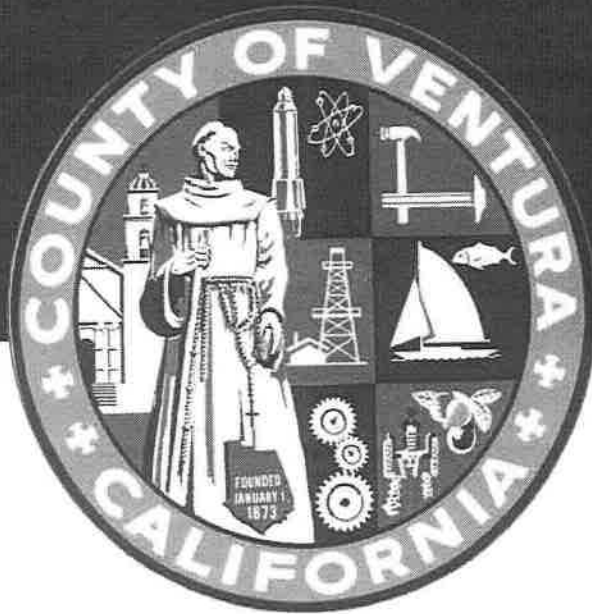


June 23, 2016 Ventura County Planning Commission

Verizon Wireless Rincon Point Project

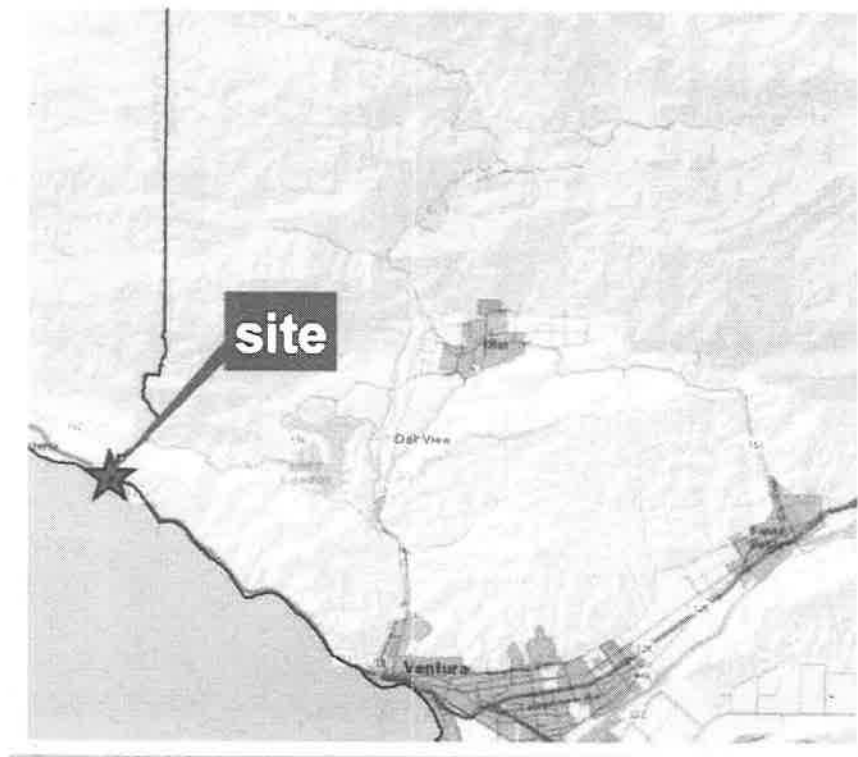
Case No. PL14-0128



Resource Management Agency, Planning Division
Kristina Boero, Associate Planner

County of Ventura
Board of Supervisors
PL14-0128
Exhibit 10 – Staff Planning Commission
PowerPoint

Vicinity Map



Land Use and Zoning Designations



Project Site

- Zoning: CA 40ac/sdf
- General Plan: Open Space
- Coastal Area Plan: Agricultural

Surrounding Area

- Open Space and Agriculture
- Residential development about 713 feet south of proposed lease area
- Adjacent to Santa Barbara County line
- Adjacent to Highway 101

Existing Setting



Looking south towards Pacific Ocean



Looking North from Rincon
Point recreation area



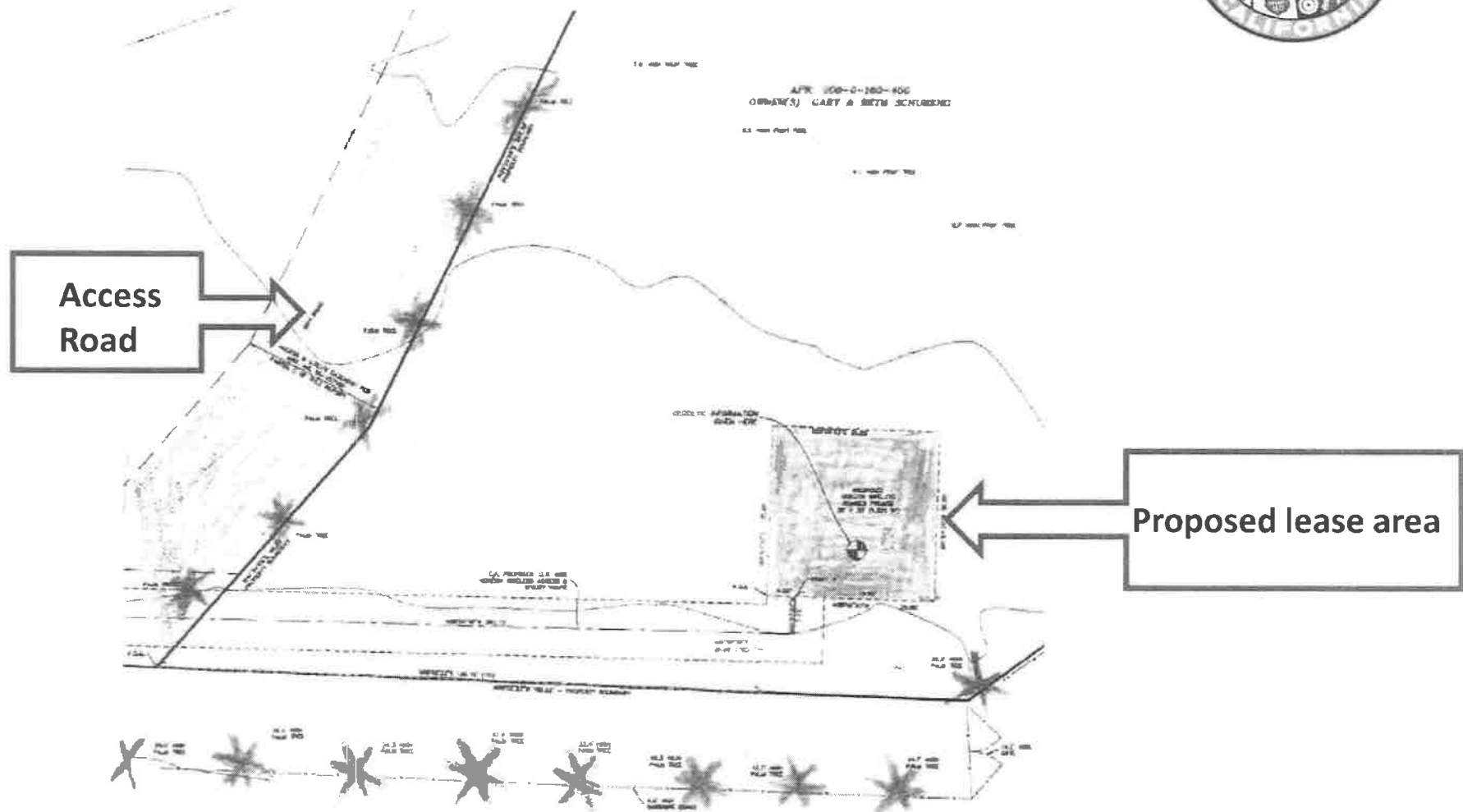
Proposed CUP application



Request by applicant to construct, operate and maintain a wireless communications facility.

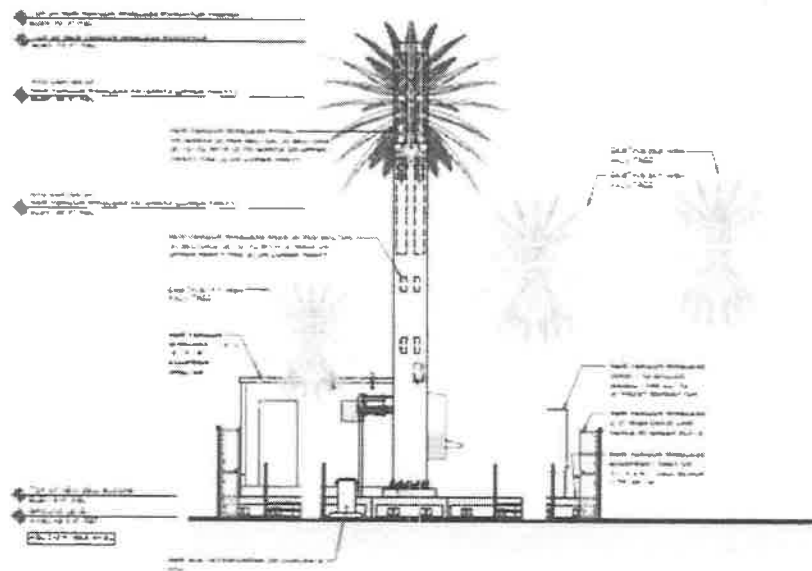
- 45-foot mono-palm tree
- 186 square foot equipment area
- Six panel antennas
 - three antennas at 38 foot level of tree
 - three antennas at 28 foot level of tree
- Two GPS units on roof of shelter
- A 30 kilowatt emergency generator

Site Plan





Proposed Elevations

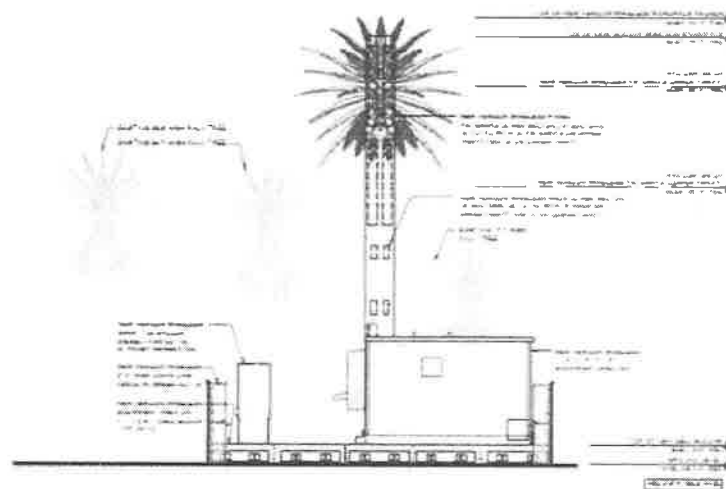


SOUTH ELEVATION

SCALE: 1/4" = 1'-0" SHEET 1 OF 1

South Elevation

North Elevation



NORTH ELEVATION

SCALE: 1/4" = 1'-0" SHEET 1 OF 1

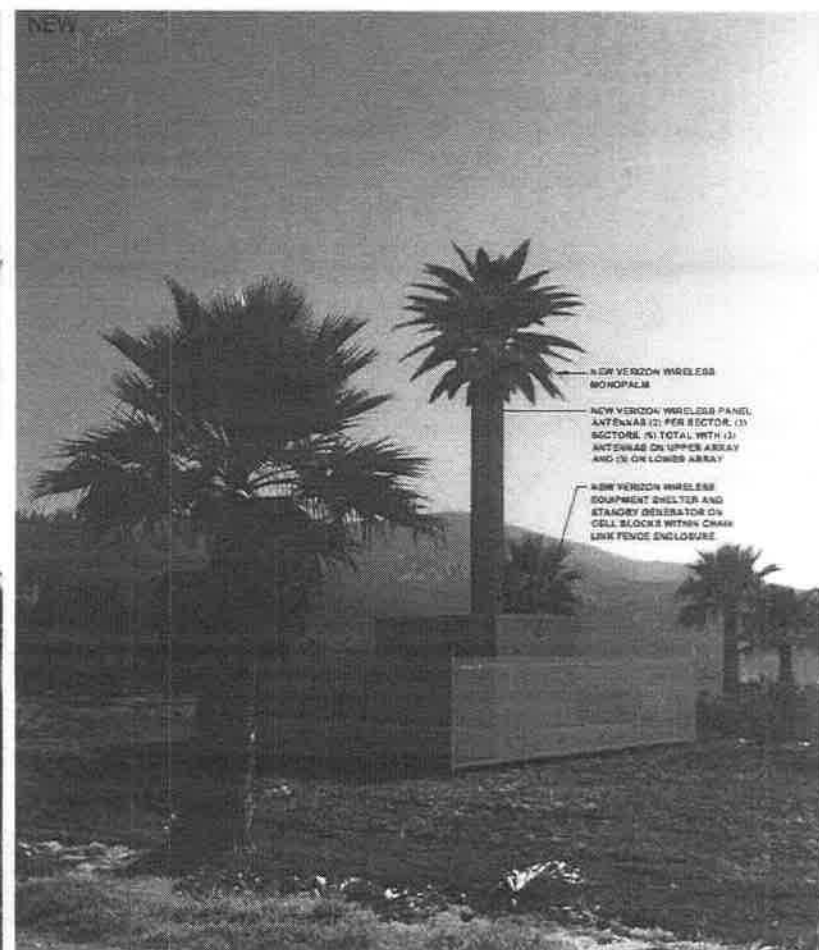
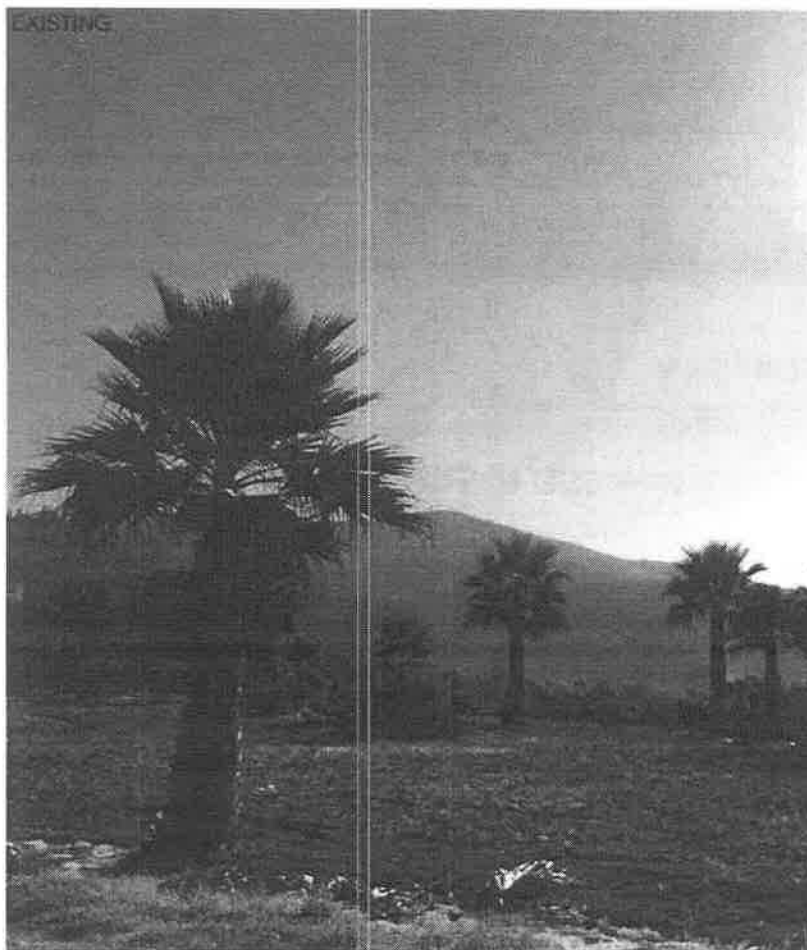
Environmental Review



- Mitigated Negative Declaration (MND)
- Public Review Period: April 1, 2016 to May 2, 2016
- Mitigation Measures:

Issue Area	Mitigation Measure	Condition of Approval No.
Biological Resources	Monarch Butterfly Winter Roost Sites	21
Biological Resources	Pre-construction Surveys for Nesting Birds	22
Biological Resources	Fuel Modification Plan	23
Cultural Resources	Fencing for Protection of Archeological Resources	24

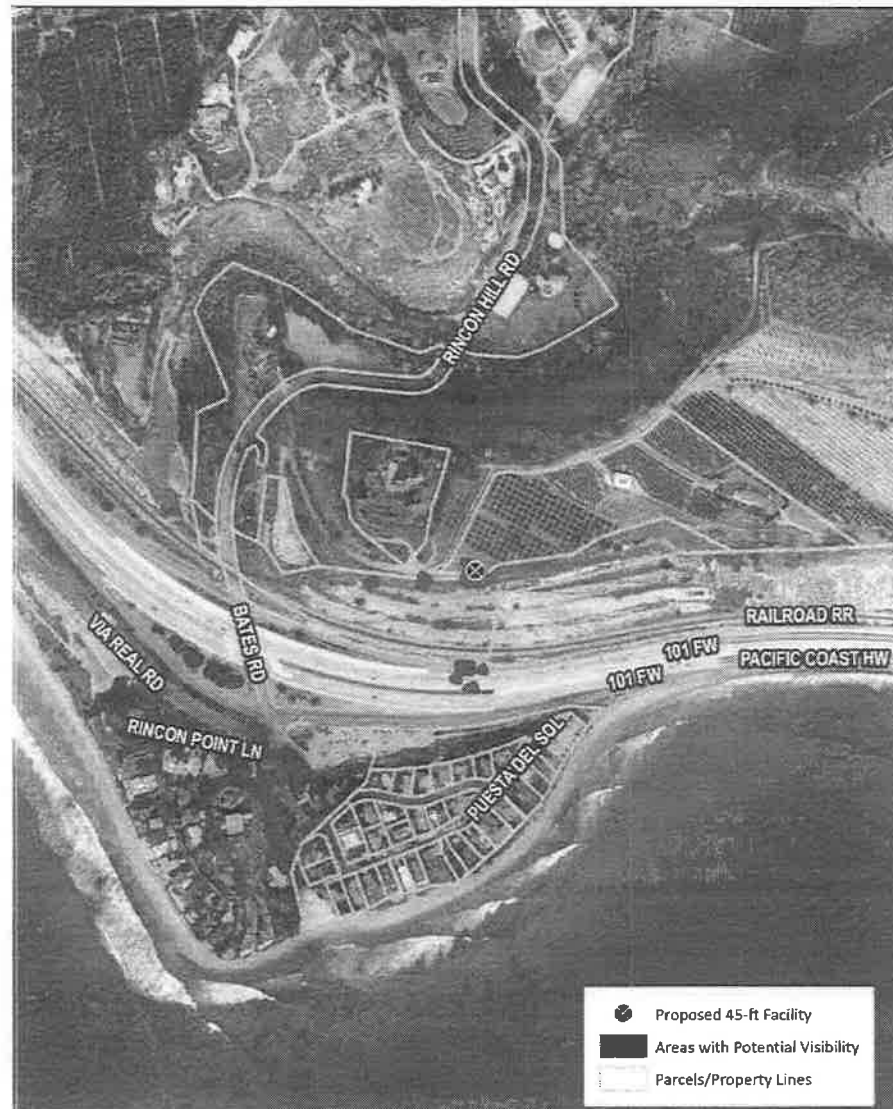
Justification for Proposed Facility



Justification for Proposed Facility



Justification for Proposed Facility



Public Notification



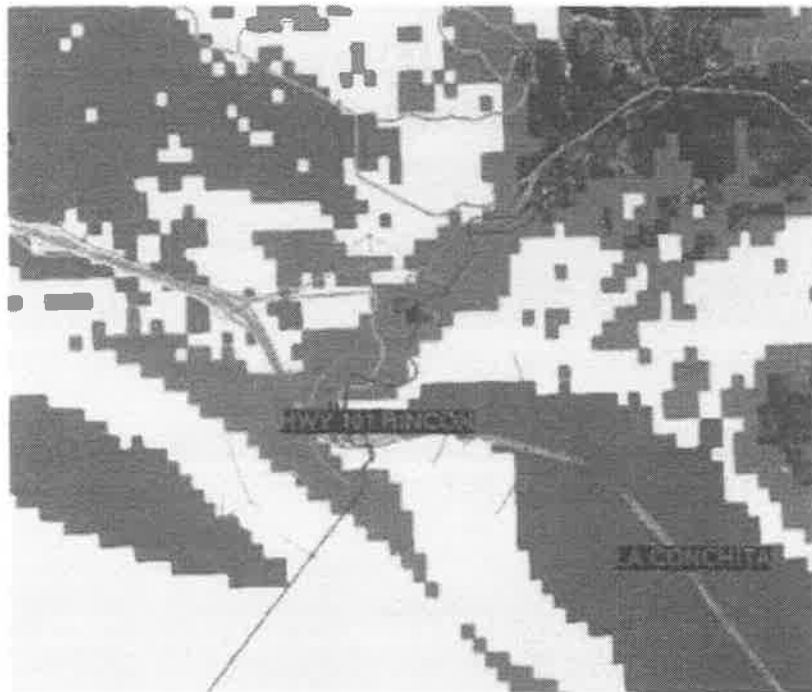
- Notice of the MND Public Review Period and Public Hearing:
 - Ventura County Star
 - Property owners within 300 feet and residents within 100 feet of project area
 - Rincon Point residents and property owners
- MND: One Public Comment
- Sixteen Public Comments regarding project
 1. Proposed facility would cause adverse impacts on public health to surrounding residents.
 2. Concerns regarding the location and need for the facility.

Public Concern: Public Health



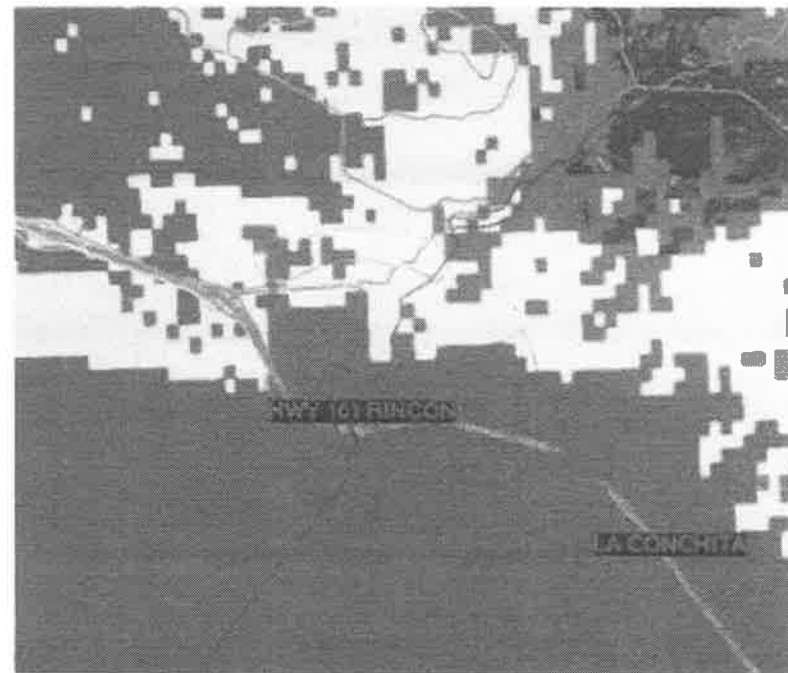
- Section 704(a) of the 1996 federal Telecommunications Act
 - ✓ Prohibits local government from unreasonable discrimination among providers.
 - ✓ Local governments cannot prohibit personal wireless services on the basis of potential health effects of radio frequency emissions.
- Radio Frequency Emissions report by Engineer
- Compliant with FCC standards

Public Concern: Siting



Existing Coverage

Proposed Coverage



Compliance with NCZO and Federal law



Section 6409a of the Federal Spectrum Act

- No proposal for 6409a modification height increase.
- Not reasonably foreseeable because:
 - ✓ Increase height would render facility incompatible with surrounding landscape that partially screens the facility from public views.
 - ✓ Concealment element would be defeated; facility not eligible for 6409(a) exemption

Recommended Actions



1. **CERTIFY** that the Commission has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 5), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Commission, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Commission's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);
4. **MAKE** the required findings to grant a CUP pursuant to § 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Sections C and D of this staff report and the entire record;
5. **GRANT** CUP Case No. PL14-0128 subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.