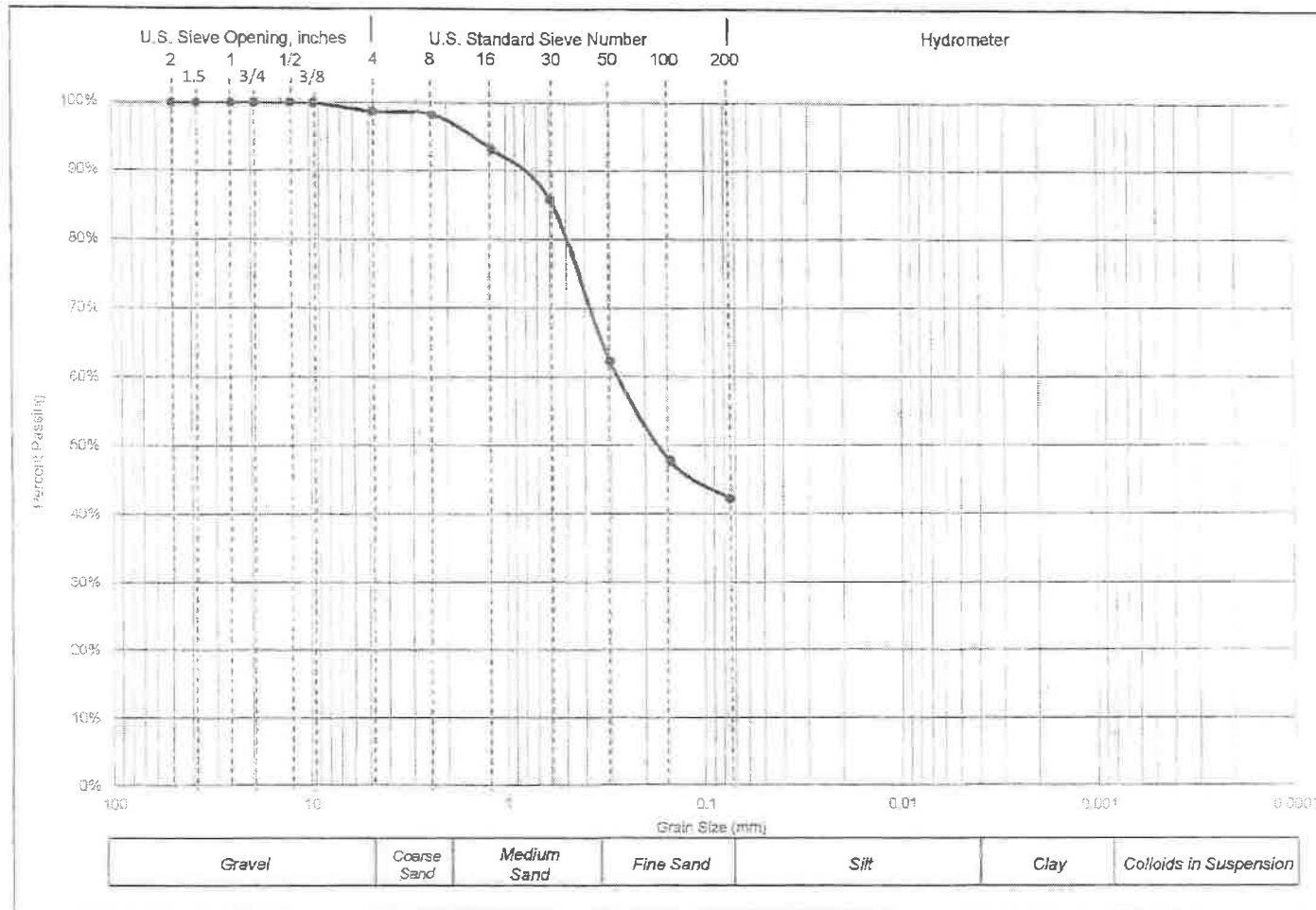
Moisture Content 32.4%

Dry Density 69.2 pcf



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM D 422



Prop. Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA

Project Number: 3-214-0689

Boring: B-1 @ 2'



DRY SIEVE ANALYSIS
ASTM D422 (without Hydrometer)

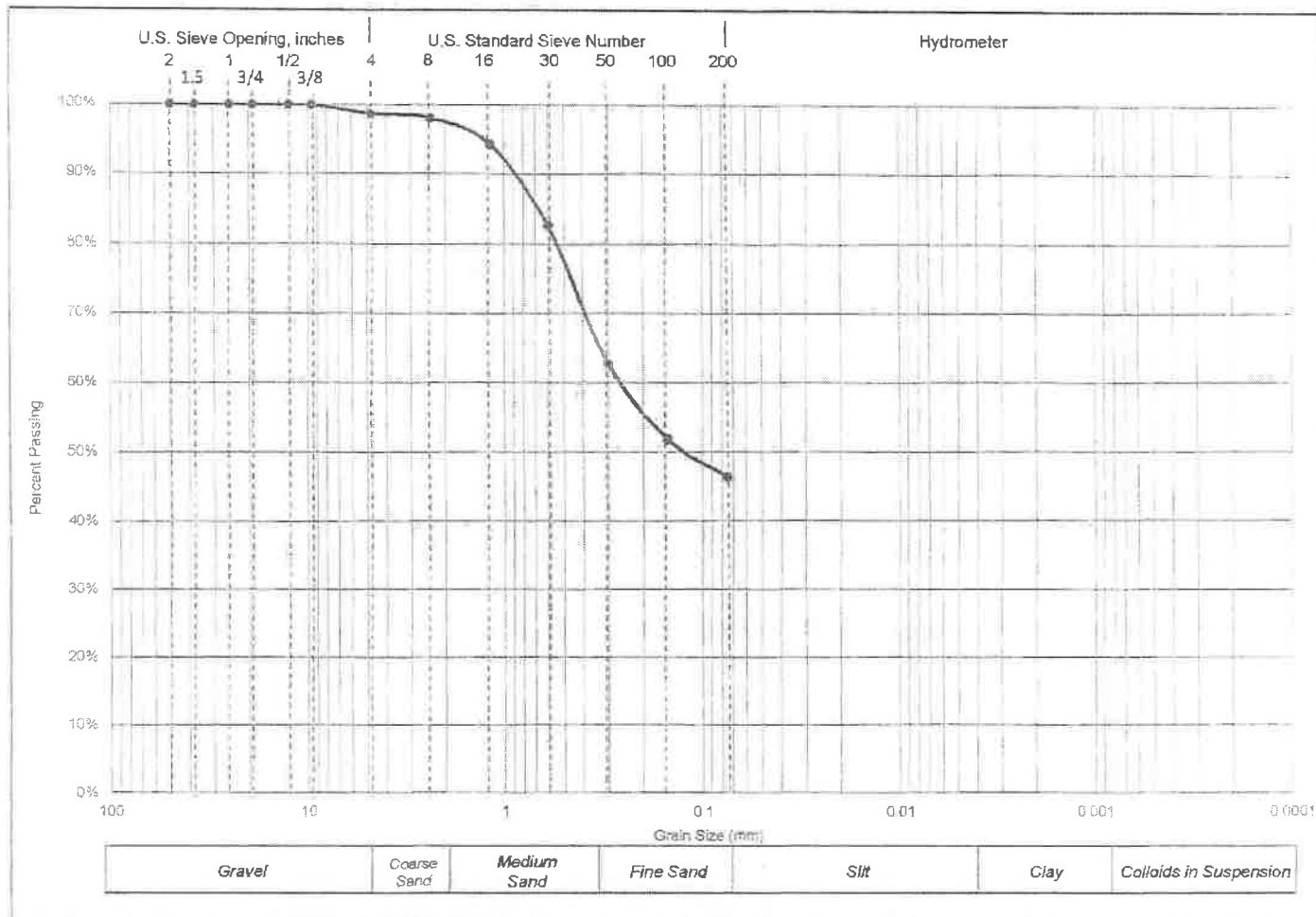
Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	98.6%
No. 8	2.36	98.2%
No. 16	1.18	93.1%
No. 30	0.6	85.8%
No. 50	0.3	62.3%
No. 100	0.15	47.7%
No. 200	0.075	42.2%

Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA
Project Number: 3-214-0689
Boring: B-1 @ 2'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM D 422



Prop. Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA

Project Number: 3-214-0689

Boring: B-1 @ 5'



DRY SIEVE ANALYSIS
ASTM D422 (without Hydrometer)

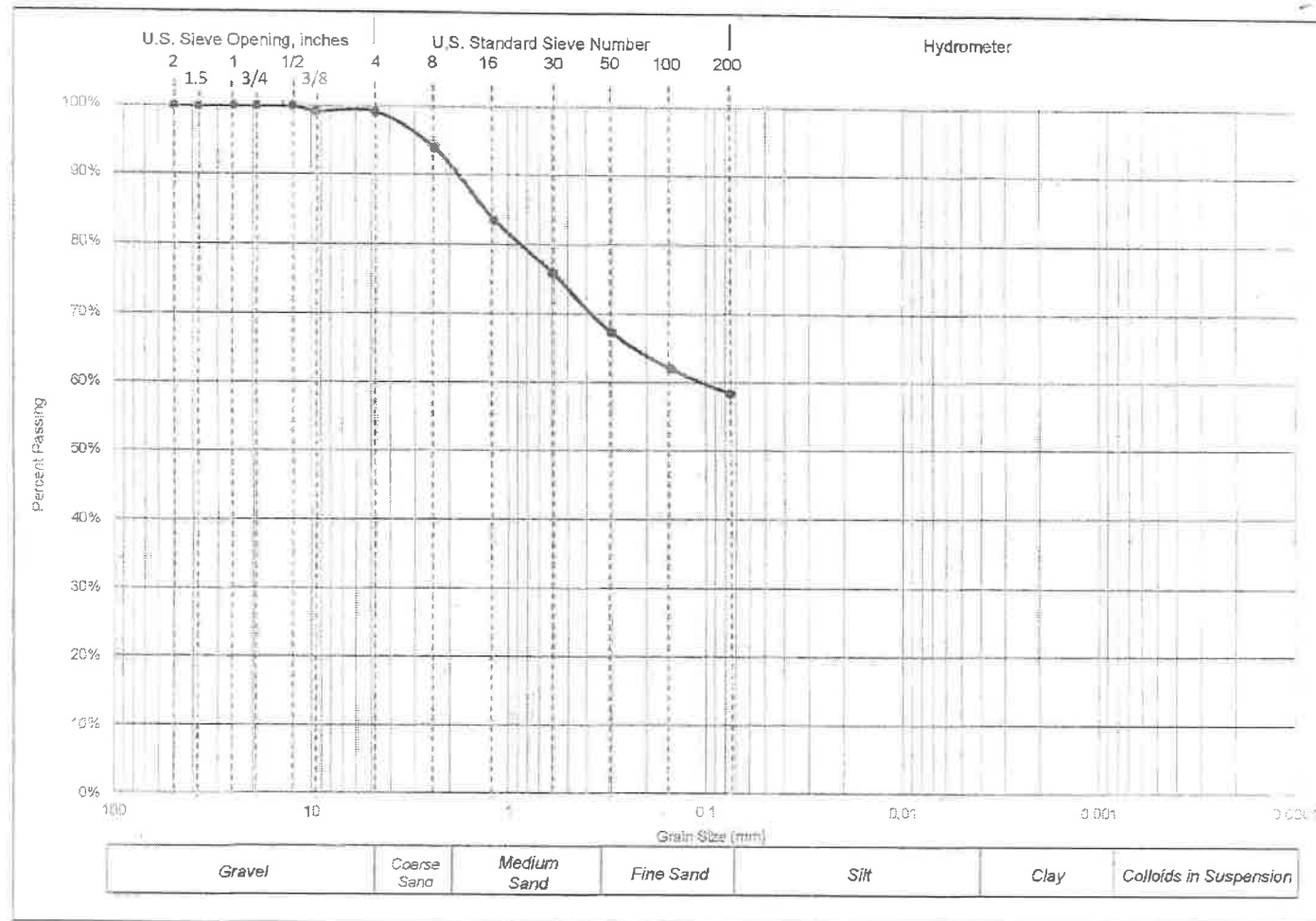
Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	98.6%
No. 8	2.36	98.1%
No. 16	1.18	94.2%
No. 30	0.6	82.6%
No. 50	0.3	62.8%
No. 100	0.15	51.8%
No. 200	0.075	46.5%

Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA
Project Number: 3-214-0689
Boring: B-1 @ 5'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM D 422



Prop. Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA

Project Number: 3-214-0689

Boring: B-1 @ 10'



DRY SIEVE ANALYSIS
ASTM D422 (without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	99.2%
No. 4	4.75	99.2%
No. 8	2.36	93.8%
No. 16	1.18	83.5%
No. 30	0.6	76.0%
No. 50	0.3	67.4%
No. 100	0.15	62.0%
No. 200	0.075	58.4%

erizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. Carpinteria, CA
Project Number: 3-214-0689
Boring: B-1 @ 10'



EXPANSION INDEX TEST

ASTM D 4829 / UBC Std. 29-2

Project Number: 3-214-0689

Prop. Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd.

Date: 8/14/14

Sample location/ Depth: B-1 @ 0' - 3'

Sample Number: 1

Soil Classification: Fine, Brown, Silty Sand (SM)

Trial #	1	2	3
Weight of Soil & Mold, gms	561.7		
Weight of Mold, gms	188.8		
Weight of Soil, gms	372.9		
Wet Density, Lbs/cu.ft.	112.5		
Weight of Moisture Sample (Wet), gms	845.0		
Weight of Moisture Sample (Dry), gms	758.3		
Moisture Content, %	11.4		
Dry Density, Lbs/cu.ft.	100.9		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	46.1		

Time	Initial	30 min	1 hr	6 hrs	12 hrs	24 hrs
Dial Reading	0	0.0008	0.0016	0.003	--	0.008

Expansion Index_{measured} = 8
 Expansion Index₅₀ = 6.4

Expansion Index = **6**

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

CHEMICAL ANALYSIS

SO₄ - Modified Caltrans 417 & Cl - Modified Caltrans 417/422

Prop. Verizon Wireless Communication Tower - PSL# 177707 Hwy 101 & Rincon, 8320 Bates Rd. ,

Project Number: 3-214-0689

Date:

Soil Classification:

Sample Number	Sample Location	Soluble Sulfate SO ₄ -S	Soluble Chloride Cl	pH
1a.	B-1 @ 0' - 3'	260 mg/Kg	34 mg/Kg	7.7
1b.	B-1 @ 0' - 3'	280 mg/Kg	36 mg/Kg	7.7
1c.	B-1 @ 0' - 3'	250 mg/Kg	34 mg/Kg	7.7
Average:		263 mg/Kg	35 mg/Kg	7.7

APPENDIX

C



APPENDIX C

GENERAL EARTHWORK AND PAVEMENT SPECIFICATIONS

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

1.0 SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including, but not limited to, the furnishing of all labor, tools and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans and disposal of excess materials.

2.0 PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of SALEM Engineering Group, Incorporated, hereinafter referred to as the Soils Engineer and/or Testing Agency. Attainment of design grades, when achieved, shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary adjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer, or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

3.0 TECHNICAL REQUIREMENTS: All compacted materials shall be densified to no less than 95 percent of relative compaction (90 percent for cohesive soils) based on ASTM D1557 Test Method (latest edition), UBC or CAL-216, or as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

4.0 SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the Geotechnical Engineering Report. The Contractor shall make his own interpretation of the data contained in the Geotechnical Engineering Report and the Contractor shall not be relieved of liability for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

11.0 SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill is as specified.

12.0 DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed.

The term "Standard Specifications": hereinafter referred to, is the most recent edition of the Standard Specifications of the State of California, Department of Transportation. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as determined by ASTM D1557 Test Method (latest edition) or California Test Method 216 (CAL-216), as applicable.

13.0 PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12-inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 95 percent based upon ASTM D1557. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

14.0 AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class II material, ¾-inch or 1½-inches maximum size. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216. The aggregate base material shall be spread in layers not exceeding 6-inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

15.0 AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class II Subbase material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216, and it shall be spread and compacted in accordance with the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

16.0 ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades, and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10, unless otherwise stipulated or local conditions warrant more stringent grade. The mineral aggregate shall be Type A or B, ½-inch maximum size, medium grading, and shall conform to the requirements set forth in Section 39 of the Standard Specifications. The drying, proportioning, and mixing of the materials shall conform to Section 39. The prime coat, spreading and compacting equipment, and spreading and compacting the mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric temperature is below 50 degrees F. The surfacing shall be rolled with a combination steel-wheel and pneumatic rollers, as described in the Standard Specifications. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

Attachment 7- Works Cited
Conditional Use Permit No. PL14-0128

David Ahrens. September 19, 2014. *Environmental Analysis in Accela*.

Michael Cady. Initial Study Biological Assessment, prepared by SWCA Environmental. December 15, 2015.

Nicole Doner. March 18, 2014. *Environmental Analysis in Accela. Cultural Resources Maps*.

Federal Emergency Management Agency (FEMA) Maps.

Hanson, Carl E., David A. Towers, and Lance D. Meister. Transit Noise and Vibration Impact Assessment. May 2006. Section 12.2

Pandee Leachman. September 15, 2014. *Environmental Analysis in Accela*.

Ewelina Mutkowska. September 23, 2014. *Environmental Analysis in Accela*.

Jim O'Tousa. September 23, 2014. *Environmental Analysis in Accela*.

Geotechnical Engineering Investigation, prepared by Salem Engineering group, dated August 18, 2014

Alicia Stratton. February 23, 2015. *Environmental Analysis in Accela*.

Melinda Talent. October 23, 2014. *Environmental Analysis in Accela*.

Brian Trushinski. September 22, 2014. *Environmental Analysis in Accela*.

Sergio Vargas. September 22, 2014. *Environmental Analysis in Accela*.

Rick Viergutz. September 30, 2014. *Environmental Analysis in Accela*.

Gerald Weeks, Jr. October 6, 2014. *Environmental Analysis in Accela*.

Whitney Wilkinson. February 4, 2016. *Environmental Analysis in Accela. GIS Biological Resource Maps*.

County of Ventura Construction Noise Threshold Criteria and Control Plan, page 5, Figure 3 (July 2010).

Ventura County General Plan Goals, Policies and Programs (October 2015).

Ventura County Non-Coastal Zoning Ordinance (September 2015)

Ventura County Initial Study Assessment Guidelines (April 2011).

Ventura County Planning Division GIS data Maps (2014/2015).

Exhibit 4

Response to Public Comments Regarding Conditional Use Permit Case No. PL14-0128

Verizon Wireless Communications Facility, Rincon Point

On April 1, 2016, a Notice of Availability and Intent to Adopt a Mitigated Negative Declaration (MND) was made available to the public regarding the proposed project. One public comment (email) on the MND was received by the County and is listed below.

Public Comment

Reference No.	Date	Author
A	5-4-2016	Justin Kellenberger

The County's response to the submitted comment is provided in the table below. A marked copy of the comment that was received is included in this exhibit.

Response to Public Comment Regarding the Proposed Project

Comment No.	Response to Comment
A. Email by Justin Kellenberger, dated 5-4-2016	
A-1	<p><i>Regarding: Opposition to the project and location of the proposed wireless communications facility.</i></p> <p>Response: The antenna structure is designed as a faux palm tree and would be located adjacent to existing palm trees. Public views from U.S. 101 and public areas in the Rincon Point community would not be substantially altered. Given the design of the facility, the landward setback of 47 feet from the edge of the south-facing cliff, and the elevation of the project site about 100 feet above the U.S. 101 and Rincon Point area, views from public viewing areas will not be substantially altered. No significant impacts on visual resources have been identified.</p> <p>Section 704(a) of the 1996 federal Telecommunications Act prohibits local government from unreasonable discrimination among providers of functionally equivalent services. Local governments cannot prohibit personal wireless services and cannot prohibit the siting of wireless facilities on the basis of potential health effects of radio frequency emissions to the extent the regulated services and facilities comply with regulations of the Federal Communications Commission (FCC).</p>

The applicant demonstrated that there is a gap in wireless service (i.e. a gap in Verizon coverage). According to the federal Telecommunications Act, the local land use authority (Ventura County) must allow that gap to be filled. The proposed facility has been found consistent with applicable regulations including the Ventura County Coastal Zoning Ordinance, the Ventura County General Plan, and the Ventura County Coastal Area Plan.

Regarding: Commenter has concerns over the adverse impacts of the proposed project.

Response: This comment does not provide any specific information regarding which adverse impacts are of concern to the commenter. Thus, no specific response is possible. In any case, the Mitigated Negative Declaration that was prepared for the proposed project does not identify any significant impacts on the environment as a result of the proposed project.

Boero, Kristina

From: Justin Kellenberger <justinkellenberger@yahoo.com>
Sent: Wednesday, May 04, 2016 10:25 AM
To: Boero, Kristina
Subject: Re: PL14-0128, Notice of Availability and Intent to Adopt a Mitigated Negative Declaration Verizon Wireless Bates Road

A.

Good morning Kristina-

I am against a cell phone tower next to my home. Has the carrier listed any adverse effects? Are there any alternate places for the tower to be located?

A-1

Justin Kellenberger P: 805.252.2302 F: 805.512.8661

From: "Boero, Kristina" <Kristina.Boero@ventura.org>
To: Billy Taylor <billy@pacific-intl.com>; Brook Harvey-Taylor <brook@pacific-intl.com>; Donn Smylie <donnsmylie@aol.com>; Doug White <dougwhite7@gmail.com>; Eileen Haber <eileen@chdesign.us>; Gayle Teague <Gayle.Teague@NealFeay.com>; Jeffrey Stott <jeffstott@sbcglobal.net>; Justin Kellenberger <justinkellenberger@yahoo.com>; Kirk Peterson <kirkp12@aol.com>; Lynn Shane <lshane2525@gmail.com>; Malia Morphy <mia@ohanatoyco.com>; Marta Ulvaeus <ulvaeusmj@yahoo.com>; Michael Haber <haberiffic@icloud.com>; Pete Muller <pete@petemuller.com>; Tony Brown <rincondelmarranch@yahoo.com>
Sent: Tuesday, March 29, 2016 8:42 AM
Subject: PL14-0128, Notice of Availability and Intent to Adopt a Mitigated Negative Declaration Verizon Wireless Bates Road

A Mitigated Negative Declaration was prepared for a wireless communications facility that is proposed to be located at 8320 Bates Road in the Rincon Point area of the County. The public comment period on the Mitigated Negative Declaration is from April 1, 2016 to May 2, 2016. Written comments can be sent directly to me no later than 5:00 pm on May 2nd – email or fax. The Mitigated Negative Declaration will be available for public review, at the link below, starting April 1st.

<http://www.ventura.org/rma/planning/ceqa/mitigated.html>

Kristina Roodsari Boero, MPPA | Associate Planner
Commercial & Industrial Permits Section



kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
www.ventura.org/rma/planning

For online permits and property information, visit [VC Citizen Access](#)