MONO COUNTY
PLANNING COMMISSION

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AGENDA

September 12, 2013 – 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport
*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETI NG MINUTES: Review and adopt minutes of August 8, 2013. ***– p. 1***

4. PUBLIC HEARINGS:

10:10 A.M.

A. USE PERMIT APPLICATION UP 13-001/West Portal Wireless Telecommunications Facility ***– p. 4*** would allow for the development, operation, and maintenance of a wireless telecommunications facility on the west side of US Highway 395 (APN 014-020-001), between the communities of Lee Vining and June Lake. The project consists of a 50' x 50' lease area with a 60' monopole, designed for three future carriers, surrounded by a 6' chain-link fence. Verizon will be the initial user of the site. Within the lease area, 12' x 16' Verizon prefabricated equipment shelter, two 15' x 25' lease areas for future tenants, standby generator, and one 60' monopole are proposed. The property is owned by June Lake Public Utility District, and the land use designation is Public Facilities (PF). *Staff: Heather deBethizy, associate planner*

10:50 A.M.

B. GENERAL PLAN AMENDMENT 13-003 (a) ***– p. 155*** to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) to allow for nightly rentals at 973 Lundy Lake Rd. (APN 019-140-011). *Staff: Courtney Weiche, associate planner*

11:10 A.M.

C. GENERAL PLAN AMENDMENT 13-003 (b) ***– p. 155*** to amend the General Plan Land Use Designation Map to add 9 Silver Meadow Lane (APN 016-096-005) to the established Transient Rental Overlay District at June Lake to allow for nightly rentals. A request for 93 Nevada St. (APN 016-098-011) to join the proposed TROD will be considered also. In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. The amendments and addendums for the above projects are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. *Staff: Courtney Weiche, associate planner*

More on back...

5. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

6. INFORMATIONAL: No items.

7. ADJOURN to October 10, 2013

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*****The public may participate in the meeting at the teleconference site, where attendees may address the commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing, but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

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Interested persons may appear before the commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the commission from the podium.

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DRAFT MINUTES

August 8, 2013

COMMISSIONERS PRESENT: Scott Bush, Mary Pipersky, Dan Roberts, Rodger B. Thompson. **ABSENT:** Chris Lizza
STAFF PRESENT: Scott Burns, CDD director; Gerry Le Francois, principal planner; Courtney Weiche (videoconference); Nate Greenberg, IT; Walt Lehmann, public works; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Dan Roberts called the meeting to order at 10:05 a.m. at the county courthouse in Bridgeport and Commissioner Thompson led the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETI NG MINUTES:

MOTION: Adopt minutes of July 11, 2013, as submitted. *(Pipersky/Bush. Ayes: 4. Abstain due to absence: Lizza.)*

4. PUBLIC HEARINGS:

A. VARIANCE/Faris & Knott (*continued hearing from July 11).* This request is to vary from setback requirements to construct a two-car garage and workshop that would extend approximately 5 feet and 16 feet into the right of way on Juniper Drive (a private roadway) and encroach to within 10 feet of stream/surface water. The property is located at 667 Juniper Drive in Crowley Lake (APN 060-170-023) and has a land use designation of Single-Family Residential. Under the California Environmental Quality Act, an exemption under sections 15303(e) and 15305(a) is proposed. *Staff: Gerry Le Francois*

Gerry Le Francois described the setting. Garrett Higerd favored a 30' non-blue line stream setback. Sewer line runs between buildings on property. Need OK from Hilton Creek Community Services District (CSD). Alan Faris, husband of property owner, indicated no water in stream now. Le Francois added some conditions based on Public Works input. Project qualifies for two CEQA exemptions. Setbacks are from rights of way instead of property lines.

Faris indicated Hilton Creek flows many ways. Former owner added sand bags, water dug a trench and returned to Hilton Creek. Le Francois explained the only reason water diverts is due to eroding man-made feature. If pond filled up or a major storm event occurred, structure damage could result. A 16" gradient change from the building exists. Removing sand bags would create problem with California Department of Fish & Wildlife (CDFW).

Commissioner Thompson noted Juniper Drive is a private road. Public Works asked for dedication to preserve right of way. Mono never accepted right of way, so it's still available to public.

Stacey Simon thought if more development occurred, maybe Mono would accept right of way to build to road standards.

Commissioner Pipersky cited two setback reductions dealing with non-blue line, encroaching 19' into required setback. Le Francois indicated a CFWS mapper survey showed it does not encroach.

OPEN PUBLIC COMMENT: Alan Faris, applicant, wanted additional garage for storage, wood shop and third car. Looking at small end would have minimal impact on cars driving by. He made effort to create a nice addition. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Commissioner Bush saw no problem with appearance, but wondered if it would set precedent for downstream property owners. Special privileges? *Every case has different parameters. Most could build a second garage, but might exceed lot coverage.*

Bush asked about topography, lot coverage restriction for others. *It's not a special privilege to have a garage. Most would not need variance process for second garage.*

Sewer line? Faris stated 10' from sewer; will get letter from Hilton Creek CSD.

Commissioner Thompson reminded that variances need to stand alone. Pond will fill in. Private road, plenty of space, no problem with lot spacing.

Bush asked, from legal standpoint, if another neighbor had similar circumstances, would there be a cumulative problem? Stacey Simon stated that a variance is discretionary approval. No cumulative impact on first variance. Not many in that circumstance; could say OK with first, but not subsequent.

Commissioner Roberts thought building setbacks may be imposed.

MOTION: 1) Find that the project is exempt from CEQA as a Categorical Exemption under CEQA guidelines 15303(a) & 15305(a) and direct staff to file a Categorical Exemption; and 2) Adopt the variance findings contained in the staff report, and approve Variance 13-001 to allow construction of a detached single-car garage and workshop within the required front setback of 20' from the right of way and a stream setback of 10'. *(Thompson/Pipersky. Ayes: 4. Absent: Lizza.)*

6. GENERA L PLAN COMMUNICATIONS CHAPTER. Nate Greenberg, coordinator of GIS and Digital 395, has worked on communications infrastructure. Former Supervisor Hap Hazard was concerned with last-mile service to communities. He wanted Mono County involved, not just service providers. Two-pronged approach: internal regarding General Plan, and external.

Greenberg visited all RPACs with questions about technology and service, and formed a Technical Advisory Committee to review and refine policy language. General themes: best service possible, as quickly as possible; line services preferred over wireless (wireless is cheaper and quicker, but has trade-offs); co-locate facilities; inform people of provider choice; prefer existing overhead poles over underground unless pole loads are exceeded; and OK with towers if conspicuously placed in smart/effective locations.

1) Broadband deployment and adoption: Minimize impacts to visual and natural resources, underground before overhead, wire before wireless; 2) Construction of infrastructure: Co-location, conduit in public roads during street projects, common utility; 3) Strategic Planning for Infrastructure: Think down road to potential needs, build appropriately in that process, develop relationship with federal agencies (SCE is looking at fiber-optic line when it could utilize Digital 395. Steer projects to exhaust available resources before permitting new ones); 4) Broadband access, adoption, application: Leverage Digital 395 and other resources to improve public safety.

Who owns Digital 395? *It's a $110 million fiber optic from Barstow to Carson City funded by ARRA and PUC funds. Out to 250 public entities with direct access to Digital 395. Residents and businesses rely on service providers such as Schat Net, Sudden Link, etc. to provide to home or business Internet. Digital 395 is fiber-optic project, so need wire to home. More demand on providers for service, and Digital 395 has much greater capacity. Mono pays $7,000/mo now, will pay half for 10x more coverage.*

What's in Carson City to hook into? *Bigger broadband projects with greater capacity*.

Something running down the pipe, or just ability to tap into it? *Internet is a network that connects servers like Google and Amazon to consumers. Essentially millions of requests slowed down delivery. North of Mammoth, need is not met. Digital 395 adds large main, with redundancy.*

Many people are tapping into resource. more people are using more band width. *Two bottlenecks: local distribution networks and pipe from outside. Data transmitted by light of different wavelengths. Local providers will expand capacity, improve service.*

Could people be their own providers? *Anything is possible, as discussed at Mono consortium. Roadblocks deal with forming a business as well as technical component and where to build and maintain infrastructure. Broadband is a non-regulated entity. California Public Utilities Commission (CPUC) has no authority.*

Greenberg noted Digital 395 is a cooperatively run and owned nonprofit entity with board of directors from three counties that's turning model of broadband deployment on its head. Mono currently pays Verizon $3,000/mo. Encourage new providers to come in; competition would improve service and reduce cost.

7. REPORTS:

A. DIRECTOR: 1) Personnel: Thanks to Nate Greenberg for excellent draft on communications plan, cutting edge policy. He serves as IT head for Mammoth Lakes, maybe Mono also. Jim Leddy from progressive Sonoma is new CAO, with planning background in county government. Mary Booher, who is moving to Sonoma, has been a great financial resource. Heather deBethizy is in Bozeman, MT, on one-year contract for current planning, General Plan, etc.; 2) Budget: Tight budget for Mono, but Planning Commission has travel funds; 3) LDTAC: Large project Specific Plan development of 70,000-sf mini-storage, June Lake brewery proposal; transient rental overlay at June Lake, cell tower; 4) General Plan: Contract approved for EIR consultant, including energy efficiency analysis and streamlining of future projects, biomass project use of forest resources, 5) Frogs/Toads: Wendy Sugimura and Dr. Jim Paulus attended conference at Sonora, providing biological studies for communities, and Laurie Mitchel is working on RTP update and other policies. Documents will be ready for adoption next summer by Planning Commission. Gerry Le Francois got estimate of funding for transportation projects next five years and is programming projects. Olancha-Cartago project is funded jointly with Kern, Inyo and Caltrans. 6) CEQA/NEPA: Environmental pros are coming to Mammoth Lakes Sept. 26-28 for CEQA and NEPA workshop.

Stacey Simon cited Walker River as a source of contention for decades. Paiutes wanted more water via litigation in 1992. Settlement was fueled by federal funding. Mono was offered decision-making role. Pursue transfer of water to Walker Lake. Preliminary analysis of maximum benefits, minimize harms. Mono has water rights at Virginia Creek used at Conway Ranch. The Mammoth Pacific project is subject to litigation. Record was compiled (13 volumes). Opening brief is due today. Mono and Ormat will file responses. CD-IV geothermal project: air quality control is lead agency; new wells; new processing facilities; etc. Pipe will cross private land and trigger use permit.

B. COMMISSIONERS: Thompson: Attended Mono budget meeting at Chalfant, which was well received, openness appreciated. Fire danger extremely high this time of year, so heads up. Pipersky: Will be in France during September meeting.

8. INFORMATIONAL: No items.

9. ADJOURN at 11:50 a.m. to September 12, 2013.

Prepared by C.D. Ritter, commission secretary

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September 12, 2013

To: Mono County Planning Commission

From: Heather deBethizy, Associate Planner

Re: Use Permit 13-001/West Portal Wireless Telecommunication Facility

RECOMMENDATION
It is recommended the Planning Commission take the following actions:

1. Having considered the proposed mitigated negative declaration (SH # 2013081020) and the comments received during the public review process, find that on the basis of the whole record, there is no substantial evidence that the project will have a significant effect on the environment, that the mitigated negative declaration reflects the Planning Commission's independent judgment and analysis, and adopt the proposed mitigated negative declaration. The record of proceedings will be retained on file with the Planning Commission Secretary, Suite P, Minaret Village Mall, 437 Old Mammoth Road, Mammoth Lakes; and

2. Take one of the following actions:
   a) Make the findings contained on page 16-17 of this staff report, approve Use Permit 13-001 as proposed, subject to the conditions commencing on page 19 of this staff report, as may be modified; OR

   b) If the Planning Commission determines, based on substantial evidence in the record, that it cannot make one or more of the findings contained on page 16-17 of this staff report, and provided that denial of Use Permit 13-001 would not have the effect of prohibiting the provision of personal wireless service or unreasonably discriminate among providers of functionally equivalent services, deny Use Permit 13-001, direct staff to prepare written denial, stating sufficient reasons for the denial and schedule a subsequent Planning Commission meeting to adopt written denial of Use Permit 13-001.

I. PROJECT INTRODUCTION

Use Permit Application UP 13-001/West Portal Wireless Telecommunications Facility would allow for the development, operation, and maintenance of a wireless telecommunications facility on the west side of US Highway 395 (APN 014-020-010), between the communities of Lee Vining and June Lake. The project consists of a 50' x 50' lease area with a 60' monopole, designed for three future carriers, surrounded with a 6' chain-link fence. Verizon will be the initial user of the site. Within the lease area, 12' x 16' Verizon prefabricated equipment shelter, two 15' x 25' lease areas for future tenants, standby generator, and one 60' monopole are proposed. The property is owned by June Lake Public Utility District, and the land use designation is Public Facilities (PF).

Verizon Wireless is seeking to improve cellular communication service in the June Lake area of Mono County. According to the applicant, this portion of the Verizon network is suffering from a lack of coverage due to an insufficient number of telecommunications facilities in this area.

A. PROJECT SETTING

The proposed project is located at the June Lake Public Utility District (JLPUD) West Portal wastewater treatment site, located in the southwest portion of the Mono Basin, west of US 395, approximately one mile south of the northerly intersection of US 395 and SR 158. The property is a 82.52± acre parcel (APN 140-020-010) and is currently developed with sewage treatment ponds, metal shop buildings, utility lines, and an access road. Sewage treatment facilities, including metal shop buildings and wastewater treatment ponds, are contained within an approximately 3.8± acre area that is fenced in. Additional ponding areas are located to the immediate north of the fenced in area; those ponding basins are surrounded by earthen berms.

The property is located in the southwest corner of the Mono Basin, on the west side of US 395, approximately one mile south of the northerly junction of US 395 and Hwy 158 (see Figures 1 and 2). Surrounding parcels in all directions are owned by the Los Angeles Department of Water and Power. Those parcels are designated Open Space (OS) and are generally used by wildlife, for grazing, and for some dispersed recreational activities. The nearest surface waters are the Rush Creek return channel, which is located 1,750 feet to the west of the project site, and the Rush Creek riparian corridor, which at its closest is located 3,150 feet ~~to the~~ northwest of the project site.

Figure 1: Proposed Project Location, APN 140-020-010

B. PROJECT SPECIFICS

Use Permit Application 13-001/West Portal Wireless Facility would allow development, operation, and maintenance of a wireless telecommunications facility on the parcel. The site would improve cell phone coverage to the June Lake community and to travelers north and south along US 395. Verizon will be the initial user of the site.

The wireless facility would be located on a 2,500-square foot leased area located adjacent to the northwest corner of the currently fenced area (see Figures 1 and 2, Site Plan and Site Detail). The lease area would be surrounded by a 6-foot-tall, chain link fence with barbed wire, with a 12-foot-wide metal gate. The 50' x 50' lease area would include one multi-carrier 60-foot-tall wireless communications monopole designed as a co-location facility, engineered to hold up to three carriers' antenna arrays.

The monopole will have three proposed carrier antenna sectors with four proposed antennas per sector (see Figure 3, Site Elevations). The monopole would be 60 feet tall with the top of the topmost antenna arrays located 53 feet above ground level. Each antenna mount will allow up to four panel-type antennas on each of three separate sectors facing approximately 120 degrees apart. The plan also provides for two future wireless microwave dishes to be located below the bottom antenna array, along with two proposed GPS antennas. The actual mounting position, number of antennas, and heights on the towers will be finalized following completion of leases with carriers; those details will be reflected on building permit drawings.

The fenced lease area has been designed to include the following (see Figure 2, Site Detail):

- 12' x 16' Verizon prefabricated equipment shelter with an 8' x 4' concrete stoop;
- UL2200 certified 30 kw standby diesel generator and UL142 certified 132 gallon fuel tank on a 6' x 13' concrete pad;
- Two 15' x 25' lease areas for future tenants;
- Telecommunications boxes mounted on the inside of the wall; and
- One 60' monopole.

The equipment shelter will be a prefabricated shelter with a concrete rock mix finish. The fence around the leased area will be a 6-foot-tall chain link fence with barbed wire and a 12-foot-wide metal gate. The monopole, equipment shelter, and fence will be painted colors that blend in with the surrounding area, likely a dark brown or dark grey/green. Disturbed areas will be revegetated in compliance with Mono County landscaping and revegetation requirements.

Access will be provided from US 395 on an existing access road. The proposed on-site access will be an existing 20-foot- wide gravel road (see Figure 2, Site Detail). An encroachment permit from Caltrans shall be required off US Highway 395 (Conditions #16).

The parcel will connect to existing electrical power and telephone service. All new utility lines will be installed underground in compliance with Mono County Land Development Regulations; a utility trench approximately 6 feet wide and 200 feet long will be required to connect the facility to the existing power lines. No other utilities will be required for the site.

Backup batteries will power the equipment for six to eight hours during power outages. During longer outages, an on-site diesel generator will be used by Verizon. Project conditions will limit the project to one on-site generator. The generator meets all EPA and California Air Resources Board emissions standards.

The site will include information signage as required by governing authorities, such as the FCC; signs will be placed on the metal gate. All signs will comply with current FCC and OSHA guidelines. Sign dimensions, text size and placement and coloring will meet current ANSI standards for information signage.

Once construction is complete, the site will be unmanned. There will be no regular hours of operation and virtually no traffic to the site. The site is entirely self-monitored and alerts personnel to equipment malfunctions or breaches of security. Routine maintenance visits will occur approximately twice per month for each carrier, unless there is an emergency. Maintenance may occur less frequently in winter months and service providers may utilize snowmobiles or over-snow vehicles (OSV) to access the site when there is snow on the ground.

Coverage Maps

Signal strength of the telecommunication site depends on multiple factors including but not limited to the height of the site and the terrain surrounding the site. As required by Mono County, a coverage analysis below was provided by Verizon Wireless. Maps are provided in Attachment C.

II. DISCUSSION

The following discusses major components of the proposal and reviews their conformity with General Plan and Planning Commission requirements.

A. AESTHETICS

In compliance with General Plan policies and the county's Land Development Regulations and Design Guidelines, the project has been designed by the applicant to blend into the overall existing visual character of the area. Mono County's Design Guidelines encourage the siting, design, and construction of telecommunications facilities that minimize adverse visual impacts. Photos of the site and the proposed facility placement are included in Figure 7 on page 8-9 of this staff report, and photosimulations can be found in Attachment E.

Monopole Design

The monopole would be engineered and constructed as a single self-supporting pole. The pole and its attached antenna would be painted a dull finish in dark muted color, such as Dunn-Edwards Paints, Shaker Gray DE623, approved by the Community Development Department as part of the building permit submittal. Paint colors for structures, equipment, and fencing would be dark, matte colors. Outdoor lighting would be limited to that necessary for security and maintenance and will be shielded in compliance with the county's Dark Sky Regulations (see Condition #21). Grading and site disturbance would be minimized (see Conditions #26). The design, color and building materials for equipment shelters would be a dull finish in dark muted color, similar to Dunn-Edwards Paints, Shaker Gray DE623, approved by the Community Development Department (see Condition #17).

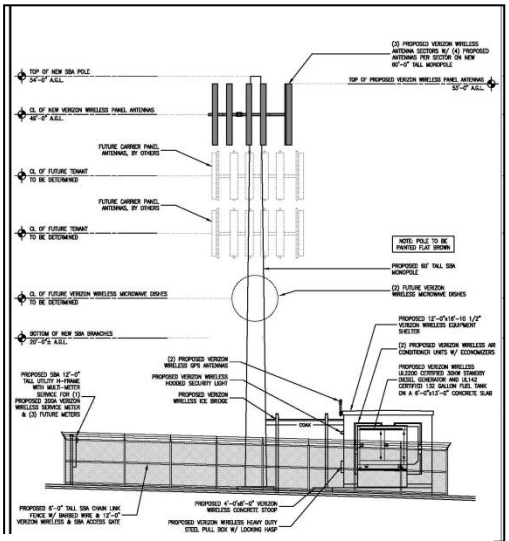

Figure 2: Monopole Elevation

Compliance with Scenic Combining District

The monopole would be visible from several viewpoints in the surrounding area, increasingly less ~~so~~ from farther distances. At its closest point, the project parcel is approximately 900 feet from US 395, which is

designated as a scenic highway in this area. The project is at the edge of the Scenic Combining District (Land Development Regulations, Chapter 8) which regulates development along scenic highway corridors. The project complies with the development standards (Section 8.030) in the Scenic Combining District, i.e.:

A. *Visually offensive land uses shall be adequately screened*.

The project site, including fencing, structures, and the monopole, will be shielded from views from US 395 by an existing metal shed on the site and, from certain vantage points, by topography. Looking toward the site from the west, from SR 158, views of the site will be completely shielded by topography.

B. *Earthwork, grading and vegetative removal shall be minimized.*

Grading and vegetative removal will be limited to the lease area and the utility corridor, as specified on the project plans.

C. *All site disturbance shall be revegetated with plants in harmony with the surrounding environment*.

Disturbed areas outside of the lease area will be revegetated with native vegetation to emulate the surrounding environment. A landscape plan (Condition 15) is outlined as the following and shall be completed in compliance with Mono County requirements:

All exposed soil areas shall be stabilized and reseeded, including the following measures:

i. The applicant shall apply a hydro-seed mix to any disturbed areas outside the fenced lease area and access road, including the utility trench.

ii. All disturbed areas shall be reseeded with pure live seed in the following proportions:

- Artemisia tridentata (basin sagebrush) 0.5 lbs PLS/ac
- Purshia tridentata (bitterbrush) 4.0 lbs PLS/ac
- Prunus andersonii (desert peach) 2.0 lbs PLS/ac
- Stipa occidentalis (western needlegrass) 2.0 lbs PLS/ac
- Stipa hymenoides (ricegrass) 2.0 lbs PLS/ac
- Elymus elymoides (squirreltail grass) 3.0 lbs PLS/ac
- Argemone minuta (prickly poppy) 1.0 lbs PLS/ac
- Lupinus argenteus var. heteranthus (silver lupine) 2.0 lbs PLS/ac

iii. No uncleaned weedy seed shall be used.

iv. No seed gathered from outside the Eastern Sierra region shall be used. The Eastern Sierra region includes areas on the eastern slope of the Sierra Nevada mountain range to the south of Lake Tahoe and to the north of Tom's Place, with seed gathered from within Mono County preferred.

v. Applicant shall perform hydroseeding outlined in the revegetation plan upon completion of the project and again in the fall immediately following site construction. If hdyroseeding does not re-create stable and healthy vegetation, additional hydroseeding could be required as deemed necessary by the Community Development director.

vi. Gravel and fill should come from weed-free sources.

vii. The removal of roadside vegetation during construction shall be minimized to the greatest extent possible.

viii. Erosion and sediment control materials shall be certified as weed-free.

D. *Existing access roads shall be utilized whenever possible*.

An existing access road will be used.

E. *Signs shall comply with the County Sign Regulations (Land Development Regulations, Chapter 7*).

Signs will comply with the sign regulations and are limited to those required for informational/emergency contact purposes.

F. *The design, color, and materials for buildings, fencing and other structures shall be compatible with the natural setting*.

The shed, fencing, and monopole will be painted a dark matte color to be compatible with the surrounding natural setting. Materials for the shed, fencing, and monopole will also be compatible with the adjacent commercial/industrial materials used at the existing June Lake PUD facilities.

G. *All new utilities shall be installed underground in compliance with Chapter 11 of the Land Development Regulations.*

Utility connections and extensions will be underground, as required.

H. *Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety*.

Outdoor lighting would be limited to that necessary for security and maintenance and will be shielded in compliance with the county's Dark Sky Regulations (see Conditio n #17).

The project also complies with additional standards (Section 8.040) that apply to new development outside communities and visible from US 395; i.e.,

A. *The natural topography of the site shall be maintained. Earthwork and vegetative removal shall be minimized. Existing access roads shall be used. All site disturbance should be revegetated...preferably with local native plants.*

The project complies with all of the above.

B. *New structures shall be situated where they are least visible from the state scenic highway. Structures shall be clustered when possible.*

The lease area is located within a cluster next to an existing shed and fencing at the June Lake PUD facilities.

C. *Roofs visible from US 395 shall be a dull dark finish*.

Project conditions will require compliance with the above.

D. *Vertical surfaces shall blend in with the surrounding environment. Dark or neutral colors found in the surrounding area are strongly encouraged.*

Project conditions will require compliance with the above.

E. *Light sources shall be shielded, indirect, and not visible from US 395.*

Outdoor lighting would be limited to that necessary for security and maintenance and will be shielded in compliance with the county's Dark Sky Regulations (see Condition #21).

F. *Fencing and screening shall not contrast with the natural surroundings*.

In this case, the project will be screened by an existing metal shed and located immediately adjacent to existing chain-link fencing and industrial-looking development. Visual resources in the immediate area of the project already appear disturbed; the project will appear as an extension of the existing wastewater development.

G. *Signs shall be compatible with the natural surroundings. They shall be small in scale.*

One small sign will be located on the fence for informational/emergency contact purposes.

Compliance with Mono County Design Guidelines

Mono County's Design Guidelines contain specific guidelines for the development of telecommunications facilities. The Design Guidelines are "intended to assist property owners and project designers in understanding the County's goals for attaining high quality development that is sensitive to the unique character of the county and its communities." The guidelines are intended to suggest optimal outcomes, not to suggest specific

solutions to achieve those outcomes. The Mono County General Plan specifies that the guidelines will be used during the permit process as additional criteria for project review.

For telecommunications facilities, the design guidelines encourage the siting, design, and construction of telecommunications facilities in a manner that minimizes potential adverse visual impacts. Specifically, the guidelines suggest the following design elements for telecommunications towers:

1. *Applicants should submit photo simulations of the proposed facility as it would be seen from various vantage points.*

   The applicant funded a county contract for photo simulations that are included in Appendix 5.

2. *Towers near designated scenic highway corridors may be permitted by use permit only if concealed so as to be substantially invisible. Vistas from the highway should not be impaired by or diminished by the location of the tower.*

   US 395 in the vicinity of the project is a state-designated scenic highway; SR 158 is a County- designated scenic highway. The proposed tower has been placed at the June Lake PUD wastewater treatment facility, immediately adjacent to an existing metal building and chain-link fencing. There are existing power poles in the area, including a large transmission line between the project site and US 395. Due to topography, the monopole will not be visible from Hwy 158 and will be shielded from view from various vantage points along US 395. The monopole, fencing, and equipment shed will be painted a dark matte color in order to blend into the surroundings and minimize potential impacts to scenic vistas.

3. *Applicants are encouraged to use topography to allow for lower tower heights, but to avoid creating silhouettes against the skyline*.

   Due to topography, the monopole will not be visible from SR 158 and will be shielded from view from various vantage points along US 395.

4. *Telecommunications facilities should simulate objects that typically occur in landscapes similar to the proposed location (except billboards, electrical transmission, or telecommunications towers). Examples include hay barns, agricultural water towers, and trees*.

   A monopole was chosen for this site rather than a monopine, because there are no trees on site and few trees in the background when the site is viewed from most directions. The contrast of the tree against the surrounding background would be greater than that of the pole with arrays against the surrounding background. In addition, there are existing power poles in the area, including a large transmission line located between the lease area and US 395, which create an existing impression of commercial/industrial development in the foreground. The monopole, which will be painted a matte color that blends in with the surrounding environment, will blend in with the existing utility poles as well as with the existing commercial/industrial development at the June Lake PUD facilities. Although the monopole will be visible from most vantage points in the surrounding area, the design of the project will reduce visual impacts to scenic vistas to a less than significant level.

5. *No new tower should be constructed without a setback from the tower's base of at least 1.5 times the tower height to a public or private road and at least 2.5 times the tower height to the nearest property line*.

   The proposed lease site of 2,500 square feet is located on a large parcel of approximately 82.52 acres, well within the property boundaries and removed from roads.

6. *No equipment shed for a telecommunications facility should exceed 750 square feet in area or 12 feet in height. All such sheds should be painted dark colors to blend with the surroundings and screened with vegetation or other aesthetically pleasing materials. Furthermore, all such sheds should be secured with approved fencing and a locked gate.*

   The proposed equipment shed will be 192 square feet and under 12 feet in height. All equipment, including the shed, will be located within a 6-foot-tall chain-link fence with barbed wire and a locked gate. The shed,

fencing, and monopole will be painted a dark matte color to blend into the surroundings. The shed will be screened from most directions, including from US 395, by an existing metal shed at the June Lake PUD facilities.

7. *The owner of a facility should establish a $10,000 cash security fund or provide the County with an irrevocable letter of credit in the same amount to secure the cost of removing an antenna, antenna array, or tower that has been abandoned.*

   The project is conditioned for the owner to provide a bond prior to the building permit approvals.

Landscaping/Revegetation Plan

A revegetation plan is required as part of this project (see Condition #15). Revegetation will be utilized to help blend construction disturbance on site into the surrounding environment, restore disturbed areas to the natural state, and control erosion and sedimentation. The applicant will apply a hydroseed mix to any disturbed areas outside the walled lease area and access route. The hydroseed shall include specific seed mix palette as required in Condition #15. Applicant shall perform hydroseeding outlined in the revegetation plan upon completion of the project and again in the fall immediately following site construction. If hydroseeding does not re-create stable and healthy vegetation, additional hydroseeding could be required as deemed necessary by the Community Development director (Condition #15).

Signage

The site will include information signs as required by governing authorities; signs will be placed on the metal gate. All signs will comply with current FCC and OSHA guidelines. Sign dimensions, text size and placement. and coloring will meet current ANSI standards for information signage.

Height Regulations

The proposed 60-foot project complies with the height regulations in the Mono County General Plan, which specify that poles for public utilities shall be allowed in all designations to a height greater than that permitted for buildings in the designation but shall not exceed 60 feet. Mono County Design Guidelines also encourages no new telecommunications facility should exceed 60 feet in height.

FUTURE CO-LOCATION OPPORTUNITIES

The proposed facility has been designed to accommodate future co-location by other carriers, as preferred by the County. Towers designed for co-location must take into account the necessary centerline heights for future carriers to offer the desired coverage within their network. The approximate highest available centerline available at this facility will be roughly 40' and should adequately provide service for future carriers. Space for other carriers ground equipment is available within the proposed equipment compound.

FIGURE 5: Existing Site Photos

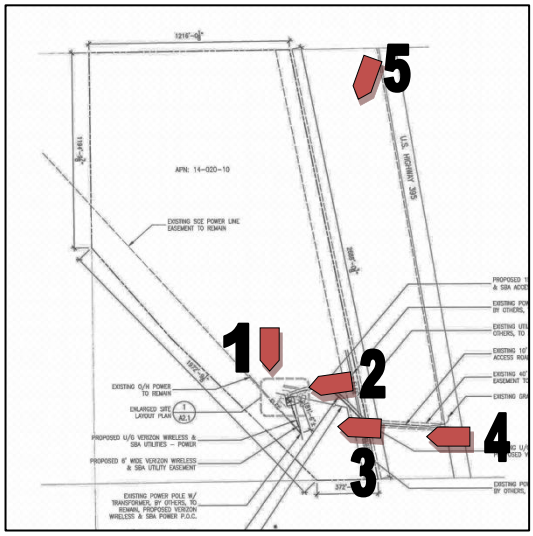

Photo Point Map

Photo Point 2: Project gravel driveway

Photo Point 1: View looking south

Photo Point 3: June Lake PUD Facilities

Photo Point 4: View from US 395 exit and driveway to June Lake PUD facilities and the West Portal Wireless facility location

Photo Point 5: View from US 395 south toward the June Lake PUD property

B. APPLICATION OF FEDERAL COMMUNICATIONS ACT OF 1996 TO THE PROJECT

The Federal Telecommunications Act of 1996 (47 U.S.C. § 332(c)(7)) (the "Act") applies to this project. The Act generally preserves local zoning and land use authority over cellular towers ("personal wireless service facilities"). However, it specifically preempts or limits local authority in the following specified areas:

Local agencies are limited with respect to regulation of radio frequency (RF) emissions.
Local agencies may not regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental/health effects of radio frequency (RF) emissions, to the extent that such facilities comply with Federal Communications Commission (FCC) emission standards. In other words, local agencies may not deny approval (or otherwise regulate the placement, construction, or modification) of wireless service facilities on the basis of RF emissions, provided the facility complies with FCC emission standards.

Local agencies may not unreasonably discriminate among providers of functionally equivalent services.
Discrimination occurs when a provider of personal wireless service facilities can show that it has been treated differently from other providers whose facilities are similarly situated in terms of structure, placement, and impacts.

Local agencies/regulation may not have the effect of prohibiting the provision of personal wireless service.
A local agency "prohibits the provision of personal wireless service" when its decision results in a significant gap in a provider's service coverage. A significant gap is more than just a dead spot in an area otherwise covered. In order for a provider to show that a local agency's decision has resulted in a significant gap in personal wireless service, it must demonstrate that the manner in which it proposes to fill an identified gap (i.e., the proposal which it brought to the local agency) is the least intrusive on the values the denial sought to serve. In other words, if no alternatives for filling the gap exist that offer lesser impacts than the impacts associated with the proposal, then the denial has the effect of prohibiting the provision of personal wireless service.

A local agency's denial must be in writing and supported by substantial evidence in a written record.
A decision by a local agency to deny a request to place, construct, or modify personal wireless service facilities must be in writing and must be supported by substantial evidence contained in a written record. There must be a written denial that is separate from the record, which contains a sufficient explanation of the reasons for the denial to allow a reviewing court to evaluate the evidence in the record supporting the decision maker's reasons. Substantial evidence includes such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.

C. RADIO FREQUENCY (RF) ELECTROMAGNETIC FIELD STUDY

A Radio Frequency Electromagnetic Fields Report has been prepared by Hammett & Edison, Inc., Consulting Engineers, to evaluate the proposed telecommunications site for compliance with Federal Communications Commission (FCC) guidelines limiting human exposure to radio frequency (RF) electromagnetic fields. The report is included as Attachment B. Hammett & Edison, Inc.'s report states:

> For a person anywhere at ground, the maximum cumulative RF exposure level, due to the proposed Verizon operation, is calculated to be 1.1% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence off the property is 1.8% of the public exposure limit.

The report concludes that:

…operation of the base station proposed by Verizon Wireless at Highway 395 and Highway 158 in June Lake, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy.

Project conditions require compliance with FCC radio-frequency emission standards.

D. ALTERNATIVE LOCATIONS

The applicant, Complete Wireless, conducted the following review of other potential alternative sites:

Alternate Site Analysis

The candidate review process for this site began in July 2010. In identifying the least intrusive site location and design, VZW begins its process by identifying a search area (called a "search ring") and a required centerline height. The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height represents the required height of the antennas to produce the desired coverage objective. Once a search ring and centerline height have been established, VZW looks to local codes and general plans to identify the values significant to the local community for the siting/locating of wireless facilities. Chapter 4 of the Mono County Design Guidelines was used to guide the candidate review process for this facility.

In addition to the above mentioned location and height attributes, each proposed site must meet certain minimum requirements, such as the following:

- A willing landlord
- Feasible construction
- Road access
- Available telephone and electrical utilities
- Satisfaction of coverage objectives
- Compliance with local zoning requirements

During the candidate review process, VZW first looked for co-location opportunities within the Search Ring. This particular Search Ring does not have any existing wireless communication towers that would provide any co-location opportunities. Next VZW looked for feasible façade mount and roof mount opportunities. Since, no feasible co-location, facade mount, or roof mount opportunities exist within this search ring, VZW determined that a new facility, with colocation potential, was the next best option.

The following is a list of the specific opportunities that were considered prior to identification of the subject property as the preferred location:

1. 182 City Camp Road
June Lake, CA, 93259
APN: 014-020-001000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, this parcel is 641 acres. This site was not selected due an inability to reach agreeable lease terms with the property owner.

2. June Lake Junction This property is owned by the United States Forest Service. It is actively being used as a retail store and fueling station. This site was not selected due to its inferior location (three miles south of VZW coverage objective).

3. 40341 Hwy 395,

June Lake, CA, 93259
APN: 910-001-536000
Owned by June Lake Junction, Inc. and zoned Open Space, this 2.04-acre site was also not selected due to its inferior location (three miles south of VZW coverage objective).

4. APN: 014-020-002000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, these parcels were not selected due an inability to reach agreeable lease terms with the property owner.

5. APN: 014-020-003000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, these parcels were not selected due an inability to reach agreeable lease terms with the property owner.

6. APN: 014-020-005000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, these parcels were not selected due an inability to reach agreeable lease terms with the property owner.

7. APN: 014-020-008000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, these parcels were not selected due an inability to reach agreeable lease terms with the property owner.

8. APN: 014-020-009000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, these parcels were not selected due an inability to reach agreeable lease terms with the property owner.

9. 870 Oil Plant Road
June Lake, CA 93259
APN: 021-130-031000
Owned by the City of Los Angeles (Department of Water and Power) and zoned Open Space, this 548-acre parcel was not selected due to its inferior location outside of the VZW coverage objective.

This map illustrates the locations (Figure 2) that were investigated prior to selection of the proposed site as the preferred location. The blue triangles represent the alternative locations considered:

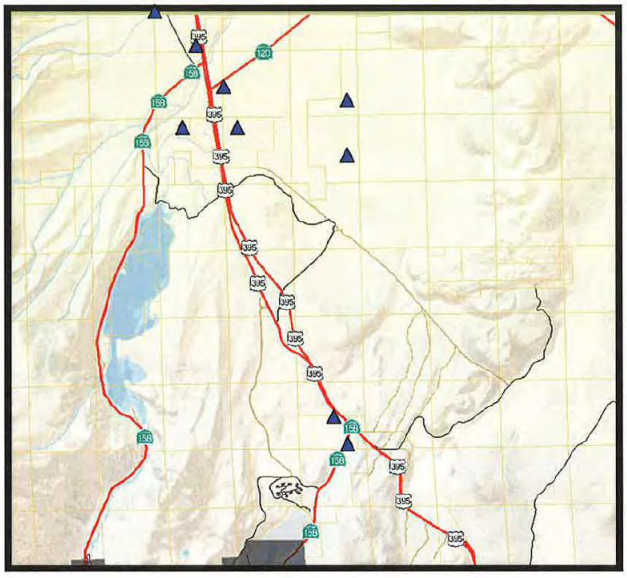

Figure 3: Alternative Location Map

The identified project location and design of the proposed facility represents a thorough and responsible investigation of the alternative sites and co-location possibilities performed over the last 30 months. Of the potentially viable candidates, VZW has determined that the proposed site is the best available location for a wireless telecommunications facility, from the perspective of producing the desired coverage objective, while having the least possible impact on both the surrounding area and overall County. This site/design represents the least intrusive means to provide the needed coverage.

III. GENERAL PLAN CONSISTENCY

A. MONO COUNTY LAND USE ELEMENT

The General Plan Land Use Designation for this property is Open Space (OS). According to the Mono County General Plan, The Open Space (OS) designation is intended to protect and retain open space for future generations.

The Mono County Land Development Regulations allows for public utilities in all designations subject to use permit. Section 02.950, Land Development Regulations VI, of the Mono County General Plan defines public utility buildings, structures and uses as follows:

> "Public utility buildings, structures and uses" means the use of land for public utility purposes by public, quasi-public and private energy and communication purposes and distributors except for conventional electrical distribution substations and facilities. Hydroelectric, geothermal power plant construction, and cell/communication towers are considered to fall within this definition.

The Chapter 11 Utilities Development Standards allows the siting of other utilities, municipal or private, including towers and accessory uses in all districts, subject to first securing a Use Permit.

B. COUNTYWIDE POLICIES

GOAL: Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

Policy 2: Assure that adequate public services and infrastructure are available to serve planned development.

C. JUNE LAKE AREA PLAN POLICIES

The proposed project complies with policies in the June Lake Area Plan in the Mono County Land Use Element; i.e.,

GOAL: Maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views.

Action 2.7: Where feasible, require new development to underground all new power lines

Action 1.2: Where feasible, work with developers to visually screen or otherwise minimize scenic impacts of developments

D. CIRCULATION ELEMENT POLICIES

The proposed development is also consistent with Circulation Element policies contained in the Mono County General Plan. The proposed project supports the goal to maintain a safe and effective

communications system throughout the county, and supports the policies within the Circulation Element to promote adequate, reliable cell phone service to provide such benefits as emergency phone service, trip reductions, and telecommuting. Within the Circulation Element, the following criteria are applied to telecommunication projects (Operational Improvements, Goal III, Policy 1, Objective 1.1):

- Towers shall be sited only when there is an identified service provider who has proven a need for the facility.
  - *Cell phone service is poor in certain areas of the county. Due to the isolated nature of much of the highway mileage in the county and the extreme weather conditions experienced throughout the year, there is a need to improve cell service by siting additional cell towers in areas lacking service or with poor service.*
  - *A coverage map has been provided for the project site (Attachment C).*
- Facilities shall be co-located to minimize the number of towers.
  - *Project Condition of Approval #2.*
- Design criteria for the installation of cell towers shall include height limitations, lighting restrictions, requirements for screening and camouflaging, undergrounding of utilities.
  - *Reference Project description and Mono County Development Standards and Design Guidelines, D. below.*
  - *Project Condition of Approval #17.*
- Cell tower owners shall provide a bond to restore the site if the facility is abandoned.
  - *Project Condition of Approval #5.*
- Cell tower operators shall be required to verify compliance with the FCC's RF Emission Standards.
  - *Project Conditions of Approval #28-29.*

With the project design outlined above and with the recommended conditions of approval, the proposed project will comply with all Circulation Element policy.

E. MONO COUNTY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Summary of the project's characteristics and comparison with the General Plan land use requirements:

CUP 13-001/West Portal Wireless Telecommunications Facility			
SUMMARY OF PROPOSED USES AND COUNTY REQUIREMENTS			
CHARACTERISTIC	**PROPOSED USES**	**COUNTY REQUIREMENTS**	**DESIGN GUIDELINES***
Lot size: 82.52± acres	Monopole 50' x 50' leased area	No parcel size limit	Utility type structures are subject to setbacks, but not parcel size.
Proposed uses	Monopole Telecommunications Facility	Not to exceed 60' height with a Use Permit.	Meets standard of General Plan requirements of 60' with a Use Permit.
Lot coverage	< 0.0006%	Maximum lot coverage: None	
Parking	One space - temp parking for servicing equipment	One space	
Building height	60'	Total maximum height = 60'	Total maximum height = 60'. Encourage use of topography to allow for lower tower heights, but to avoid creating silhouettes against the skyline.
Fence height	6'	Total maximum height = 6'	

Setbacks	Side = >1000' & 400' Rear = >225' Front = >400'		1.5 times the tower height to a public or private road and at least 2.5 times the tower height to the nearest property line
Design Standards: Building color	Pole to be painted a dark dull color	Mitigate design via CUP	Telecommunications facilities should simulate objects that typically occur in the landscapes similar to the proposed location
Design Standards: Signage	FCC required warning signs (4); Emergency services Sign (1)	N/A	All metal signs will be painted a dark matte color
Design Standards: Lighting	None submitted.	Subject to Dark Sky Regulations	Dark sky lighting is required as part of the building permit process/approval
Design Standards: Revegetation	Revegetation of all disturbed areas around the site	Revegetation plan required, subject to Planning Commission approval	Native indigenous species, see landscaping plan

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The LDTAC reviewed the application on March 4, 2013, and reviewed draft project conditions on September 4, 2013. The recommendations of the LDTAC have been incorporated into the project conditions.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires public agencies to consider the effects that development projects will have on the environment. A mitigated negative declaration has been prepared. Staff prepared and filed a Notice of Intent to Adopt/Notice of Availability for Use Permit 13-001/West Portal Wireless Telecommunication Facility initial study/Negative Declaration (IS/MND) on August 8, 2013, with the State Clearinghouse. At the time of finalizing this staff report, two comments were received. In response to the Great Basin Unified Air Pollution Control District comment, the Planning Division adjusted the project conditions to include dust mitigations during construction. On August 27, 2013, a phone call was received from the US Federal Fish and Wildlife office, stating their concern for Bi-State Sage Grouse in the area. Staff verified Bi-State Sage Grouse issues had been addressed in the IS/MND and mitigation had been included in the project. The Negative Declaration is attached as part of this report (Attachment D & E).

USE PERMIT FINDINGS

Mono County General Plan, Chapter 32, Processing-Use Permits: The Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1) *All applicable provisions of the Land Use Designations and Land Use Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use, all yards, walls and fences, parking, loading, landscaping and other required features because:*

   a. The Mono County Land Development Regulations (Chapter 4) allows for public utilities in all designations subject to use permit. Section 02.950, Land Development Regulations VI, of the Mono County General Plan defines public utility to include telecommunication facilities. The Chapter 11 Utilities Development Standards requires a Use Permit for other utilities, municipal or private, including towers and accessory uses to be allowed in all districts subject to first securing a Use Permit.

   b. Adequate site area exists (82±-acre parcel) for the proposed use of a 2500-square foot lease area.

   c. Access and parking is sufficient for routine maintenance vehicles for the proposed project. The proposed project and the property owner are providing one access point to the site.

d. The location of the proposed project is consistent with the County-wide and June Lake Area Plan's intent to ensure adequate services for the community.
e. With conditions, the project will conform to all requirement of the General Plan.

2) *The site of the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*

a. The traffic generated by the project will be negligible. US Highway 395 has sufficient carrying capacity for any additional traffic generated by the project. Once construction is complete, the site will be unmanned. The project produces virtually no traffic to the site. An encroachment permit is required for the driveway off US 395, protecting the road from any damage caused by vehicle access to the property.

3) *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*

a. The proposed additional use is not expected to cause significant environmental impacts.
b. The project fronts onto public, maintained roads.
c. As conditioned, project applicant/operator shall verify compliance with Federal Communications Commission's (FCC) radiofrequency (RF) emission standards prior to building permit approval and periodically thereafter.
d. Under the Federal Telecommunications Action of 1996, public health and safety issues related to telecommunications facilities are regulated by the Federal Communications Commission (FCC) and are not under local purview. The County has the authority to ensure that such facilities are not contrary to the general welfare or injurious to property or improvements in the area, provided that County actions do not have the effect of prohibiting the provision of personal wireless services, do not unreasonably discriminate among providers of functionally equivalent services, and are not based on concern regarding RF emissions that do not exceed FCC standards. With the FCC's assuring compliance with health and safety standards related to RF emissions, and with the recommended conditions of approval, the proposed project would not be detrimental to the public health, safety, or general welfare or injurious to property or improvements in the area.

4) *The proposed use is consistent with the map and text of the Mono County General Plan because:*

a. The Mono County Land Development Regulations (Chapter 4) allow for public utilities in all designations subject to use permit. The Chapter 11 Utilities Development Standards requires a use permit for other utilities, municipal or private, including towers and accessory uses to be allowed in all districts subject to first securing a Use Permit.
b. The proposed project supports the Circulation Element's goal to maintain a safe and effective communications system throughout the county, and supports the policies within the Circulation Element to promote adequate, reliable cell phone service to provide such benefits as emergency phone service, trip reductions, and telecommuting.
c. The countywide Land Use Policies support "the retention and expansion of all viable retail trade, consumer, and business establishments" and the concentration of "development in existing communities in order to facilitate community economic growth."
d. The project complies with the Mono County General Plan Design Guidelines, including the setbacks of 1.5 times the tower height to a public or private road and at least 2.5 times the tower height to the nearest property line, 60' height limit, design standards requiring the project pole and related structures to be painted a dark dull color.

MONO COUNTY

Planning Division

DRAFT NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 13-001 **APPLICANT:** SBA Towers c/o Complete Wireless

ACCESSOR PARCEL NUMBER: 014-020-001-000

PROJECT TITLE: West Portal Wireless Telecommunication Facility

PROJECT LOCATION: June Lake Public Utility District Water Treatment Plan, 45125 US Hwy 395 June Lake, CA.

On September 12, 2013, a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Chapter 32.010, Land Development Regulations, of the Mono County General Plan Land Use Element, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 13-001, West Portal Wireless Telecommunication Facility, subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL
See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN FIFTEEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE CLERK OF THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT''S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, THE SPECIFIC REASON(S) WHY THE APPELLANT BELIEVES THE DECISION APPEALED FROM SHOULD NOT BE UPHELD, AND MUST BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: September 12, 2013
EFFECTIVE DATE OF USE PERMIT: September 27, 2013

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION
09/13
DATED: September 12, 2013

cc:

X	Applicant
X	Public Works
X	Building
X	Compliance

DRAFT CONDITIONS OF APPROVAL
Use Permit 13-003/West Portal Wireless Telecommunication Facility

FORMAT:
CONDITION OF APPROVAL…
a. SCHEDULE OF COMPLIANCE...
b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT…
c. IMPLEMENTING PARTY…
d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE…

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1. No additional antenna poles, arrays, and/or towers, or related facilities shall be placed on the lease site other than those shown on Attachment A (site plan) without the approval of the Planning Commission. Minor variations as to the location or configuration of facility components shown on Attachment A within fenced areas may be approved by the Community Development director, provided that such variations do not result in an increase to visual or other impacts.

    a. Requires monitoring over a period of time; Must be satisfied prior to issuance of a building permit.
    b. Mono County Community Development (CDD) , including Code Compliance
    c. Applicant
    d. Design/Ongoing

2. The facility shall be designed for co-location of multiple (up to three) carriers for wireless technologies, specifically Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service CRS, Narrowband or Broadband Personal Communications Service PCS, Private Land Mobile Radio Services Paging Operations, Local Multipoint Distribution Service, Specialized Radio Licensed or any commercial wireless telecommunication service not licensed by the FCC.

    a. Requires monitoring over a period of time; must be satisfied prior to issuance of a building permit.
    b. Mono County Community Development (CDD) , including Code Compliance
    c. Applicant
    d. Design/Ongoing

3. The lease site shall be an unmanned, uninhabitable communication site.

    a. Requires monitoring over a period of time
    b. Mono County Community Development (CDD) , including Code Compliance
    c. Applicant
    d. Design/Ongoing

4. The facility may be deemed abandoned by the Community Development director if it is not operated on a functional basis for a period of 12 consecutive months. Operated on a functional basis means that at least one provider of wireless technology is utilizing the facility to provide wireless service. Once deemed abandoned, the project applicant/operator/land owner shall remove the facility and reclaim the site to the satisfaction of the Community Development director within ninety (90) days of receipt of written notification of abandonment and termination, unless additional time is provided at the request of the applicant/operator/land owner, and granted in the discretion of the Community Development director. This use permit shall terminate on the date provided in the notice of abandonment and termination.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

5. The applicant/operator shall post a financial assurance mechanism to assure the removal of the facility and reclamation of the site upon which it is located in the event this use permit is terminated. The financial assurance mechanism shall be held until the wireless communications facility is removed and the property restored to the satisfaction of the Community Development director. The financial assurance mechanism shall be made payable to Mono County, which shall use the mechanism solely for the removal for the facility and site restoration in the event the applicant/operator fails to do so within the time provided in any notice of termination, including termination for reason of abandonment. The financial assurance may take the form of a surety bond, an irrevocable letter of credit, a certificate of deposit, cash, or such other form as the Compliance Officer, in consultation with County Counsel, determines is adequate. The amount of the financial assurance mechanism shall be no less than $10,000 to remove the facility and to reclaim the site upon which it is located. In the event of any change of ownership/transfer of the facility, the financial assurance shall remain in place unless and until a replacement financial assurance has been provided and approved by the Community Development Department and County Counsel.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

6. June Lake PUD pipe stack removal shall be completed during the period September 1 to March 1, which is outside the breeding and parturition period for potentially occurring nesting rodents.

a. Requires monitoring over a period of time; prior to vegetation clearing/construction/grading activity; during construction/grading activity (if necessary)
b. Mono County Community Development (CDD), including Code Compliance
c. Applicant
d. Design/Ongoing

7. Construction and other equipment associated with the project shall not be allowed to travel more than 100 ft to the south or west from the corridor where cable burial is proposed.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD), including Code Compliance
c. Applicant
d. Design/Ongoing

8. Project facility surface that could serve as a high perch for raptors will be fitted with Nixalite or other effective means of perch deterrence.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD), including Code Compliance
c. Applicant
d. Design/Ongoing

9. Trash shall be stored in a manner that is secure from all wildlife.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

10. Dogs brought to the site during construction or maintenance will be strictly leashed.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

11. The limited area of soil disturbance due to project construction will be surveyed for indication of new occupancy by American badger. In the unlikely occurrence that a badger burrow is found in the construction footprint, the best method for avoidance will be decided in consultation with CDFW.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

12. Construction will not include installation of any linear barriers outside the immediate footprint of the project.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

13. Construction/maintenance vehicle speed limit will be 15 mph.

a. Requires monitoring over a period of time
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

14. Earthwork, grading and vegetation removal shall be minimized for site development, such that vegetation is only removed in areas requiring clearing for development.

a. Requires monitoring over a period of time; prior to vegetation clearing/construction/grading activity; during construction/grading activity
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

15. All exposed soil areas shall be stabilized and reseeded, including the following measures (Landscaping/Revegetation Plan):

i. The applicant shall apply a hydro-seed mix to any disturbed areas outside the fenced lease area and access road, including the utility trench.

ii. All disturbed areas shall be reseeded with pure live seed in the following proportions:

- Artemisia tridentata (basin sagebrush) 0.5 lbs PLS/ac
- Purshia tridentata (bitterbrush) 4.0 lbs PLS/ac
- Prunus andersonii (desert peach) 2.0 lbs PLS/ac
- Stipa occidentalis (western needlegrass) 2.0 lbs PLS/ac
- Stipa hymenoides (ricegrass) 2.0 lbs PLS/ac
- Elymus elymoides (squirreltail grass) 3.0 lbs PLS/ac
- Argemone minuta (prickly poppy) 1.0 lbs PLS/ac
- Lupinus argenteus var. heteranthus (silver lupine) 2.0 lbs PLS/ac

iii. No uncleaned weedy seed shall be used.

iv. No seed gathered from outside the Eastern Sierra region shall be used. The Eastern Sierra region includes areas on the eastern slope of the Sierra Nevada mountain range to the south of Lake Tahoe and to the north of Tom's Place, with seed gathered from within Mono County preferred.

v. Applicant shall perform hydroseeding outlined in the revegetation plan upon completion of the project and again in the fall immediately following site construction. If hdyroseeding does not re-create stable and healthy vegetation, additional hydroseeding could be required as deemed necessary by the Community Development director.

vi. Gravel and fill should come from weed-free sources.

vii. The removal of roadside vegetation during construction shall be minimized to the greatest extent possible.

viii. Erosion and sediment control materials shall be certified as weed-free.

a. Requires monitoring over a period of time; prior to vegetation clearing/construction/grading activity; during construction/grading activity; Certificate of Occupancy
b. Mono County Community Development (CDD) , including Code Compliance, Public Works
c. Applicant
d. Design/Ongoing

16. Access to the site shall be provided from June Lake PUD driveway onto Highway 395. An encroachment permit shall be obtained from Caltrans for access onto Highway 395.

a. Prior to Construction
b. Mono County Public Works
c. Applicant
d. Design/ Ongoing

17. The following design criteria shall be applicable to the facility:

i. No reflective construction materials shall be used in the monopole, antennas and associated equipment shelters or facilities.

ii. Raptor spikes shall be installed on the monopole to effectively prevent raptors from landing on the pole.

iii. The design, color and building materials for equipment shelters shall be a dull finish in dark muted color, similar to Dunn-Edwards Paints, Shaker Gray DE623, approved by the Community Development Department.

iv. Facility components other than the equipment shelters that are visible shall be a dull finish in a dark muted color, similar to Dunn-Edwards Paints, Shaker Gray DE623, compatible with the surrounding natural environment.

v. The chain-link fence wall shall not exceed 6 feet in height.

a. Requires monitoring over a period of time; prior to building permit approval and Certificate of Occupancy
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

18. No signs are permitted other than required FCC sign notices, and emergency contact sign.

a. Must be satisfied prior to building permit approval
b. Mono County CDD
c. Applicant
d. Design/ Ongoing

19. Construction stockpiling and staging areas shall be located to be the least visible from scenic highways, as feasible.

a. During construction/grading activity
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing

20. The lease area and parking areas shall be maintained in a neat, clean and orderly manner, including upkeep of fencing and landscaping. Accumulation of inoperative vehicles or parts thereof, junk, scrap materials, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, dead vegetation and similar materials or conditions constitutes fire, health or safety hazards are prohibited.

a. Requires monitoring over a period of time; construction of project.
b. Mono County Community Development (CDD) , including Code Compliance
c. Applicant
d. Design/Ongoing/Cumulative

21. Any proposed lighting shall meet the standards of the Mono County General Plan, Chapter 23, Dark Sky Regulations.

    a. Prior to building permit approval
    b. Mono County CDD
    c. Applicant
    d. Design/Ongoing

22. Noise levels shall comply with all requirements of the Mono County Noise Regulations (Mono County Code Section 10.16).

    a. Requires monitoring over a period of time; construction of project.
    b. Mono County Community Development (CDD) , including Code Compliance
    c. Applicant
    d. Design/Ongoing/Cumulative

23. The generator may be used on the site only when there is an electricity failure and such usage is necessary to maintain wireless service, and for 20-30 minutes each week as necessary to test and maintain generator function. In the event of an electricity failure, the generator shall cease operation upon restoration of electricity service to the site. The type of generator used shall:
    i. meet all EPA emission standards
    ii. comply with all requirements of the Mono County Noise Regulations (Mono County Code 10.16)
    iii. comply with all Mono County General Plan and Cal Fire requirements

    a. Requires monitoring over a period of time; construction of project.
    b. Mono County Community Development (CDD) , including Code Compliance
    c. Applicant
    d. Design/Ongoing

24. The project applicant shall provide the Community Development Department with a "will serve" letter from Calfire prior to building permit approval indicating the district will provide service to the proposed project.

    a. Prior to building permit approval
    b. Mono County CDD and Cal Fire
    c. Applicant
    d. Design

25. A hazardous materials business plan shall be submitted to and approved by Mono County Environmental Health within 30 days of storage of hazardous materials (batteries, fuel, etc.) above threshold quantities (55 gallons/liquids, 200 cubic feet/compressed gases and/or 500 lbs./solids) on-site.

    a. Prior to building permit approval
    b. Mono County CDD and Environmental Health
    c. Applicant
    d. Design

26. If site disturbance and construction parameters exceed any criteria that would require a grading permit, applicant shall submit plans and process a grading permit through the Department of Public Works prior to the commencement of any such work.

a. Prior to building permit approval and project construction
b. Mono County CDD/PW
c. Applicant
d. Design

27. All active portions of the construction site shall be watered to prevent excessive amounts of dust.
    a. Requirements must be incorporated into construction plans. Prior to Project Grading Plan and Specification Approval; During Construction/ Grading Activity
    b. Mono County CDD/PWD
    c. Applicant
    d. Design/ Ongoing

28. The project applicant/operator shall verify compliance with Federal Communications Commission's (FCC) radiofrequency (RF) emission standards for the operation of Verizon station at the site, prior to building permit approval. Verification shall be made through submission of a radiofrequency (RF) emission analysis prepared by an individual or firm qualified to certify compliance with FCC standards.

    a. Prior to building permit approval
    b. Mono County CDD
    c. Applicant
    d. Design

29. The project shall meet requirements of the Mono County General Plan, Mono County Code, all mitigation measures (West Portal Wireless Telecommunications Facility, Mitigation Monitoring and Reporting Program), and shall comply with FCC radiofrequency (RF) emission standards.

    a. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and Certificate of Occupancy.
    b. Mono County Community Development (CDD) , including Code Compliance
    c. Applicant
    d. Design/Ongoing/Cumulative

30. The project shall be in substantial compliance with the project description contained in the Mitigated Negative Declaration and project application materials. In the event of any conflict between the project application materials and the Mitigated Negative Declaration, the project description in the Mitigated Negative Declaration shall prevail.

MONO COUNTY COMMUNITY DEVELOPMENT
Planning Division

NOTICE OF DETERMINATION

To: [X] Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

FOR RECORDER'S USE ONLY

[x] County Clerk
Mono County
PO Box 237
Bridgeport, CA 93517

From: CDD/Planning Division
Mono County
PO Box 8
Bridgeport, CA 93517

SUBJECT:
Project Title: Use Permit 13-001/West Portal Wireless Telecommunication Facility
State Clearinghouse #: SH # 2013081020

Contact Person: Heather deBethizy Phone: (760) 924-1812
Project Location - Community: June Lake Public Utility District Water Treatment Plan, 45125 US Hwy 395 June Lake, CA
Project Location - County: Mono County

Description of Project: To allow development, operation and maintenance of a wireless telecommunications facility next to the community of June Lake.

This is to advise that the Mono County Planning Commission (lead agency) has approved the above-described project on September 12, 2013, and has made the following determination regarding the above-described project (selected determination is shown in bold type):

1) ***The project will not have a significant effect on the environment.***
2) An Addendum to a previously certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3) **Mitigation measures were made a condition of approval of the project.**
4) A statement of Overriding Considerations was not adopted for this project.
5) Findings were not made pursuant to the provisions of CEQA.
6) All of the effects of the project are exempt from further review under Public Resources Code section 21083.3 and all feasible mitigation measures specified in the EIR certified in conjunction with the Mono County General Plan relevant to those effects have been applied to the project. The project is consistent with the county General Plan, and Fish and Game fees were paid at the time of the 2000 General Plan update.

This is to certify that the Environmental Analysis, comments and record of project approval are available to the general public at:

Mono County Offices, 437 Old Mammoth Road, Suite P, Mammoth Lakes, CA 93546

Signature: _____ Date: _____
Title: Heather deBethizy, Associate Planner

Date received for filing at OPR: _____

Staff Report Attachments

- **Attachment A**: Site Plan, Elevations, Site Detail
- **Attachment B**: Radio Frequency Electromagnetic Fields Report by Hammett & Edison, Inc.
- **Attachment C**: Project- Verizon Coverage Map
- **Attachment D**: Environmental Document: Initial Study and Negative Declaration
- **Attachment E**: Environmental Document Attachments (Figures, Photosimulations, BA)
- **Attachment F**: Comment Letters

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.

3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE

6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

9. DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

verizon WIRELESS

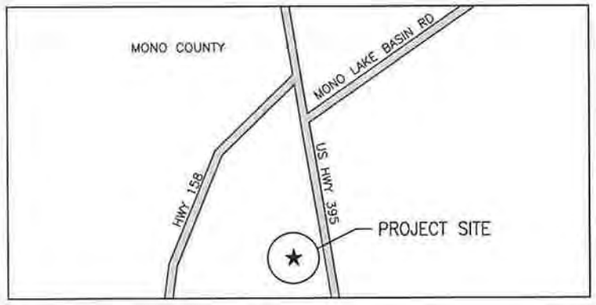
2785 Mitchell Drive, Walnut Creek, CA 94598

SBA

SBA TOWERS, INC.
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FL 33487-2797
SITE ID: CA14201-B

WEST PORTAL

WATER TREATMENT PLANT
ON US HWY 395 ONE MILE SOUTH
OF THE NORTH JUNCTION OF HWY 158
JUNE LAKE, CA 93529
APN: 14-020-10
LOCATION #: 248222



JUNE LAKE, CA — LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD.
2. TURN LEFT ONTO OAK GROVE RD.
3. TURN LEFT ONTO MONUMENT BLVD.
4. MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO/MARTINEZ
PARTIAL TOLL ROAD.
5. SLIGHT LEFT ONTO I-680 .
6. MERGE ONTO I-680 N
PARTIAL TOLL ROAD.
7. TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO.
8. MERGE ONTO I-80 E.
9. CONTINUE ONTO I-80 BUS E/US-50 E/CAPITAL CITY FREEWAY (SIGNS FOR INTERSTATE 80 BUSINESS/SACRAMENTO/SOUTH LAKE TAHOE).
10. CONTINUE ONTO US-50 E/U.S. ROUTE 50 IN CALIFORNIA.
11. TURN RIGHT ONTO CA-89 S/LUTHER PASS RD (SIGNS FOR MARKLEEVILLE/JACKSON/CA-88).
CONTINUE TO FOLLOW CA-89 S.
12. TURN LEFT ONTO CA-88 E/CA-89 S/CARSON PASS HWY
CONTINUE TO FOLLOW CA-88 E/CARSON PASS HWY
ENTERING NEVADA
13. CONTINUE ONTO NV-88 N.
14. TURN RIGHT ONTO NV-756 E/CENTERVILLE LN.
15. TURN LEFT TO STAY ON NV-756 E/CENTERVILLE LN
CONTINUE TO FOLLOW NV-756 E.
16. CONTINUE ONTO DRESSLERVILLE RD.
17. CONTINUE ONTO RIVERVIEW DR.
18. TURN RIGHT ONTO US-395 S ENTERING CALIFORNIA.
19. FOLOW US 395 UNTIL ONE MILE SOUTH OF THE NORTH JUNCTION OF HWY 158.
20. TURN RIGHT INTO JUNE LAKE PUBLIC UTILITY DISTRICT FACILITY.
21. PROCEED ON ACCESS ROAD TO RIGHT AROUND OFFICE BUILDING
22. SITE WILL BE ON LEFT HAND SIDE.

APPROVALS

LEASING: _____ DATE: _____

ZONING: _____ DATE: _____

RF ENGINEER: _____ DATE: _____

CONSTRUCTION (VZW): _____ DATE: _____

CONSTRUCTION (CWC): _____ DATE: _____

EQUIPMENT ENGINEER: _____ DATE: _____

OWNER: _____ DATE: _____

PROJECT MILESTONES

12/14/2012	90% ZONING DOCUMENTS
01/03/2013	95% ZONING DOCUMENTS
02/22/2013	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

PROJECT DIRECTORY

CONSTRUCTION MANAGER:
SERJIO CABRERA
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-9219
scabrera@completewireless.net

ARCHITECT:
MST ARCHITECTS, INC.
801 ALHAMBRA BLVD., SUITE 2
SACRAMENTO, CA 95816
916-341-0405

OWNER/APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

LANDLORD:
JUNE LAKE PUBLIC UTILITY DISTRICT
2380 HWY. 158
JUNE LAKE, CA 93529

SBA CONTACT:
DAVE DOMRESE
5900 BROKEN SOUND PKWY NW,
BOCA RATON, FL 33487
PH: 561-226-9474

PROJECT SUMMARY

PROPERTY INFORMATION
LATITUDE: N37° 52' 28.75" NAD 83
LONGITUDE: W119° 05' 32.19" NAD 83
LATITUDE: N37° 52' 29.01" NAD 27
LONGITUDE: W119° 05' 28.66" NAD 27

ASSESSOR'S PARCEL NUMBER: 14-020-10

JURISDICTION: MONO COUNTY

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: PF-PUD

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (INCL. TITLE 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE (CBC)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2010 CALIFORNIA ENERGY CODE (CENC)
5. 2010 CALIFORNIA FIRE CODE (CFC)
6. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
7. 2010 CALIFORNIA REFERENCE STANDARDS CODE
8. LOCAL COUNTY OR CITY ORDINANCES
9. EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2010 CBC 11038.1, EXCEPTION 1.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS COLOCATION ON AN UNMANNED SBA TOWERS TELECOMMUNICATIONS FACILITY INCLUDING:

- A 50'-0"x50'-0" SBA FENCED LEASE AREA.
- UNDERGROUND POWER & TELCO TO SITE.
- A PROPOSED 12'-0"x16'-10 1/2" VERIZON WIRELESS EQUIPMENT SHELTER.
- PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR AND UL 142 CERTIFIED 132 GALLON FUEL TANK ON A NEW 6'-0"x13'-0" CONCRETE SLAB.
- (3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (4) PROPOSED ANTENNAS PER SECTOR.
- (2) FUTURE VERIZON WIRELESS MICROWAVE DISHES.
- PROPOSED 60' TALL SBA MONOPINE.
- (2) PROPOSED VERIZON WIRELESS GPS ANTENNAS.

INDEX OF DRAWINGS

MST ARCHITECTS
COMPLETE Wireless Consulting, Inc.

WEST PORTAL
WATER TREATMENT PLANT
ON US HWY 395 ONE MILE S. OF THE N. JUNCTION OF HWY 158
JUNE LAKE, CA 93529

SBA

verizon WIRELESS

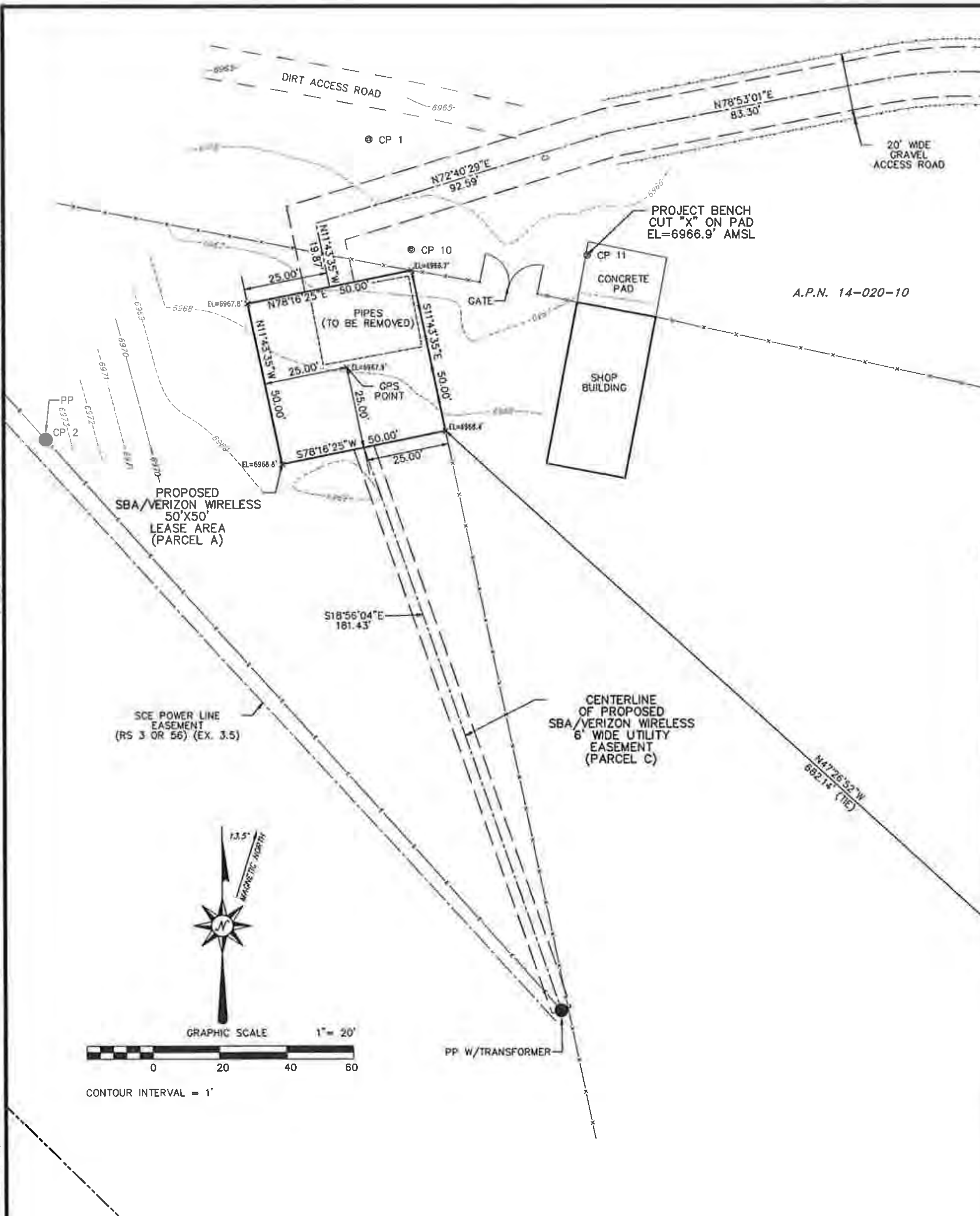
SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:
1 --
2 --
3 --
4 --
5 --

File: 162.634_T11.dwg
Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 02/22/13

Job No. 162.634

T1.1



SITE LOCATED IN FLOOD ZONE D, AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FEMA FIRM COMMUNITY PANEL NUMBER 0605-1C1125D, EFFECTIVE DATE FEBRUARY 18, 2011.

FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

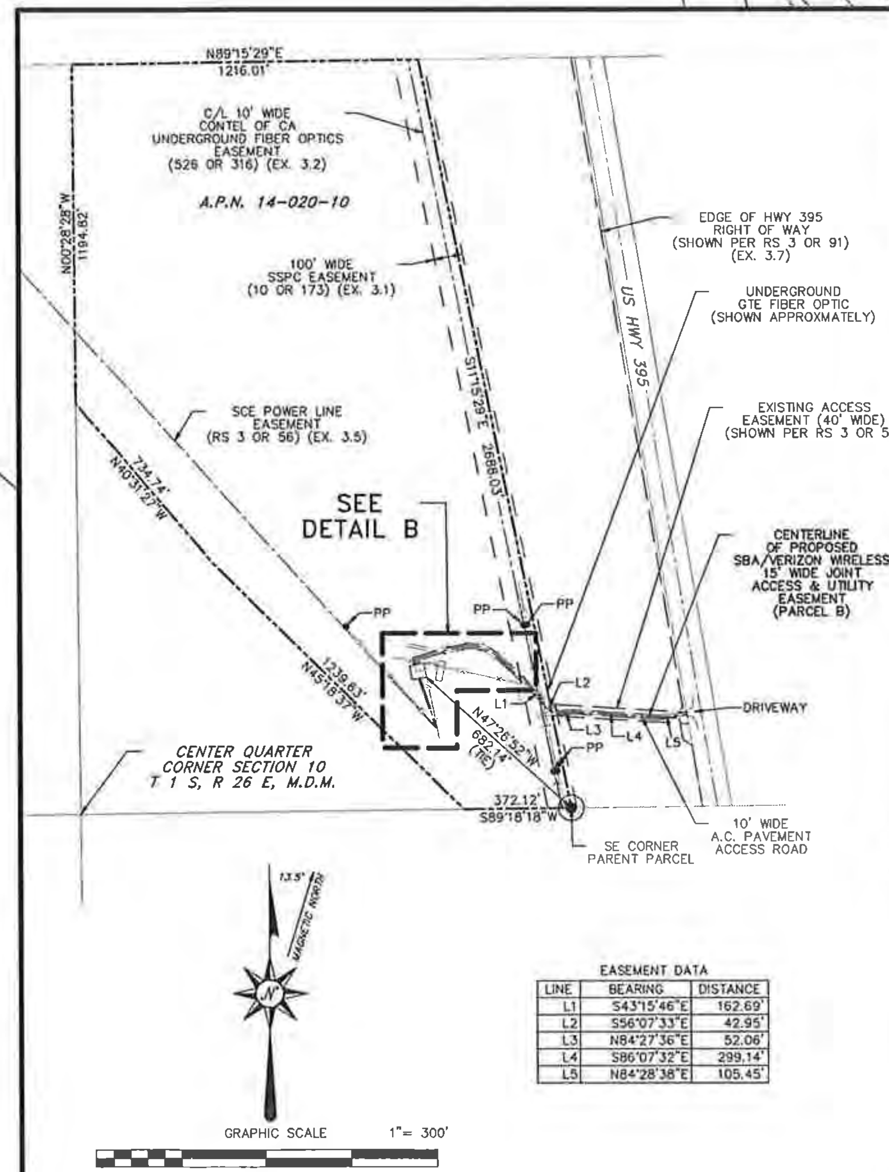
LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD

ELEVATION OF GROUND AT GPS POINT: 6967.9' AMSL

STRUCTURE HEIGHT: N/A

LATITUDE: N37°52'29.01" LONGITUDE: W119°05'28.66" (NAD 27)
LATITUDE: N37°52'28.75" LONGITUDE: W119°05'32.19" (NAD 83)

DETAIL "B" — SCALE: 1"=20' — B



EASEMENT DATA

LINE	BEARING	DISTANCE
L1	S43°15'46"E	162.69'
L2	S56°07'33"E	42.95'
L3	N84°27'36"E	52.06'
L4	S86°07'32"E	299.14'
L5	N84°28'38"E	105.45'

DETAIL "A" — SCALE: 1"=300' — A

LEGEND

MANHOLE	FIRE HYDRANT
LIGHT POLE	MONUMENT
TREE	HANDICAPPED PARKING
JP JOINT POLE	TP TELEPHONE POLE
PP POWER POLE	EL=124.5' SPOT ELEVATION

EDGE OF PAVEMENT
OVERHEAD ELECTRIC LINE
FENCE LINE
PROPERTY LINE
AMSL........ABOVE MEAN SEA LEVEL
AGL..........ABOVE GROUND LEVEL
CP #.....FIELD CONTROL POINT

DATE OF SURVEY: 10/26/12

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer L.S. 5075 Expires 06/30/13

NOTES:

THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP

PARENT PARCEL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 26 EAST, MT. DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 34-68, RECORDED IN RECORD OF SURVEY BOOK 3, PAGES 56 AND 56A, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 10 PER SAID MAP; THENCE NORTH 00°28'28" WEST 1446.68 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10 TO A 1-INCH GALVANIZED PIPE WITH TAG RCE-27791 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 28'28" WEST 1194.82 FEET ALONG SAID LINE TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 89°15'29" EAST, 1216.01 FEET ALONG THE NORTH SECTION LINE TO A 1-INCH GALVANIZED PIPE WITH TAG RCE 22791; THENCE SOUTH 11°15'29" EAST, 2688.03 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°18'18" WEST, 372.12 FEET ALONG SAID SOUTH LINE TO A 1-INCH GALVANIZED PIPE; THENCE NORTH 45°18'37" WEST, 1239.63 FEET TO A 1-INCH GALVANIZED PIPE WITH TAG RCE 22791; THENCE NORTH 40°31'27" WEST, 734.74 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. 14-020-10

LEASE AREA (PARCEL A):

BEGINNING AT A POINT LYING NORTH 47°26'52" WEST 682.14 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARENT PARCEL; THENCE FROM SAID POINT OF BEGINNING SOUTH 78°16'25" WEST 50.00 FEET; THENCE NORTH 11°43'35" WEST 50.00 FEET; THENCE NORTH 78°16'25" EAST 50.00 FEET; THENCE SOUTH 11°43'35" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT (PARCEL B):

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LNIE OF HEREIN DESCRIBED PARCEL A LYING 25.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING NORTH 11°43'35" WEST 19.87 FEET; THENCE NORTH 72°40'29" EAST 92.59 FEET; THENCE NORTH 78°53'01" EAST 83.30 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°35'15", A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 121.59 FEET; THENCE SOUTH 47°31'44" EAST 89.49 FEET; THENCE SOUTH 43°15'46" EAST 162.69 FEET; THENCE SOUTH 56°07'33" EAST 42.95 FEET; THENCE NORTH 84°27'36" EAST 52.06 FEET; THENCE SOUTH 86°07'32" EAST 299.14 FEET; THENCE NORTH 84°28'38" EAST 105.45 FEET TO A POINT AND BEING THE END OF THE HEREIN DESCRIBED LINE.

CONTAINING 16000 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT (PARCEL C):

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF HEREIN DESCRIBED PARCEL A LYING 25.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 18°56' 04" EAST 181.43 FEET TO A POINT AND BEING THE END OF THE HEREIN DESCRIBED LINE.

CONTAINING 1100 SQUARE FEET MORE OR LESS

BASIS OF ELEVATIONS: NAVD 88

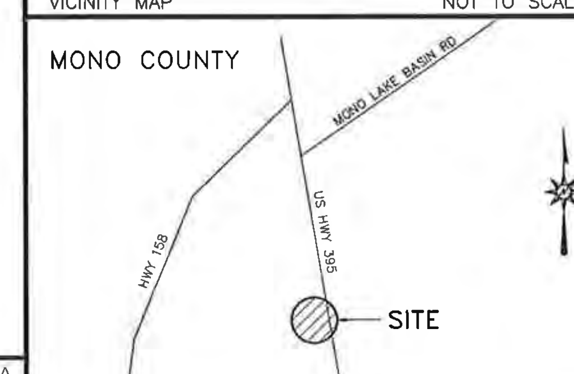
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD 83.

PROJECT BENCH: AS INDICATED HEREON

LANDLORD INFORMATION: JUNE LAKE PUBLIC UTILTY DISTRICT
2380 HWY. 158
JUNE LAKE, CA 93529

NET AREA OF:
UNDERLYING PARCEL(S): 67.52± AC. LEASE AREA: 2500± SQ. FT.

VICINITY MAP — NOT TO SCALE



Phil Auer Surveying
14407 Corte Lejos
Bakersfield, CA 93314
Phone: (661) 587-4139
Mobile: (510) 714-7224
E-mail: ls5075@earthlink.net

WEST PORTAL
WATER TREATMENT PLANT
ON US HWY 395 ONE MILE S. OF THE
N. JUNCTION OF HWY 158
JUNE LAKE, CA 93529

verizon WIRELESS — SBA

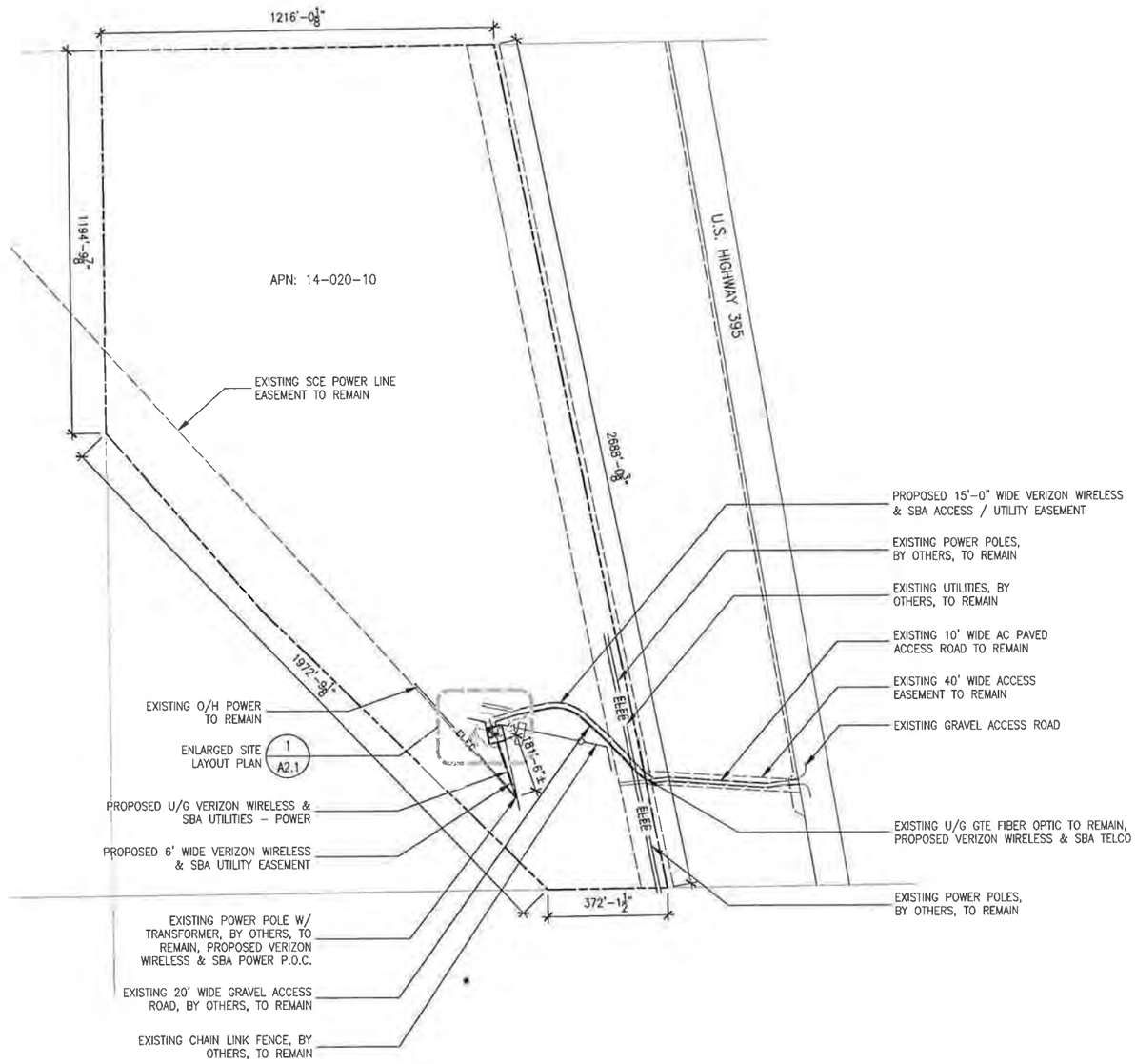
SHEET TITLE: SURVEY SHEET

Revisions:
1. UPDATED TITLE BLOCK
2. FINAL SURVEY

Name: WEST PORTAL
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 02/22/13

Job No. 248222

LS1



0' 40' 200' 400'
1" = 200.0'

N

1 A1.1 OVERALL SITE PLAN
SCALE: 1" = 200.0'

MST ARCHITECTS
COMPLETE Wireless Consulting, Inc.

WEST PORTAL
WATER TREATMENT PLANT
ON US HWY 395 ONE MILE S. OF THE N. JUNCTION OF HWY 158
JUNE LAKE, CA 93529

SBA
verizon WIRELESS

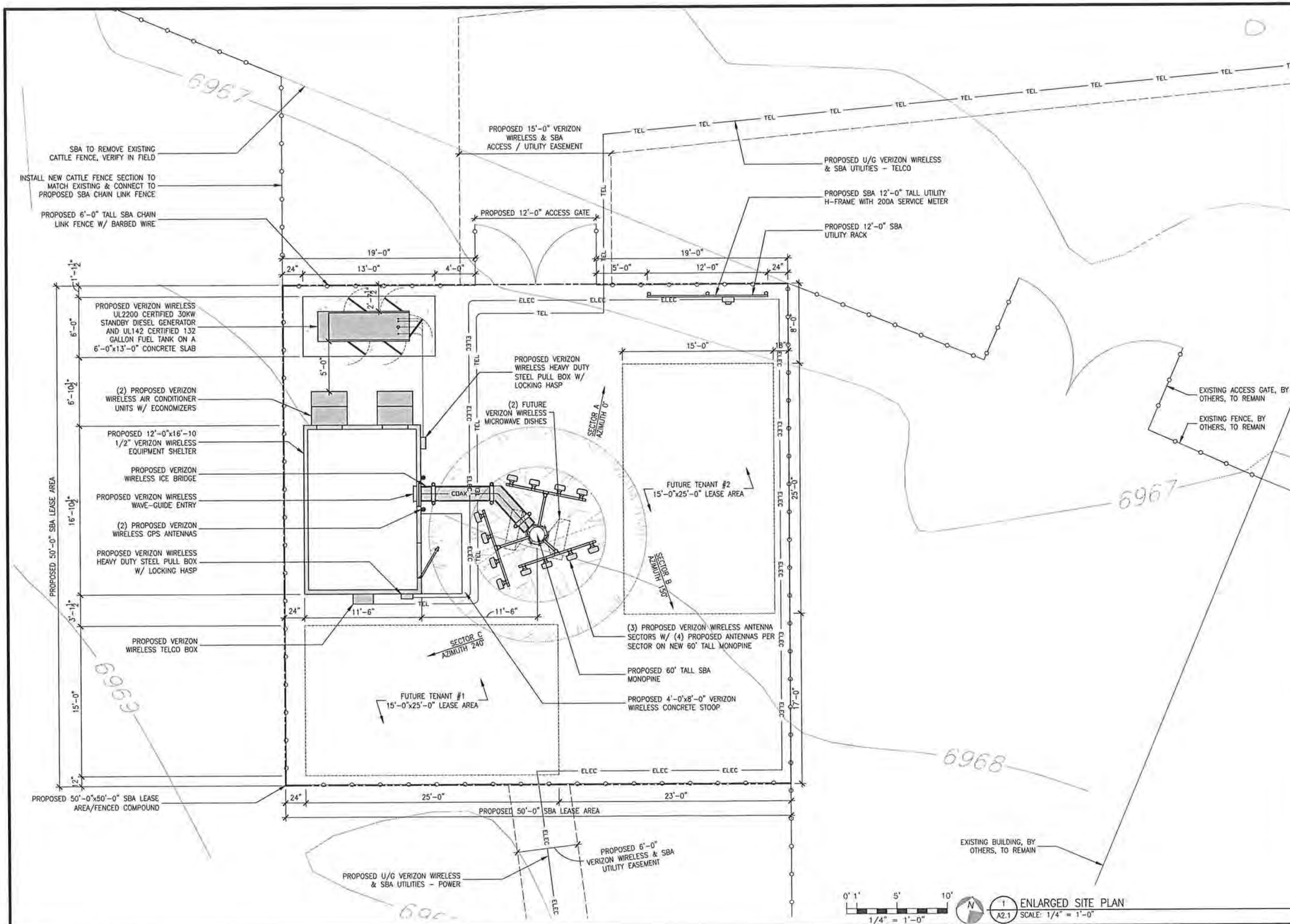
SHEET TITLE: OVERALL SITE PLAN

Revisions:
1 --
2 --
3 --
4 --
5 --

File: 162.634_A11.dwg
Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 02/22/13

Job No. 162.634

A1.1



SBA TO REMOVE EXISTING CATTLE FENCE, VERIFY IN FIELD
INSTALL NEW CATTLE FENCE SECTION TO MATCH EXISTING & CONNECT TO PROPOSED SBA CHAIN LINK FENCE
PROPOSED 6'-0" TALL SBA CHAIN LINK FENCE W/ BARBED WIRE
PROPOSED 15'-0" VERIZON WIRELESS & SBA ACCESS / UTILITY EASEMENT
PROPOSED 12'-0" ACCESS GATE
PROPOSED U/G VERIZON WIRELESS & SBA UTILITIES - TELCO
PROPOSED SBA 12'-0" TALL UTILITY H-FRAME WITH 200A SERVICE METER
PROPOSED 12'-0" SBA UTILITY RACK
PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR AND UL142 CERTIFIED 132 GALLON FUEL TANK ON A 6'-0"x13'-0" CONCRETE SLAB
PROPOSED VERIZON WIRELESS HEAVY DUTY STEEL PULL BOX W/ LOCKING HASP
(2) PROPOSED VERIZON WIRELESS AIR CONDITIONER UNITS W/ ECONOMIZERS
(2) FUTURE VERIZON WIRELESS MICROWAVE DISHES
PROPOSED 12'-0"x16'-10 1/2" VERIZON WIRELESS EQUIPMENT SHELTER
PROPOSED VERIZON WIRELESS ICE BRIDGE
PROPOSED VERIZON WIRELESS WAVE-GUIDE ENTRY
(2) PROPOSED VERIZON WIRELESS GPS ANTENNAS
PROPOSED VERIZON WIRELESS HEAVY DUTY STEEL PULL BOX W/ LOCKING HASP
PROPOSED VERIZON WIRELESS TELCO BOX
SECTOR A AZIMUTH 0°
SECTOR B AZIMUTH 150°
SECTOR C AZIMUTH 240°
COAX
FUTURE TENANT #2 15'-0"x25'-0" LEASE AREA
FUTURE TENANT #1 15'-0"x25'-0" LEASE AREA
(3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (4) PROPOSED ANTENNAS PER SECTOR ON NEW 60' TALL MONOPINE
PROPOSED 60' TALL SBA MONOPINE
PROPOSED 4'-0"x8'-0" VERIZON WIRELESS CONCRETE STOOP
EXISTING ACCESS GATE, BY OTHERS, TO REMAIN
EXISTING FENCE, BY OTHERS, TO REMAIN
PROPOSED 50'-0" SBA LEASE AREA
PROPOSED 50'-0"x50'-0" SBA LEASE AREA/FENCED COMPOUND
PROPOSED 6'-0" VERIZON WIRELESS & SBA UTILITY EASEMENT
PROPOSED U/G VERIZON WIRELESS & SBA UTILITIES - POWER
EXISTING BUILDING, BY OTHERS, TO REMAIN
6967
6968
6969
TEL
ELEC
19'-0"
13'-0"
4'-0"
5'-0"
12'-0"
24"
15'-0"
25'-0"
23'-0"
11'-6"
0' 1' 5' 10'
1/4" = 1'-0"
1 A2.1 ENLARGED SITE PLAN SCALE: 1/4" = 1'-0"

MST ARCHITECTS
801 Alhambra Blvd., Suite 2, Sacramento, CA 95816
Ph (916) 341-0400 • Fx (916) 341-0406

COMPLETE Wireless Consulting, Inc.

verizon wireless | SBA

WEST PORTAL
WATER TREATMENT PLANT
ON US HWY 395 ONE MILE S. OF
THE N. JUNCTION OF HWY 158
JUNE LAKE, CA 93529

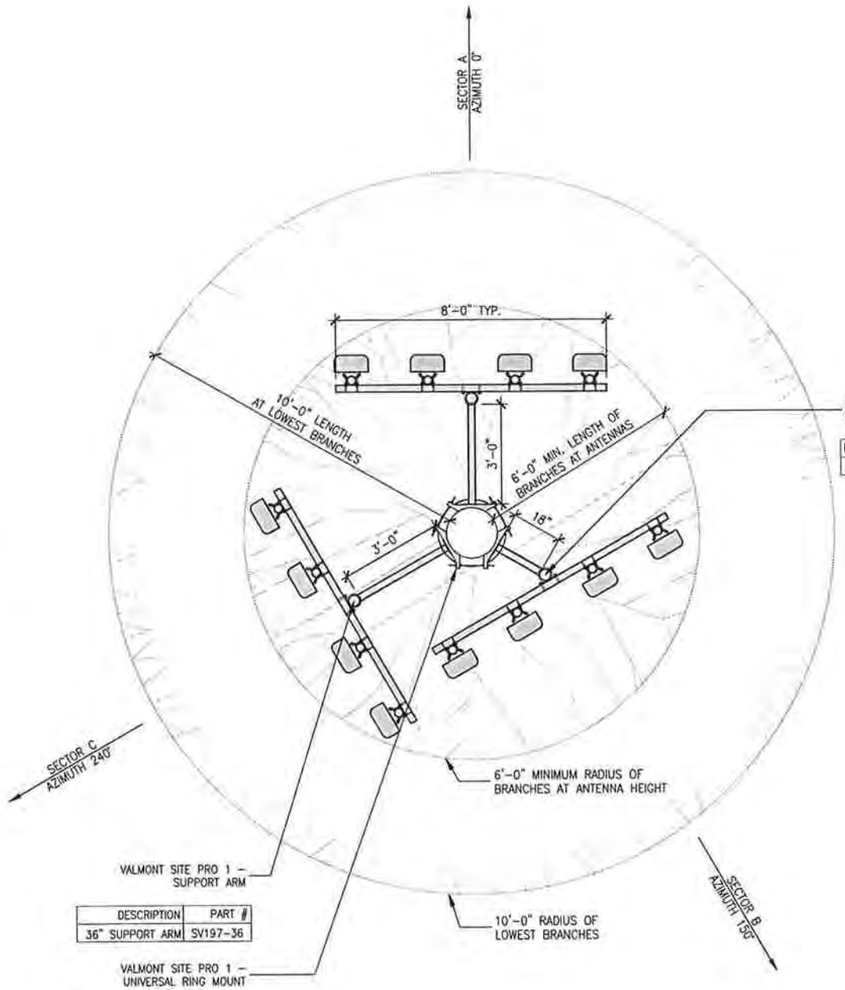
SHEET TITLE:
ENLARGED EQUIPMENT PLAN, ANTENNA PLAN

Revisions:
△ --
△ --
△ --
△ --
△ --

File: 162.634_A21.dwg
Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 02/22/13

Job No. 162.634

A2.1



PART #	DESCRIPTION
SV197-18	18" SUPPORT ARM

DESCRIPTION	PART #
36" SUPPORT ARM	SV197-36

SIZE RANGE	VMI PART #	PART #
12" - 45"	801068	LWRM

0' 1' 5' 10'
1/2" = 1'-0"

1 A2.2 ENLARGED ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"

MST ARCHITECTS
COMPLETE Wireless Consulting, Inc.

WEST PORTAL
WATER TREATMENT PLANT
ON US HWY 395 ONE MILE S. OF
THE N. JUNCTION OF HWY 158
JUNE LAKE, CA 93529

SBA

verizon WIRELESS

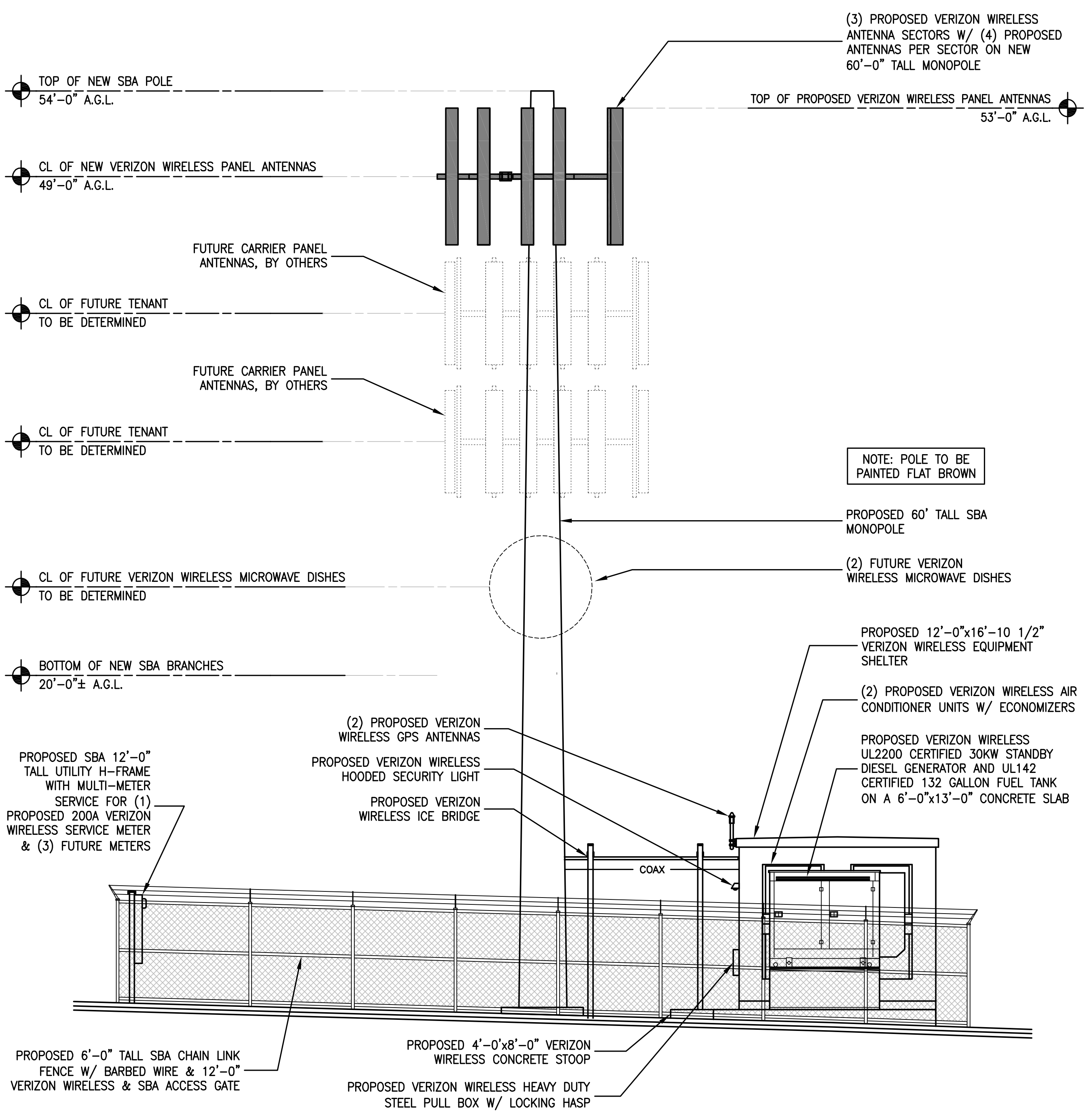
SHEET TITLE:
ENLARGED EQUIPMENT PLAN, ANTENNA PLAN

Revisions:
1 --
2 --
3 --
4 --
5 --

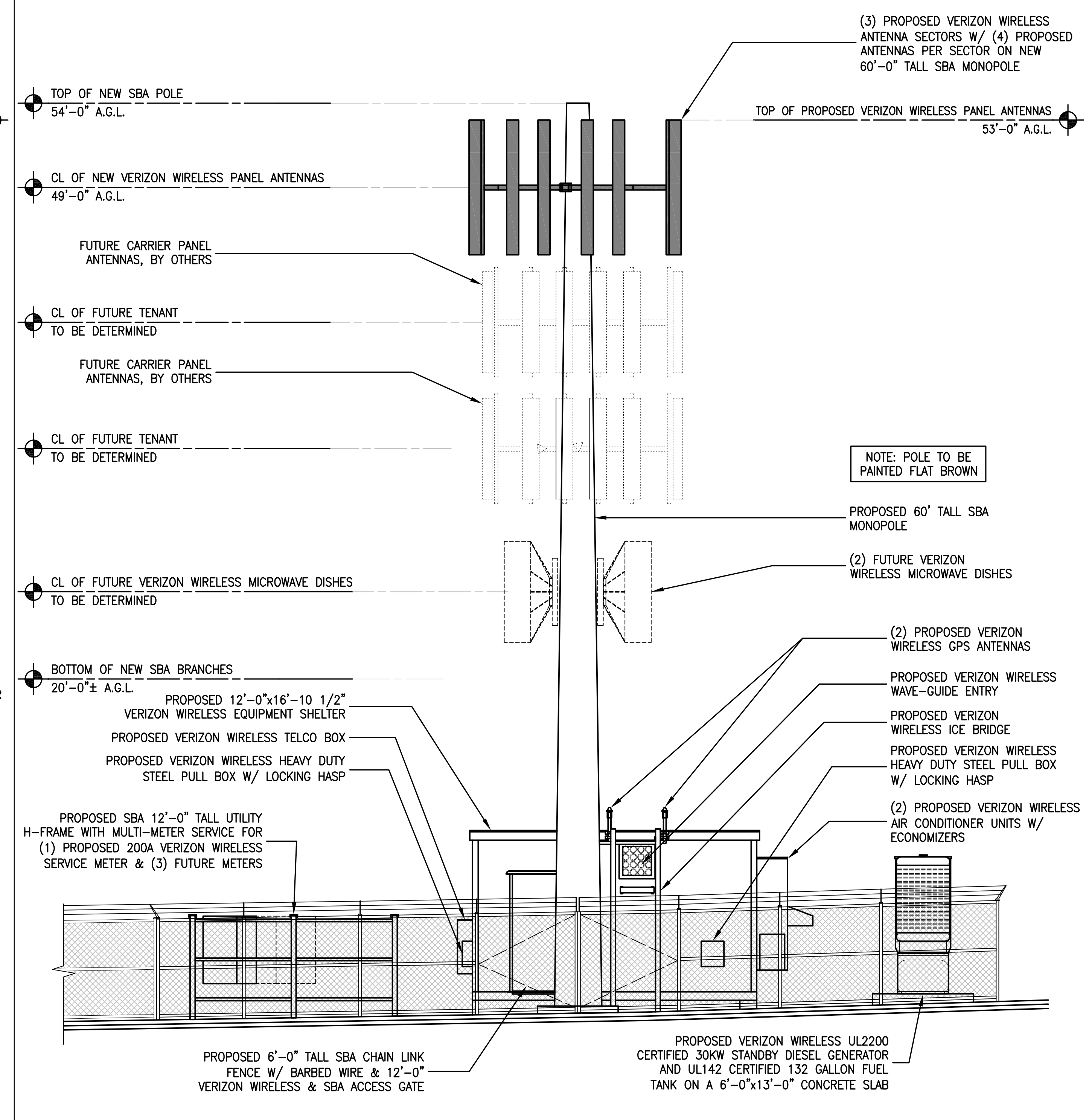
File: 162.634_A22.dwg
Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 02/22/13

Job No. 162.634

A2.2



2 A3.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MST ARCHITECTS
WIRELESS DIVISION
801 Alhambra Blvd., Suite 2, Sacramento, CA 95816
Complete Wireless Consulting, Inc.

WEST PORTAL
WATER TREATMENT PLANT
ON US HWY 395 ONE MILE S. OF
THE N. JUNCTION OF HWY 158
JUNE LAKE, CA 93529

SHEET TITLE:
PROJECT ELEVATIONS

Not valid unless signed in ink by licensee.

Revisions:
△ 02/25/13
△ --
△ --
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△ --

File: 162.634_A31.dwg
Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 02/25/13

Job No. 162.634

A3.1

Verizon Wireless • Proposed Base Station (Site No. 248222 "West Portal")
Highway 395 and Highway 158 • June Lake, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 248222 "West Portal") proposed to be located along Highway 395, south of Highway 158, in June Lake, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall steel pole, configured to resemble a pine tree, to be located along Highway 395, south of Highway 153, in June Lake. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated January 3, 2013, it is proposed to install twelve directional panel antennas – assumed for the purposes of this study to be three Andrew Model HBX-6516DS-VTM, three Amphenol Model BXA-185063-8CF, three Amphenol Model BXA-80063-8CF, and three Amphenol Model BXA-70063-8CF – on a new 54-foot steel pole, configured to resemble a pine tree, to be sited at the water treatment plant located along Highway 395, about one mile south of Highway 153, in June Lake. The antennas would be mounted with up to 2° downtilt at an effective height of about 49 feet above ground and would be oriented in groups of four (one of each type) at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction is assumed to be 5,600 watts, representing simultaneous operation at 1,200 watts for AWS, 1,000 watts for PCS, 2,600 watts for cellular, and 800 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0077 mW/cm^2, which is 1.1% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 1.8% of the public exposure limit. It should be noted that these results include several "worst-case"

assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at Highway 395 and Highway 158 in June Lake, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

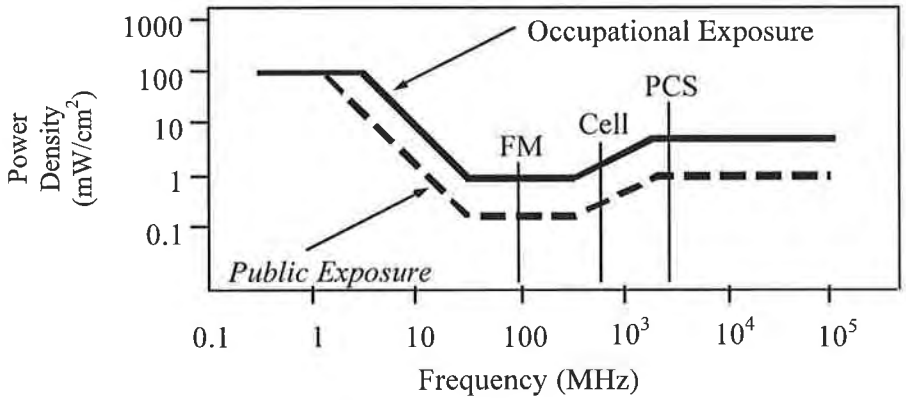
January 28, 2013

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.
Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.
OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm^2,

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

Verizon Wireless • Proposed Base Station (Site No. 248222 "West Portal")
Highway 395 and Highway 158 • June Lake, California

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William F. Hammett, P.E.
707/996-5200

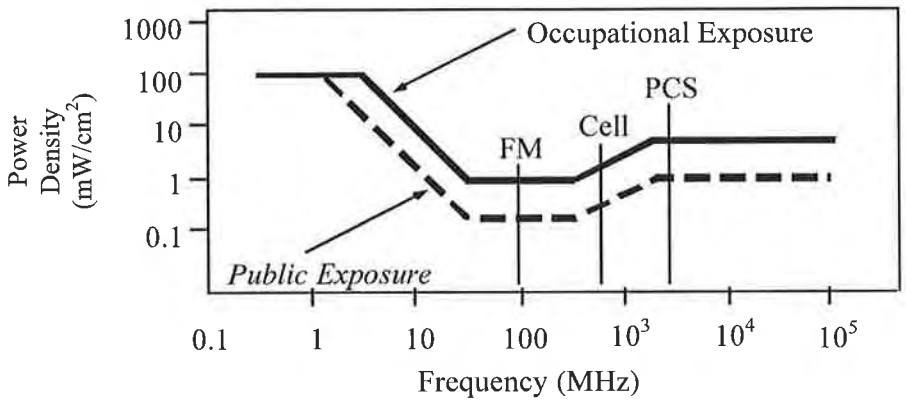
January 28, 2013

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.
Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

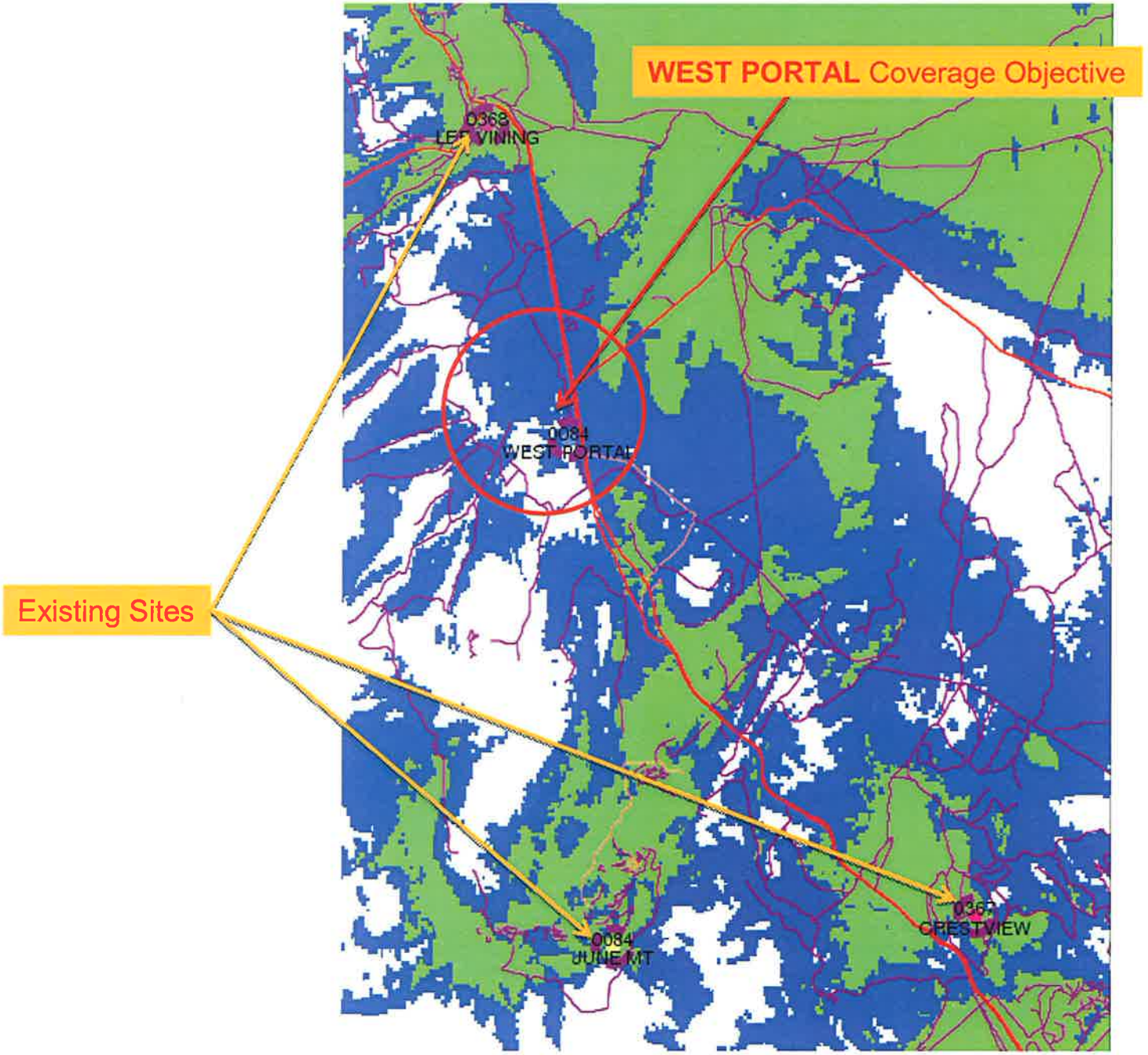
Far Field.
OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm^2,

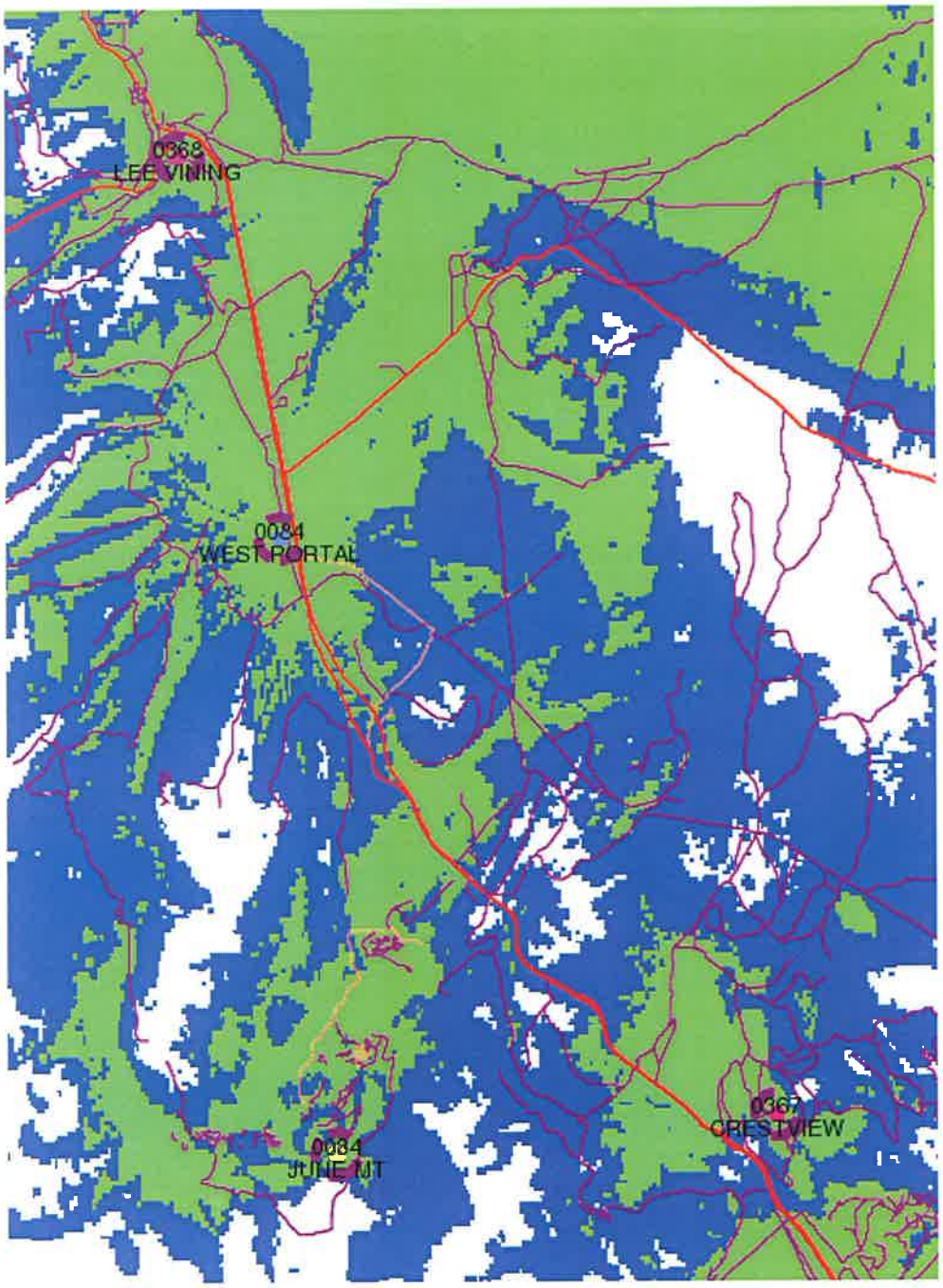
where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

West Portal- Current Coverage – Site Objective: - *Coverage Objective of West Portal is to fix a baseline along the HWY 395 issue in Mono County. Coverage objective is 6 miles s/o Lee Vining & 8 miles north of Crestview cell sites.*



WEST PORTAL- Proposed Coverage : *Coverage Objective to fix a baseline issue and customer complaint area in So MONO County* will be met.



Initial Study

UP 13-001/West Portal Wireless Telecommunications Facility June Lake, California

August 2013

PREPARED BY:

Mono County Community Development Department
Post Office Box 347
Mammoth Lakes, CA 93546
(760) 924-1807

INITIAL STUDY

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to consider the effects that development projects will have on the environment. The Mono County Community Development Department has prepared an Initial Study to identify potential environmental impacts related to this project. Significant environmental effects are not anticipated if the project is carried out as proposed and designed.

II. PROJECT INFORMATION

1. **Project Title:**
   UP 13-001/West Portal Wireless Telecommunications Facility

2. **Lead Agency Name and Address**
   Mono County Community Development Department
   Planning Division
   P.O. Box 347
   Mammoth Lakes, CA 93546
   (760) 924-1800
   Contact Person: Heather deBethizy

3. **Project Sponsor's Name and Address:**
   SBA Towers IV, LLC, Florida
   c/o Complete Wireless Consulting
   2009 V Street
   Sacramento, CA 95818
   (916) 217-7513
   Contact Person: David Downs

4. **Property Owners:**
   June Lake Public Utility District
   2380 State Highway 158
   June Lake, CA 93529
   (760) 648-7778

5. **General Plan Land Use Designation/Zoning:**
   Public and Quasi-Public Facilities/PUD (PF/PUD)

6. Other Public Agencies Whose Approval May Be Required:

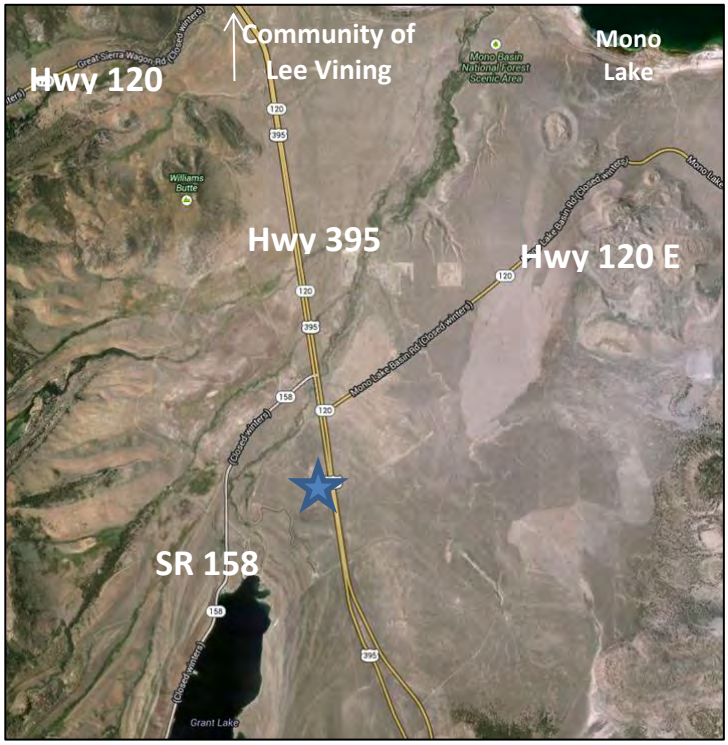
Mono County Community Development Department:
Building Permit

Mono County Department of Public Works:
Grading Permit

Mono County Department of Environmental Health:
Hazardous Materials Business Plan (for standby diesel generator and 132 gallon fuel tank)

7. Description of Project:

The proposed project is located at the June Lake Public Utility District (JLPUD) West Portal wastewater treatment site, located in the southwest portion of the Mono Basin, west of US 395, approximately one mile south of the northerly intersection of US 395 and Hwy. 158. The property is a 82.52± acre parcel (APN 140-020-01000) and is currently developed with sewage treatment ponds, metal shop buildings, utility lines, and an access road. Sewage treatment facilities, including metal shop buildings and wastewater treatment ponds, are contained within an approximately 3.8± acre area that is fenced in. Additional ponding areas are located to the immediate north of the fenced in area; those ponding basins are surrounded by earthern berms.



Proposed Project Location, APN 140-020-010

Use Permit Application 13-001/West Portal Wireless Facility would allow for the development, operation, and maintenance of a wireless telecommunications facility on the parcel. The site would improve cell phone coverage to the June Lake community and to travelers north and south along US 395. Verizon will be the initial user of the site.

The wireless facility would be located on a 2,500 square foot leased area located adjacent to the northwest corner of the currently fenced area (see Figures 1 and 2, Site Plan and Site Detail). The lease area would be surrounded by a 6-foot tall, chain link fence with barbed wire, with a 12-foot wide metal gate. The 50' x 50' lease area would include one multi-carrier 60-foot tall wireless communications monopole designed as a collocation facility, engineered to hold up to three carriers' antenna arrays.

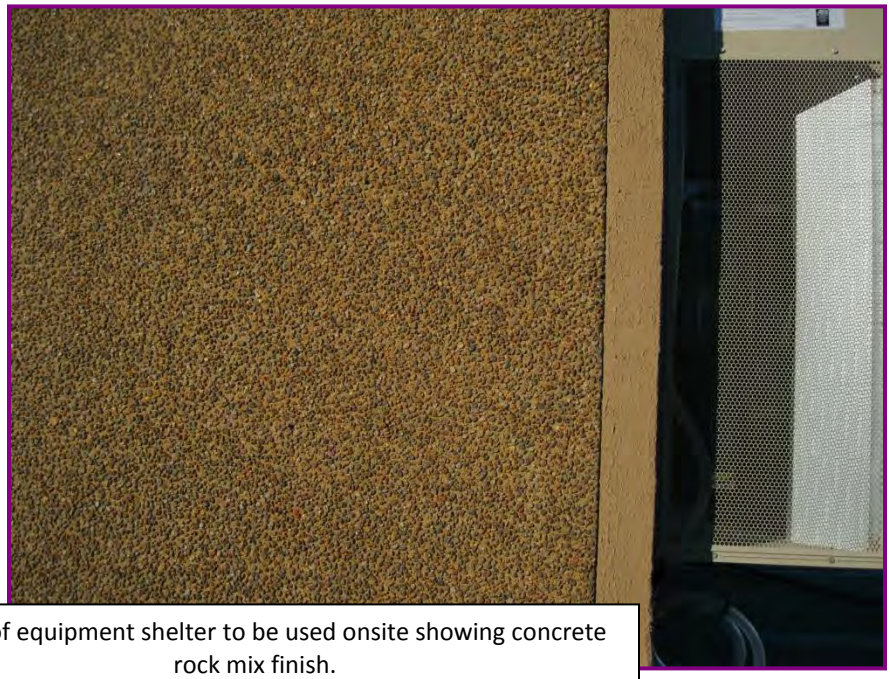
The monopole will have three proposed carrier antenna sectors with four proposed antennas per sector (see Figure 3, Site Elevations). The monopole would be 60 feet tall with the top of the topmost antenna arrays located 53 feet feet above ground level. Each antenna mount will allow for up to four panel type antennas on each of three separate sectors facing approximately 120 degrees apart. The plan also provides for two future wireless microwave dishes to be located below the bottom antenna array, along with two proposed GPS antennas. The actual mounting position, number of antennas, and heights on the towers will be finalized following completion of leases with carriers; those details will be reflected on building permit drawings.

The fenced lease area has been designed to include the following (see Figure 2, Site Detail):

- 12' x 16' Verizon pre-fabricated equipment shelter with an 8' x 4' concrete stoop;
- UL2200 certified 30 kw standby diesel generator and UL142 certified 132 gallon fuel tank on a 6' x 13' concrete pad;
- Two 15' x 25' lease areas for future tenants;
- Telecommunications boxes mounted on the inside of the wall; and
- One 60' monopole.

The equipment shelter will be a prefabricated shelter with a concrete rock mix finish. The fence around the leased area will be a 6-foot tall chain link fence with barbed wire and a 12-foot wide metal gate. The monopole, equipment shelter, and fence will be painted colors that blend in with the surrounding area, likely a dark brown or dark grey/green. Disturbed areas will be revegetated in compliance with Mono County landscaping and revegetation requirements.

Sample of equipment shelter to be used onsite. The door and vent covers will be painted a dark color to match the siding color. Shelters will be set on concrete pads.



Sample of equipment shelter to be used onsite showing concrete rock mix finish.

Access will be provided from US 395 on an existing access road. The proposed on-site access will be a 20-foot wide gravel road (see Figure 2, Site Detail).

The parcel will connect to existing electrical power and telephone service. All new utility

lines will be installed underground in compliance with Mono County Land Development Regulations; a utility trench approximately 6 feet wide and 200 feet long will be required to connect the facility to the existing power lines. No other utilities will be required for the site.

Backup batteries will power the equipment for 6-8 hours during power outages. During longer outages, an on-site diesel generator will be used by Verizon. Project conditions will limit the project to one on-site generator. The generator meets all EPA and California Air Resources Board emissions standards.

The site will include an information sign as required by governing authorities; signs will be placed on the metal gate. All signs will comply with current FCC and OSHA guidelines. Sign dimensions, text size and placement and coloring will meet current ANSI standards for information signage.

Once construction is complete, the site will be unmanned. There will be no regular hours of operation and virtually no traffic to the site. The site is entirely self-monitored and alerts personnel to equipment malfunctions or breaches of security. Routine maintenance visits will occur approximately twice per month for each carrier, unless there is an emergency. Maintenance may occur less frequently in winter months and service providers may utilize snowmobiles or over-snow vehicles (OSV) to access the site when there is snow on the ground.

8. Surrounding Land Uses and Setting:

The property is located in the southwest corner of the Mono Basin, on the west side of US 395, approximately one mile south of the northerly junction of US 395 and Hwy 158 (see Figures 1 and 2). Surrounding parcels in all directions are owned by the Los Angeles Department of Water and Power. Those parcels are designated Open Space (OS) and are generally used by wildlife, for grazing, and for some dispersed recreational activities. The nearest surface waters are the Rush Creek return channel, which is located 1,750 feet to the west of the project site, and the Rush Creek riparian corridor, which at its closest is located 3,150 feet to the northwest of the project site.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the discussion on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials		☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	
☐ Mandatory Findings of Significance		

IV. DETERMINATION:

On the basis of this initial evaluation:

- ❑ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☑ **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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

- ❑ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ❑ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ❑ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature_____Date_____Name_____

V. DISCUSSION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

Visual Impact Overview

The project site is located west of US 395 in the southwest portion of the Mono Basin, on a relatively flat parcel at the base of the steeply sloping eastern flank of the Sierra Nevada mountains. The project vicinity is open and undeveloped, covered with low-growing Big Sagebrush Scrub. The sagebrush scrub extends to the base of the Sierra slopes. There are no trees on the project site, or in much of the surrounding area (see Figure 4, Existing Site Photos). The project parcel is developed with several metal buildings, fencing, roads, wastewater treatment ponds, and utility poles, including large transmission lines located between US 395 and the project site.

Vegetation to the north, west and south of the lease area is similar to that on-site, low-growing sagebrush scrub (see Figure 4, Existing Site Photos). There are no trees until higher elevations along the flank of the Sierra Nevada to the west, where there are large stands of aspen and pine trees. Due to the gain in elevation between the project area and the flank of the Sierra Nevada to the west, the trees located there will not appear directly behind the monopole in the background of scenic vistas when looking towards the site. The background when looking towards the site from most directions is of sagebrush scrub vegetation.

The overall impression, looking towards the site from most vantage points, is of an open site with low- growing vegetation that is uniform in cover, size, and color. The utility poles are visible in the foreground from most vantage points, as a manmade element in an otherwise natural-appearing landscape. Other components of development (roads, buildings, fencing) at the site are also visible to some extent, depending on the viewer's distance from the site. From some vantage points (Hwy 158 in the vicinity of Grant Lake, southbound US 395 north of the US 395/Hwy 120 junction), the site is either not visible or portions of it are shielded by topography.

Compliance with Scenic Combining District

The monopole would be visible from several viewpoints in the surrounding area, increasingly less so from farther distances. At its closest point, the project parcel is approximately 900 feet from US 395, which is designated as a scenic highway in this area. The project is at the edge of the Scenic Combining District (Land Development Regulations, Chapter 8) which regulates development along scenic highway corridors. The project complies with the development standards (Section 8.030) in the Scenic Combining District, i.e.:

A. *Visually offensive land uses shall be adequately screened*.
The project site, including fencing, structures, and the monopole, will be shielded from views from US 395 by an existing metal shed on the site and, from certain vantage points, by topography. Looking toward the site from the west, from Hwy. 158, views of the site will be completely shielded by topography.

B. *Earthwork, grading and vegetative removal shall be minimized.*
Grading and vegetative removal will be limited to the lease area and the utility corridor, as specified on the project plans.

C. *All site disturbance shall be revegetated with plants in harmony with the surrounding environment*.
Disturbed areas outside of the lease area will be revegetated with native vegetation to emulate the surrounding environment. A landscape plan will be completed and submitted for the project in compliance with Mono County requirements.

D. *Existing access roads shall be utilized whenever possible*.
An existing access road will be used.

E. *Signs shall comply with the County Sign Regulations (Land Development Regulations, Chapter 7*).

Signs will comply with the sign regulations.

F. *The design, color, and materials for buildings, fencing and other structures shall be compatible with the natural setting*.

The shed, fencing, and monopole will be painted a dark matte color to be compatible with the surrounding natural setting. Materials for the shed, fencing, and monopole will also be compatible with the adjacent commercial/industrial materials used at the existing June Lake PUD facilities.

G. *All new utilities shall be installed underground in compliance with Chapter 11 of the Land Development Regulations.*

Utility connections will be underground, as required.

H. *Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety*.

The project will not have lighting unless the FAA requires a safety beacon.

The project also complies with additional standards (Section 8.040) that apply to new development outside communities and visible from US 395, i.e.:

A. *The natural topography of the site shall be maintained. Earthwork and vegetative removal shall be minimized. Existing access roads shall be sued. All site disturbance should be revegetated...preferably with local native plants.*
The project complies with all of the above.

B. *New structures shall be situated where they are least visible from the state scenic highway. Structures shall be clustered when possible.*

The lease area is located next to an existing shed and fencing at the June Lake PUD facilities.

C. *Roofs visible from US 395 shall be a dull dark finish*.

Project conditions will require compliance with the above.

D. *Vertical surfaces shall blend in with the surrounding environmental. Dark or neutral colors found in the surrounding area are strongly encouraged.*
Project conditions will require compliance with the above.

E. *Light sources shall be shielded, indirect, and not visible from US 395.*

The project will not have lighting unless the FAA requires a safety beacon.

F. *Fencing and screening shall not contrast with the natural surroundings*.
In this case, the project will be screened by an existing metal shed and located immediately adjacent to existing chain link fencing and industrial looking development. Visual resources in the immediate area of the project already appear disturbed; the project will appear as an extension of the existing development.

G. *Signs shall be compatible with the natural surroundings. They shall be small in scale.*
One small sign will be located on the fence for informational/emergency contact purposes.

Compliance with Mono County Design Guidelines

Mono County's Design Guidelines contain specific guidelines for the development of telecommunications facilities. The Design Guidelines are "intended to assist property owners and project designers in understanding the County's goals for attaining high quality development that is sensitive to the unique character of the county and its communities." The guidelines are intended to suggest optimal outcomes, not to suggest specific soluutions to achieve those outcomes. The Mono County General Plan specifies taht the guidelines will be used during the permit process as additional criteria for project review.

For telecommunications facilities, the design guidelines encourage the siting, design, and construction of telecommunications facilities in a manner that minimizes potential adverse visual impacts. Specifically, the guidelines suggest the following design elements for telecommunications towers:

1. *Applicants should submit photo simulations of the proposed facility as it would be seen from various vantage points.*

The applicant has submitted photo simulations which are included in Appendix 5.

2. *Towers near designated scenic highway corridors may be permitted by use permit only if concealed so as to be substantially invisible. Vistas from the highway should not be impaired by or diminished by the location of the tower.*
   US 395 in the vicinity of the project is a state designated scenic highway; Hwy 158 is a county designated scenic highway. The proposed tower has been placed at the June Lake PUD wastewater treatment facility, immediately adjacent to an existing metal building and chainlink fencing. There are existing power poles in the area, including a large transmission line between the project site and US 395. Due to topography, the monopole will not be visible from Hwy 158 and will be shielded from view from various vantage points along US 395. The monopole, fencing, and equipment shed will be painted a dark matte color in order to blend into the surroundings and minimize potential impacts to scenic vistas.

3. *Applicants are encouraged to use topography to allow for lower tower heights, but to avoid creating silhouettes against the skyline*.
   Due to topography, the monopole will not be visible from Hwy 158 and will be shielded from view from various vantage points along US 395.

4. *Telecommunications facilities should simulate objects that typically occur in landscapes similar to the proposed location (except billboards, electrical transmission, or telecommunications towers). Examples include hay barns, agricultural water towers, and trees*.
   A monopole was chosen for this site, rather than a monopine, because there are no trees on-site and few trees in the background when the site is viewed from most directions. The contrast of the tree against the surrounding background would be greater than that of the pole with arrays against the surrounding background. In addition, there are existing power poles in the area, including a large transmission line located between the lease area and US 395, which create an existing impression of commercial/industrial development in the foreground. The monopole, which will be painted a matte color that blends in with the surrounding environment, will blend in with the existing utility poles as well as with the existing commercial/industrial development at the June Lake PUD facilities. Although the monopole will be visible from most vantage points in the surrounding area, the design of the project will reduce visual impacts to scenic vistas to a less than significant level.

5. *No new tower should be constructed without a setback from the tower's base of at least 1.5 times the tower height to a public or private road and at least 2.5 times the tower height to the nearest property line*.
   The proposed lease site of 2,500 square feet is located on a large parcel of approximately 82.52 acres, well within the property boundaries and removed from roads.

6. *No equipment shed for a telecommunications facility should exceed 750 square feet in area nor 12 feet in height. All such sheds should be painted dark colors to blend with the surroundings and screened with vegetation or other aesthetically pleasing materials. Furthermore, all such sheds should be secured with approved fencing and a locked gate.*
   The proposed equipment shed will be 192 square feet and under12 feet in height. All equipment, including the shed, will be located within a 6 foot tall chain link fence with barbed wire and a locked gate. The shed, fencing, and monopole will be painted a dark matte color to blend into the surroundings. The shed will be screened from most directions, including from US 395, by an existing metal shed at the June Lake PUD facilities.

The project complies with a number of established design standards and scenic requirements from the Mono County General Plan and the County's Design Guidelines. In addition, the project has been designed to ensure that the facility blends into the surrounding environment and backdrop of sagebrush scrub to the greatest extent possible (see Figure 5, Photo Simulations). The monopole, equipment shelter, and fence will be painted colors that blend in with the surrounding area, likely a dark brown or dark grey/green. Disturbed areas will be revegetated in compliance with Mono County landscaping and revegetation requirements. The project has been sited next to an existing structure in order to partially shield the equipment shelter from view. In addition, fencing for the project will appear as an extension of existing fencing on-site. An existing access road, which is currently visible from several vantage points, will be utilized in order to avoid or minimize impacts to visual

resources, as well as impacts to vegetation in the area. The design of the project will result in less than significant impacts to scenic vistas in the area.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The parcel on which the project site is located is, at its closest point, within 900 feet of a portion of US 395 which is a state-designated scenic highway corridor. The parcel is an open parcel with low-growing sagebrush scrub, no trees, and existing industrial development (access roads, utility poles including large transmission poles, fencing, several metal sheds, and wastewater treatment ponds). There are no scenic resources on-site. The proposed telecommunications lease area will be immediately adjacent to one of the metal sheds and existing fencing and will appear as an extension of those existing uses.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The project site is located west of US 395 in the southwest portion of the Mono Basin, on a relatively flat parcel at the base of the steeply sloping eastern flank of the Sierra Nevada mountains. The project vicinity is open and undeveloped, covered with low-growing Big Sagebrush Scrub. The sagebrush scrub extends to the base of the Sierra slopes. There are no trees on the project site, or in much of the surrounding area (see Figure 4, Existing Site Photos). The project parcel is developed with several metal buildings, fencing, roads, wastewater treatment ponds, and utility poles, including large transmission lines located between US 395 and the project site.

Vegetation to the north, west and south of the lease area is similar to that on-site, low-growing sagebrush scrub (see Figure 4, Existing Site Photos). There are no trees until higher elevations along the flank of the Sierra Nevada to the west, where there are large stands of aspen and pine trees. Due to the gain in elevation between the project area and the flank of the Sierra Nevada to the west, the trees located there will not appear directly behind the monopole in the background of scenic vistas when looking towards the site. The background when looking towards the site from most directions is of sagebrush scrub vegetation.

The overall impression, looking towards the site from most vantage points, is of an open site with low- growing vegetation that is uniform in cover, size, and color. The utility poles are visible in the foreground from most vantage points, as a manmade element in an otherwise natural-appearing landscape. Other components of development (roads, buildings, fencing) at the site are also visible to some extent, depending on the viewer's distance from the site,

The project will require the removal and/or disturbance of approximately 3,700 square feet of low- growing Big Sagebrush Scrub (Lease area=2,500 square feet, utility trench 6' x 200'=1,200 square feet =3,700 square feet). Of that total area, the 1,200 square feet for the utility trench will be revegetated; and the areas within the 2,500 lease area not covered by buildings or concrete stoops will be covered with weed barrier fabric and 3 inches of gravel.

In compliance with General Plan policies and the County's Land Development Regulations, the project has been designed to ensure that the facility blends into the overall existing visual character of the area. Paint colors for structures, equipment, and fencing will be dark, matte colors. There will be no outdoor lighting unless the FAA requires a safety beacon on the monopole. Utilities will be installed underground from an existing pole on-site. No signs will be permitted other than required FCC signage at the facility, which will be small painted metal signs attached to the fencing. Grading and site disturbance will be minimized. Disturbed areas will be revegetated. The project has been designed to reduce potential visual impacts to the site and its surroundings to less than significant levels.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

No Impact. The project site is in an open area, adjacent to the June Lake PUD, which have existing minimal outdoor lighting. The equipment shelter, fence, and monopole will be painted dark, matte colors in order to blend into the surrounding environment and avoid glare. The project will have no lighting unless the FAA requires a safety beacon at the top of the monopole for planes using Lee Vining Airport.

Aesthetics Mitigation Measures
No mitigation measures are proposed:

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
No Impact. There are no agricultural lands, or any lands with an agricultural designation, within the project vicinity.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
No Impact. There are no agricultural lands, or any lands with an agricultural designation, within the project vicinity.

c) Conflict with existing zoning for agricultural use, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
No Impact. There are no agricultural lands, or any lands with an agricultural designation, within the vicinity. There are also no forest lands, timberlands, or timberland production zones, as defined in the code sections stated above, within the project vicinity.

d) Result in the loss of forest land or conversion of forest land to non-forest use?
No Impact. There are no forest lands, as defined in the code sections in Item c, within the vicinity of the proposed project.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?
No Impact. There are no agricultural lands, or any lands with an agricultural designation, within the vicinity. There are also no forest lands, timberlands, or timberland production zones, as defined in the code sections stated above, within the project vicinity.

Agriculture Resources Mitigation Measures
No mitigation measures are proposed.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?
No Impact. During normal operations, the project will not generate emissions and therefore would not conflict with the air quality plan. Vehicular travel to the site will be minimal (approximately two maintenance visits to the site per month). Use of the emergency generator will result in minimal emissions, which are in compliance with EPA and California Air Resources Board regulations (Generac, Statement of Exhaust Emissions). In addition, the use of the generator will be minimal; approximately 15 minutes per month for testing, otherwise, only in emergency situations after the batteries run out.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
Less Than Significant Impact. Mono County is a state designated non-attainment area for ozone and PM_{10}

(www.arb.ca.gov). The proposed wireless facility will not produce smoke or odors. Traffic will be minimal.

The project will require the removal and/or disturbance of approximately 3,700 square feet of low-growing Big Sagebrush Scrub (lease area=2,500 square feet, utility trench 6' x 200'=1,200 square feet =3,700 square feet total). Of that total area, the 1,200 square feet for the utility trench will be revegetated; the areas within the 2,500 lease area not covered by buildings or concrete stoops will be covered with weed barrier fabric and 3 inches of gravel, minimizing the potential for erosion following the construction phase of the project. Potential erosion during construction will be addressed by erosion control requirements of the Mono County Grading Ordinance and the General Plan and by compliance with standard project conditions, e.g.:

- Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- Site access driveways and adjacent streets will be washed if there are visible signs of any dirt track-out at the conclusion of any workday.
- During high wind conditions (i.e. wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind spees no longer exceed 25 mph.
- Storage piles that are to be left in place for more than 3 working days shall be: sprayed with a non toxic soil-binder; or covered with plastic; or revegetated until returned to use.
- Tires of vehicles will be washed before leaving the site and entering a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.
- Fiber sediment barriers shall be placed downgrade of all construction activities.

Application of these uniformly applied development standards will reduce potential impacts to less than significant levels; no mitigation will be required.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
Less Than Significant Impact. Mono County is a state designated non-attainment area for ozone and PM_{10} (California Air Resources Board, (www.arb.ca.gov). The proposed wireless facility is not anticipated to contribute to those pollutant levels. The project will not have word burning appliances. Traffic will be minimal. Disturbed areas will be revegetated or covered with gravel. See discussion under item b above.

d) Expose sensitive receptors to substantial pollutant concentrations?
No Impact. The proposed wireless facility is not expected to create substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?
No Impact. The proposed wireless facility will not emit odors.

Air Quality Mitigation Measures
No mitigation measures are proposed.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
No Impact. The **Assessment of Biological Resources** prepared for the project included a CNDDB records and literature search and an on-site survey. Survey work was conducted in May and June, 2013.. The search area included 200 foot wide buffers in all directions.

PLANTS

The records and literature search indicated that eight rare plant species and one sensitive plant community (Mono Pumice Flats) occur within 20 miles of the project, in native or disturbed scrub habitats that "bear some resemblance to habitats available within the project" (Paulus, p. 6). An additional species, the rock cress *Arabis cobrensis*, was included on the list of potential rare species, although it does not appear in CNDDB records, because it occurs 5.8 miles north in similar vegetation (Paulus, p. 5). Rare plant species that could potentially occur at the proposed project include (for detailed information, see the **Assessment of Biological Resources** in Appendix A):

- Long Valley milkvetch (*Astralagus johannis-howellii*)
- Mono milkvetch (*Astralagus monoensis*)
- Masonic rock cress (*Boechera cobrensis*)
- Booth evening primrose (*Camissonia boothii ssp. boothii*)
- Booth hairy evening primrose (*Camissonia boothii ssp. intermedia*)
- Mono Lake lupine (*Lupinus duranii*)
- Torrey blazing star (*Mentzelia torreyi*)
- Foxtail theylypodium (*Thelypodium integrifolium ssp. complanatum*)

No rare plant populations were found in the project footprint during the field survey. Two individuals of Masonic rock cress (*Boechera cobrensis*) were found in the project's 200 foot wide construction buffer, part of a population that extends to the west and south (Paulus, p. 7). Masonic rock cress is relatively rare in California but widespread elsewhere in Nevada, Oregon, Idaho, and Wyoming. The **Assessment of Biological Reso**urces notes that "the entire population may be avoided by the project if equipment is restricted from working or turning more than 100 feet to the south of west from where connection to the existing power supply is proposed" (Paulus, p. 7).

WILDLIFE

The records and literature search indicated that five special status species that have some potential to occur at the site (Paulus, p. 10). Special status wildlife species that could potentially occur at the proposed project include (for detailed information, see the **Assessment of Biological Resources** in Appendix A):

- Greater sage grouse (*Centrocercus urophasianus*)
- Pygmy rabbit (*Brachylagus idahoensis*)
- Western mastiff bat (*Eumops perotis californicus*)
- White-tailed jackrabbit (*Lepus townsendii townsendii*)
- American badger (*Taxidea taxus*)

The report notes that “it is possible although unlikely (for reasons described below) that these species use the available habitats for foraging, roosting, or nesting” (Paulus, p. 10). The **Assessment of Biological Resources** prepared for the project provides detailed information concerning potential special status species on-site (see Appendix A).

During the field survey conducted in May and June, 2013, no sensitive wildlife species were observed. No nests were observed within or under the shrub canopy, or on power poles in the area. No large burrows that could be enlarged by foraging predators were found within 100 feet of the lease area. No suitable bat habitat was found onsite. Only common species were observed during the field survey; wildlife signs included rabbit pellets, badger claw marks on enlarged burrows at the southern edge of the 200 foot wide buffer area, coyote tracks, and mule deer tracks.

The **Assessment of Biological Resources** notes that the habitat on-site is marginal for sage grouse for nesting or foraging; installing raptor spikes on the monopole will reduce any potential impacts to sage grouse movement from predators (Paulus, p. 13). The area also provides marginal foraging and burrowing habitat for pygmy rabbits (Paulus, p. 13). Roosting habitat for bats is extremely limited at the project site and no evidence was found of roosting during the field surveys. Bats were observed foraging for insects above the sewer ponds; that activity would not be affected by the project (Paulus, p. 14). No evidence of jackrabbit

burrows was found on-site. Jackrabbits are highly mobile; the loss of a small amount of sagebrush scrub would not affect them. Any project component that creates additional perches for predators, or attracts them by creating trash, would diminish the overall suitability of the site for jackrabbits as well as sage grouse and pygmy rabbits (Paulus, p. 15). Signs of badger were found at the southern edge of the buffer area. Badger are highly mobile animals, adapted to a wide variety of habitats. The **Assessment** notes that the removal of a small amount of foraging habit is not likely to affect badgers in the area.

The field survey did not find any suitable habitat on-site for a variety of other special status species, including northen goshawk, great grey owl, Sierra Nevada red fox, fisher, and species that require riparian or aquatic habitats. The report concludes that (Paulus, p. 17):

> No rare plant species or sensitive vegetation communities will be affected by devegetation proposed for a small area during project implementation, and temporary loss of this habitat along the proposed buried cable alignment is not significant.
>
> Significant effects upon special status wildlife species are unlikely, due primarily to the site's degraded habiat condition at its location adjacent to existing sewage treatment operations. There will be no substantial effect on the availability of West Portal's marginal scrub habitat to foraging greater sage grouse, pygmy rabbit, and western white-tailed jackrabbit unless usable perches for predators are created, additonal predators are attracted to the site by trash, or unleashed pet dogs are allowed to roam the area. American badger have used the buffer area as recently as 2012. Highly mobile badgers would not be affected by the project, unless a burrow is newly created in the project construction footprint prior to the start of soil disturbance...The PUD pipe stack, having been in place for several years, has become habitat (possibly nesting) for rodents. They could be affected when the stack is removed prior to project construction.

The Assessment of Biological Resources suggest the following mitigation to avoid direct impacts to the CNPS List 2 species Masonic rock cress as well as to avoid identified potential effects of the project:

- Equipment should not be allowed to travel more than 100 ft to the south or west from the corridor where cable burial is proposed.
- Any surface that could serve as a high perch for raptors will be fitted with Nixalite or other effective means of perch deterrence.
- Trash will not be stored at the project site, or will be stored in a manner that is secure from all wildlife.
- Dogs brought to the site during construction or maintenance will be strictly leashed.
- The limited area of soil disturbance due to project construction will be surveyed for indication of new occupancy by American badger. In the unlikely occurrence that a badger burrow is found in the construction footprint, the best method for avoidance will be decided in consultation with CDFW.
- Any new night lighting will be shuttered.
- Construction will not include installation of any linear barriers outside the immediate footprint of the project. Construction/maintenance vehicle speed limit will be 15 mph.
- PUD pipe stack removal, being a necessary component of project implementation, will be subject to mitigations put in place during project approval. Pipe stack removal will be completed during the period September 1 to March 1, which is outside the breeding and parturition period for potentially occurring nesting rodents

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
No Impact. There are no sensitive natural communities, including riparian habitat or wetlands, within the immediate vicinity of the project site. The Rush Creek riparian corridor is a minimum of 3,150 feet to the northwest of the project site; the Rush Creek return channel is at least 1,750 feet to the west (Paulus, p. 9).

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act

(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The National Wetlands Inventory does not indicate the presence of wetlands on the project site or within the immediate vicinity of the project site. In addition, the **Assessment of Biological Resources** prepared for project site notes that "disturbed areas and all scrub habitats within 200 ft of the proposed project area were uniformly xerix at the time of site assessment, with no mesic microhabitats (e.g., wetland swales, ephemeral stream beds) signaled by shifts in the species assemblage or otherwise detected" (Paulus, p. 3).

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. The project site is within the migration corridor used by the Casa Diablo deer herd. The **Assessment of Biological Resources** prepared for the project provides the following information concerning use of the site by mule deer (Paulus, p. 16):

- "The disturbed habitat within and immediately adjacent to the project site appears to only marginally provide for the requirements of mule deer that reside in the area or that pass through during migration."
- "The proposed project would occur adjacent to the existing sewage treatment facility's chain link fencing, so no significant new physical barrier to deer movement will be created."
- "Treatment facilities already cause daily human activity, constant noise, and night lighting. The proposed project will not substantially add to these factors if night lighting is shielded."

The report concludes that there will be no significant impacts to mule deer (Paulus, p. 16).

The project will have no outdoor lights unless a safety beacon is required by the FAA on the monopole. The project will not create linear barriers to movement of the deer herd. The project has been designed so that there will be no long-term impacts to wildlife, including the deer herd. However, construction activities could cause short-term impacts to mule deer, particularly during the fall and spring migration periods. In order to minimize impacts to the deer herd, proposed mitigation requires the project proponents not to use temporary construction fencing during the spring and fall deer migration periods, in order to avoid short-term linear barriers to deer herd movement.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project complies with a number of Mono County General Plan policies that address the maintenance and restoration of botanical and wildlife habitat in Mono County (Mono County Conservation/Open Space Element), e.g.:

BIOLOGICAL RESOURCES

GOAL: Maintain an abundance and variety of vegetation, aquatic and wildlife types in Mono County for recreational use, natural diversity, scenic value, and economic benefits.

Objective A

Maintain and restore botanical, aquatic and wildlife habitats in Mono County.

Policy 1: Future development projects shall avoid potential significant impacts to animal or plant habitats or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

Action 1.4: Projects outside community areas within identified deer habitat areas, including migration corridors or winter range (see the Biological Resources Section of the Master Environmental Assessment), which may have a significant effect on deer resources shall submit a site-specific deer study performed by a recognized and experienced deer biologist in accordance with Action 1.1.

Action 1.9: Limit road development in valuable habitat areas to the minimum required to achieve necessary access.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
No Impact. There are no habitat conservation plans of any type on private lands in the county.

Biological Resources Mitigation Measures

The following mitigation is proposed:

1. Equipment should not be allowed to travel more than 100 ft to the south or west from the corridor where cable burial is proposed.
2. Any surface that could serve as a high perch for raptors will be fitted with Nixalite or other effective means of perch deterrence.
3. Trash will not be stored at the project site, or will be stored in a manner that is secure from all wildlife.
4. Dogs brought to the site during construction or maintenance will be strictly leashed.
5. The limited area of soil disturbance due to project construction will be surveyed for indication of new occupancy by American badger. In the unlikely occurrence that a badger burrow is found in the construction footprint, the best method for avoidance will be decided in consultation with CDFW.
6. Any new night lighting will be shuttered.
7. Construction will not include installation of any linear barriers outside the immediate footprint of the project. Construction/maintenance vehicle speed limit will be 15 mph.
8. PUD pipe stack removal, being a necessary component of project implementation, will be subject to mitigations put in place during project approval. Pipe stack removal will be completed during the period September 1 to March 1, which is outside the breeding and parturition period for potentially occurring nesting rodents

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
No Impact. The project site is disturbed and has been used as a sewage treatment facility for many years. Further disturbance of the site during project construction will be limited to the 2,500 square foot lease area for the wireless facilities and the 1,200 easement area for the utility trench. There are no historical resources in evidence and it is not anticipated that any will be revealed during construction activities. Standard mitigation measures require the applicant and/or his contractor to stop work if cultural resources evidence is encountered during construction; earthwork and construction activities cannot resume until the site has been evaluated by a qualified cultural resouces specialist and appropriate mitigation or avoidance measures put into place.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
No Impact. The project site is disturbed and has been used as a sewage treatment facility for many years. Further disturbance of the site during project construction will be limited to the 2,500 square foot lease area for the wireless facilities and the 1,200 easement area for the utility trench. There are no archaeological resources in evidence and it is not anticipated that any will be revealed during construction activities. Standard mitigation measures require the applicant and/or his contractor to stop work if cultural resources evidence is encountered during construction; earthwork and construction activities cannot resume until the site has been evaluated by a qualified cultural resouces specialist and appropriate mitigation or avoidance measures put into place.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
No Impact. No known paleontological resources exist on the project site. There are also no unique geologic features on-site; the site is flat, with coarse sands and small gravel..

d) Disturb any human remains, including those interred outside of formal cemeteries?
No Impact. No known human remains exist on the project site.

Cultural Resource Mitigation Measures

The following mitigation is proposed:

1. Project conditions shall require the applicant and/or the applicant's contractor to stop work and notify appropriate agencies and officials if cultural resource evidence is encountered during earthwork and

construction activities on the project site. No additional disturbance or construction activities shall be permitted or shall occur until a) the applicant hires a qualified cultural resources specialist; b) the specialist surveys the site and evaluates i) whether any resources encountered qualify as culturally (archaeologically or historically) significant resources and ii) whether the project will significantly affect identified cultural resources; and 3) if the specialist determines that the project as currently designed and implemented will significantly impact cultural resources, the specialist shall identify acceptable avoidance or mitigation measures to reduce impacts to cultural resources to less than significant levels, including revisions to the project design.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
No Impact. The project site is not located within a fault rupture hazard zone as shown on the Alquist-Priolo maps (California Geological Society, www.conservation.ca.gov/cgs).

ii) Strong seismic ground shaking?
Less Than Significant Impact. The entire county is subject to ground shaking. The county is designated seismic Zone 4, the zone of greatest hazard as defined in the Uniform Building Code. All future structures, including walls, are required to meet these standards.

iii) Seismic-related ground failure, including liquefaction?
No Impact. The project site is not located on fill and is not anticipated to be an area at high risk for ground failure.

iv) Landslides?
No Impact. The project site is relatively flat and is not adjacent to slopes or moraines, nor is it shown on landslide maps prepared by the California Geological Society (www.conservation.ca.gov/cgs).

b) Result in substantial soil erosion or the loss of topsoil?
No Impact. The project will require the removal and/or disturbance of approximately 3,700 square feet of low-growing Big Sagebrush Scrub (lease area=2,500 square feet, utility trench 6' x 200'=1,200 square feet). Of that total area, the 1,200 square feet for the utility trench will be revegetated in compliance with Mono County requirements; the areas within the 2,500 lease area not covered by buildings or concrete stoops will be covered with weed barrier fabric and 3 inches of gravel, minimizing the potential for erosion following the construction phase of the project. Potential erosion during construction will be addressed by erosion control requirements of the Mono County Grading Ordinance and the General Plan and by compliance with standard project conditions, e.g.:

- Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- Site access driveways and adjacent streets will be washed if there are visible signs of any dirt track-out at the conclusion of any workday.
- During high wind conditions (i.e. wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind spees no longer exceed 25 mph.
- Storage piles that are to be left in place for more than 3 working days shall be: Sprayed with a non toxic soil-binder, **or** covered with plastic; **or** revegetated until returned to use.
- Tires of vehicles will be washed before leaving the site and entering a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.
- Fiber sediment barriers shall be placed downgrade of all construction activities.

Application of these uniformly applied development standards will reduce potential impacts to less than significant levels; no mitigation will be required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
No Impact. The site is not located on fill dirt or other unstable soils. The lease area is relatively flat, as is most of the proposed access road; earthwork on-site would not result in a landslide.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
No Impact. The applicant will be required to submit a soils report or process a soils report waiver. Such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) § 17.36.090.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
No Impact. The project will not have a septic system.

Geology and Soils Mitigation Measures
No mitigation measures are proposed.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?
No Impact. The proposed project is an unmanned cell tower. After the construction phase, the project will not generate any traffic other than approximately two routine monthly maintenance visits. The project does not involve woodburning or the creation of any other direct emissions. The project will use a minimal amount of water, provided by a local water provider in the community, only during construction and while the required landscaping is being established. The project will use a minimal amount of electricity. The project will not remove any trees and only a small amount of low-growing sagebrush scrub. Some of the areas where vegetation is removed during construction will be revegetated in compliance with Mono County's requirements for landscaping and revegetation.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
No Impact. There are no applicable plans, policies, or regulations for the reduction of greenhouse gas emissions in Mono County. The California State Air Resources Board has adopted regional greenhouse gas reduction standards for the areas included in the state's 18 Metropolitan Planning Organizations (MPOs); Mono County is not included in any of those MPOs (www.CoolCalifornia.org). California's Climate Change Scoping Plan encourages local governments to reduce greenhouse gas (GHG) at least 15 percent below current levels by 2020 (www.CoolCalifornia.org). The proposed project will not conflict with that goal. Many of the methods suggested to reduce greenhouse gas emissions involve reducing traffic, increasing use of mass transit, concentrating development in communities, utilizing alternative energy sources, and reducing the consumption of electricity and water. Many of those methods do not apply to the proposed project.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
No Impact. The project will not involve the routine transport, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
Less Than Significant Impact. Diesel fuel will be stored on-site for use in an emergency generator. The Mono

County Environmental Health Department will require compliance with uniformly applied Environmental Health regulations, including the completion of a Hazardous Materials Business Plan, and ongoing compliance with that plan. Application of these uniformly applied health standards will reduce potential impacts to a less than significant level.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school?
No Impact. There are no schools within one-quarter mile of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
No Impact. The project site in not on any list of hazardous materials sites.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
No Impact. The project site is not located within the boundaries of an airport land use plan and is more than 2 miles from Lee Vining Airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
No Impact. There are no private airstrips in the general area of the project site.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
No Impact. The proposed project is consistent with Mono County's Emergency Operations Plan (EOP). The proposed project will provide adequate access for emergency vehicles.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
No Impact. The project is an unmanned wireless facility, in a remote area away from community areas. The project will not expose people or structures to a significant risk from wildland fires.

Hazards and Hazardous Mitigation Measures
No mitigation measures are proposed.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?
No Impact. The proposed wireless facility will be unmanned and will not have any facilities or equipment that utilizes water. Project conditions will require irrigation water for erosion control during construction and to establish required revegetation of disturbed areas. That water will be provided by a local water provider, and will be required only during the construction phase and until revegetated areas are established. The lease site is realtively flat and runoff generated on-site will not be channelized toward downstream resources.

The project includes approximately 302 square feet of impermeable surfaces (equipment shelter and concrete stoop, concrete pads for generator and fuele tank). Remaining disturbed areas will be revegetated or covered with gravel, which will allow groundwater recharge and allow runoff generated on-site to remain on-site.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
No Impact. The proposed wireless facility will be unmanned and will not have any facilities that utilize water. Project conditions will require irrigation water for erosion control during construction and to establish

required revegetation of disturbed areas. That water will be provided by a local water provider, and will be required only during the construction phase and until revegetated areas are established. Irrigation water will infiltrate back into the soil to recharge groundwater in the area.

The project includes approximately 302 square feet of impermeable surfaces (equipment shelter and concrete stoop, concrete pads for generator and fuel tank). Remaining disturbed areas will be revegetated or covered with gravel, which will allow groundwater recharge and allow runoff generated on-site to remain on-site.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?
No Impact. There are no streams or rivers on-site. The project site is located in a relatively flat area that will not contribute to off-site runoff. The project involves the installation of approximately 302 square feet of impermeable surfaces (equipment shelter, concrete slabs). Remaining disturbed areas will be covered with gravel and landscaping, which will provide an adequate area for stormwater infiltration so that off-site erosion and siltation do not occur. Standard erosion control BMPs will be implemented during the construction phase to ensure that erosion or siltation does not occur.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?
No Impact. There are no streams or rivers on-site or in the immediate vicinity of the project. The project site is located in a relatively flat area that will not contribute to off-site runoff. The project involves the installation of approximately 302 square feet of impermeable surfaces (equipment shelter, concrete slabs). Remaining disturbed areas will be covered with gravel and landscaping, which will provide an adequate area for stormwater infiltration so that runoff is not increased.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
No Impact. There are no stormwater drainage systems in the area. The project site is located in a relatively flat area that will not contribute to off-site runoff. The project involves the installation of approximately 302 square feet of impermeable surfaces (equipment shelter, concrete slabs). The access road will be gravel to allow for stormwater infiltration. Following construction, vehicles will only visit the site approximately twice per month on maintenance visits, minimizing the amount of pollutants from automobiles that could be deposited on-site.

f) Otherwise substantially degrade water quality?
No Impact. The project does not involve water or sewer services. Runoff will be contained on-site. No other impacts to water quality are anticipated.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
No Impact. The project does not involve housing.

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?
No Impact. The project site is not within the 100-year flood zone and dam inundation zone as indicated on the FEMA Flood Zone Maps available online.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
No Impact. The project does not involve housing.

j) Inundation by seiche, tsunami, or mudflow?
No Impact. The project site is not in an area subject to seiche, tsunami, or mudflows.

Hydrology and Water Quality Mitigation Measures
No hydrology and water quality mitigation measures are proposed.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?
No Impact. The project will not divide an established community. It is outside of community areas, on land that is not designated for community development. Surrounding parcels, on all sides, are also not designated for community development.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
No Impact. The proposed project is located on a parcel designated Public and Quasi-Public Facilities/PUD (PF/PUD). The intent of the Public and Quasi-Public Facilities designation is to "provide for a variety of public and quasi-public facilities and uses" (Mono County Land Use Regulations). The PF land use designation permits public utility buildings, structures and uses subject to Use Permit. Public buildings and quasi-public buildings and uses are defined in the Land Development Regulations to include communications facilities:

> **02.950 Public utility buildings, structures and uses.**
> "Public utility buildings, structures and uses" means the use of land for public utility purposes by public, quasi- public and private energy and communication purposes and distributors except for conventional electrical distribution substations and facilities. Hydroelectric and geothermal power plant construction is considered to fall within this definition.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
No Impact. There are no habitat conservation plan or natural community conservation plans on private lands in Mono County.

Land Use and Planning Mitigation Measures
No mitigation measures are proposed.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
No Impact. There are no known mineral resources in the project vicinity (Mono County MEA, Figure 17). The development of wireless telecommunications facilities on-site could temporarily result in the loss of the availability of any mineral resources. In the long-term, it would not affect the availability of mineral resources.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
No Impact. No mining or mineral resources have been identified in local plans on-site (Mono County MEA, Figure 17).

Mineral Resource Mitigation Measures
No mitigation measures are proposed.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
Less Than Significant Impact. The wireless facility will not create any noise during normal operations. Construction-related noise impacts could cause some temporary disturbance. Proposed mitigation measures for the project prohibit construction during the spring and fall migration periods in order to minimize potential impacts, including noise impacts, to the Casa Diablo deer herd. Construction activities must also comply with

the requirements of the County's Noise Ordinance (Mono County Code, Chapter 10.16). Application of those uniformly applied development standards will reduce potential impacts to less than significant levels; no mitigation for potential construction-related noise impacts will be required.

The project includes one UL2200 certified 30 kw standby diesel generator on a 6' x 13' concrete pad that would be utilized by Verizon. The generator would only be used during sustained power outages when on-site backup batteries are exhausted. Generators produced by the same company, but certified for 60 kw of standby power, will produce at full load an average of 67.1 dBA at a distance of 23 feet (Generac Power Systems). The proposed generator is assumed to produce similar noise levels.

The Mono County Noise Ordinance contains maximum allowable noise levels for the operation of mobile equipment [Mono County Code 10.16.090 (6)], i.e.:

a. At residential properties:
Maximum noise levels for nonscheduled, intermittent, short-term operation (less than ten days) of mobile equipment as set out in Table 10.16.090A of this section.

b. At business properties:
Maximum noise levels for nonscheduled, intermittent, short-term operation of mobile equipment. Daily, including Sundays and legal holidays, all hours; maximum of 85 dBA.

Table 10.16.090A

	Type I Areas Single-Family Residential	Type II Areas Multi-Family Residential	Type III Areas Semi-Residential Commercial
Daily, except Sundays & legal holidays 7 a.m. to 7 p.m.	75 dBA	80 dBA	85 dBA
Daily, 7 p.m. to 7 a.m. & all day Sundays & legal holidays	60 dBA	65 dBA	70 dBA

Use of a generator for emergency purposes would qualify as a nonscheduled, intermittent, short-term use of equipment. The sound level would be under the maximum 70 dBA noted in subsection b above for commercial uses, during the quietest times at night, on Sundays and holidays. Potential noise impacts from the use of an emergency generator will be less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
No Impact. The wireless facility will not create groundborne vibration or groundborne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
No Impact. The wireless facility will not create any permanent increase in the ambient noise levels in the project vicinity.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
Less Than Significant Impact. Operations at the June Lake PUD wastewater treatment facility adjacent to the project site are continuous, creating constant noise, raising the ambient noise levels above those in the surrounding undeveloped area. While short-term increases in noise levels would result from construction activities, they would not be substantially above existing commercial/industrial noise levels. In addition, compliance with all requirements of the Mono County Noise Regulations (Mono County Code §10.16) would reduce those impacts to less than significant levels. Short-term increases in noise levels could also result from the use of a generator during power outages. See discussion under item a above.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public

airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
No Impact. The project site is not within an airport land use plan area or within two miles of the Lee Vining Airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
No Impact. The project site is not within the vicinity of a private airstrip.

Noise Mitigation Measures
No mitigation measures are proposed.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
No Impact. The project is an unmanned wireless communications facility. It is not anticipated to induce population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
No Impact. The project site is designated Public Facility/Public Utility District (PF/PUD) and does not include any existing housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
No Impact. The project site is designated Open Space (OS) and does not include any existing housing; the project would not displace any residents.

Population and Housing Mitigation Measures
No mitigation measures are proposed.

XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of these public services:

i) Fire protection?
Less Than Significant Impact. The project will be an unmanned wireless facility, with minimal structures, in an area removed from other development. A 132 gallon diesel fuel tank will be installed on-site to provide fuel for an on-site emergency generator. The fuel tank will be installed in compliance with Mono County Department of Environmental Health requirements for fuel tanks. The Department of Environmental Health will also require a Hazard Business Plan for the tank. The installation and use of the tank will comply with existing standards and regulations for the safe operation of fuel tanks, reducing the fire risk to a less than significant impact. The project will not create a need for additional fire protection services.

ii) Police protection?
No Impact. The project is a wireless facility. It is not anticipated to generate additional population or to create any impacts to police protection.

iii) Schools?
No Impact. The project is a wireless facility. It is not anticipated to generate additional population or to create any impacts on the schools.

iv) Parks?
No Impact. The project is a wireless facility. It will not impact parks or recreational facilities.

v) Other public facilities?
No Impact. No other public service needs are anticipated.

Public Services Mitigation Measures
No mitigation measures are proposed.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
No Impact. The project is a wireless facility. It will not impact existing recreational facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?
No Impact. The project is a wireless facility. It does not include recreational facilities and will not require the construction or expansion of recreational facilities.

Recreation Mitigation Measures
No mitigation measures are proposed.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
No Impact. Once construction of the facility is completed, the only traffic to the wireless facility will be routine monthly maintenance visits. Access routes to the site, including US 395 in the vicinity of the project site, have sufficient capacity to handle construction traffic.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
No Impact. See response to Item XVa above. Traffic congestion is generally not a problem in this area.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
No Impact. The project will not impact air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
No Impact. Access to the site will be from US 395, via an existing access point. The project will not alter that access point. The planned on- site access is a twenty-foot wide gravel access road, which will be predominantly straight and flat.

e) Result in inadequate emergency access?
No Impact. The project will be accessed from US 395 and an on-site twenty-foot wide gravel access road. US 395 is a paved four-lane highway with separated grades in the project vicinity; it is plowed in the winter. The on-site access road is predominantly straight and flat and is also plowed in winter since it provides access to the June Lake PUD facilities. Adequate access will exist for emergency vehicles throughout the year.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise

decrease the performance or safety of such facilities?
No Impact. The project is an unmanned cell tower and as such will not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or affect such facilities in any way.

Transportation/Traffic Mitigation Measures
No mitigation measures are proposed.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
No Impact. The project is an unmanned wireless facility. It will not require wastewater treatment.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
No Impact. The project is an unmanned wireless facility. It will not include any water or wastewater facilities.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
No Impact. There are no storm water drainage facilities in the project area. The project has been designed 1) to minimize impervious surfaces and therefore minimize runoff, and 2) to contain any concentration of runoff on-site so that it will not cause erosion or other environmental effects. The on-site access road is gravel, which allows for infiltration of rainfall. The site is relatively flat; runoff should be minimal and should infiltrate surrounding soils.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
No Impact. The proposed wireless facility will be unmanned and will not have any facilities that utilize water. Project conditions will require irrigation water for erosion control during construction and to establish required revegetation of disturbed areas. That water will be provided by a local water provider, and will be required only during the construction phase and until revegetated areas are established.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the provider's existing commitments?
No Impact. The proposed development will not require the construction of new service facilities for sewer service.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
No Impact. Mono County landfill facilities are not expected to be impacted by the proposed project. Benton Crossing Landfill and Pumice Valley Landfill have sufficient capacity to serve local communities for over ten years (Mono County Public Works Department and SRK Consulting Engineers and Scientists, **Reports of Disposal Site Information, Benton Crossing Landfill and Pumice Valley Landfill**). In addition, green waste from landclearing activities is turned into mulch at the landfill sites instead of being placed in the landfill.

g) Comply with federal, state, and local statutes and regulations related to solid waste?
No Impact. The project will comply with all solid waste regulations.

Utilities and Service Systems Mitigation Measures
No mitigation is required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) 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?
No significant environmental effects are anticipated to result from the proposed Use Permit Application. The facility will be an unmanned telecommunications facility that does not emit noise, smoke or odors. Following the construction phase, the only traffic to the site will be two monthly routine maintenance trips.

The project has been designed to reduce potential impacts to less than significant levels. Development on-site will be partially screened by topography; disturbed areas will be revegetated with a local native seed mix. The proposed monopole is intended to blend in with surrounding vegetation types. Paint colors for structures, fencing and equipment will be dark, matte colors to blend the facilities into the surrounding environment. Signs will be limited to small metal signs attached to the fencing there will be no outdoor lighting unless the FAA requires a safety beacon. Air quality impacts from dust will be controlled during construction and afterward in compliance with Mono County erosion control standards.

Potential impacts to vegetation and wildlife species will either be avoided or mitigated to less than significant levels.

b) 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 effects of other current projects, and the effects of probable future projects)?

The project has been designed to reduce impacts to less than significant levels. There are no other projects in the vicinity.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

The project will not cause substantial adverse effects on human beings.

VI. REFERENCES

California Air Resources Board
Air emissions inventory data. Information on air quality and transportation planning, available online at www.arb.ca.gov

California Department of Fish and Game
Special status species, habitat information, California Natural Diversity Database (CNDDB), California Wildlife Habitat Relationships System (CWHR), available online at www.dfg.ca.gov

California Department of Transportation
Planning guidance, traffic counts, scenic highway designations, available online at www.dot.ca.gov

CalFlora
Information on wild plants in California, available online at www.calflora.org

California Geological Survey
Alquist-Priolo Fault Hazard Maps, information on mineral resources and geologic hazards, available online at www.conservation.ca.gov/cgs

California Native Plant Society
Inventory of Rare and Endangered Plants (online edition, v7-Feb, 2011), available online at www.cnps.org

California Regional Water Quality Control Board
Water Quality Control Plan for the Lahontan Region (Basin Plan). 1995**.**

Cool California
Information on reducing greenhouse gas emissions (GHG), available online at www.CoolCalifornia.org

Federal Emergency Management Agency
FIRM flood rate maps, available online at www.hazards.fema.gov

Generac Power Systems, Inc.
Sound Test Results, 3.0 John Deere 60kW. 06/07.
Statement of Exhaust Emissions, Gaseous Fueled Generator with Catalyst and Air Fuel Ration Control. 9/2/04

Mono County Code.
Chapter 10.16, Noise Ordinance.
Chapter 13.08, Land Clearing, Earthwork, and Drainage.
Mono County Land Development Regulations (Revised Land Use Element).

Mono County Office of Emergency Services
Mono County Emergency Operations Plan (EOP). 2004.

Mono County Local Transportation Commission
Regional Transportation Plan (RTP). 2005.

Mono County Planning Department.
Mono County Design Guidelines
Mono County General Plan and Updates. 2001, 2010.
Mono County Master Environmental Assessment and Updates (MEA). 2001, 2010.
Multi-Jurisdictional Local Hazard Mitigation Plan for Mono County and Mammoth Lakes. 2006.

Mono County Public Works Department and SRK Consulting Engineers and Scientists

Report of Disposal Site Information. Joint Technical Document. Benton Crossing Landfill. 2004.

Report of Disposal Site Information. Joint Technical Document. Pumice Valley Landfill. 2004.

Paulus, Jim.

West Portal Wireless Telecommunications Facility Assessment of Biological Resources. June 28, 2013.

US Department of Agriculture, Natural Resource Conservation Service
Soil surveys, available online at websoilsurvey.nrcs.usda.gov

VII. FIGURES

FIGURE 1 Site Plan

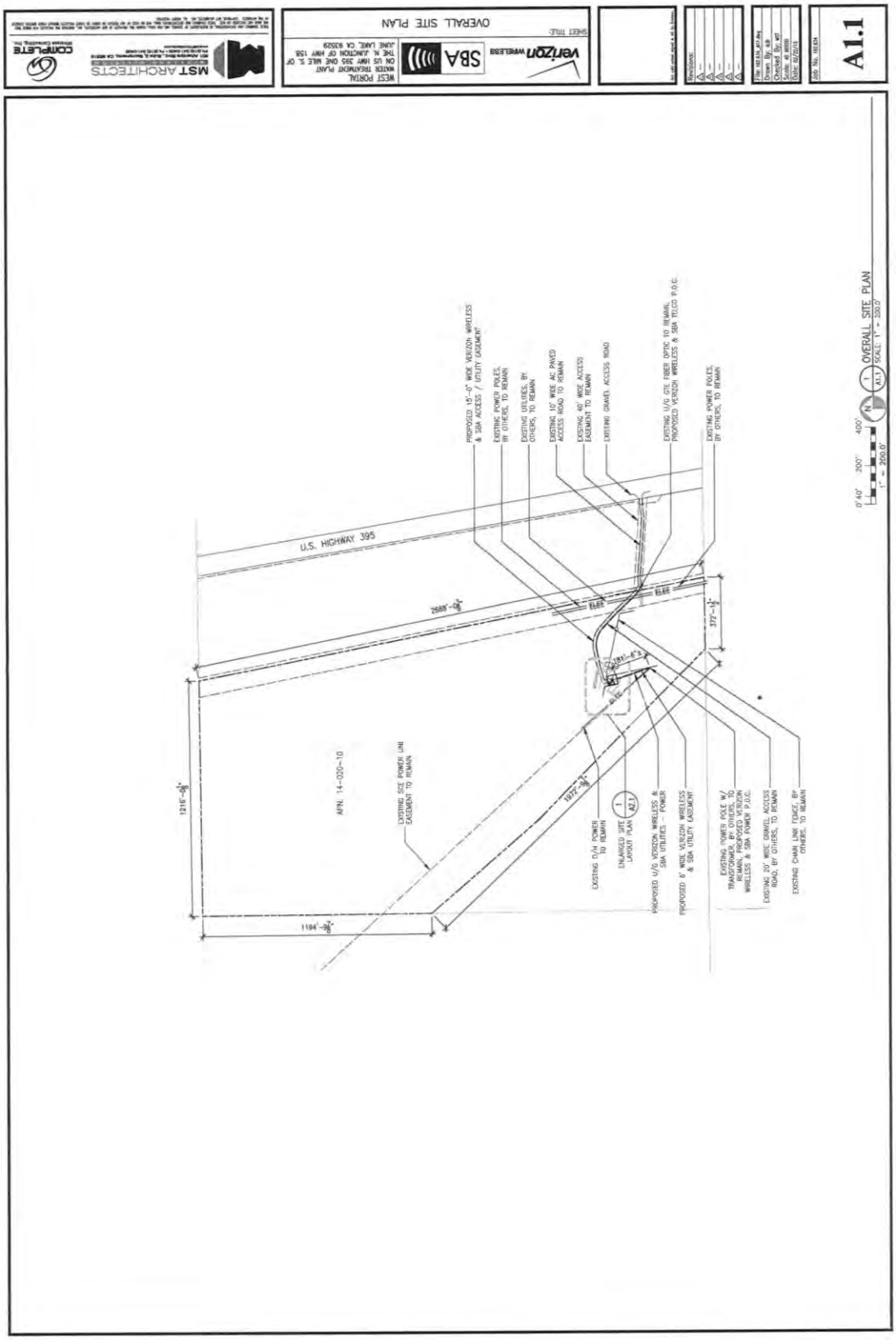


FIGURE 2 Site Plan Detail

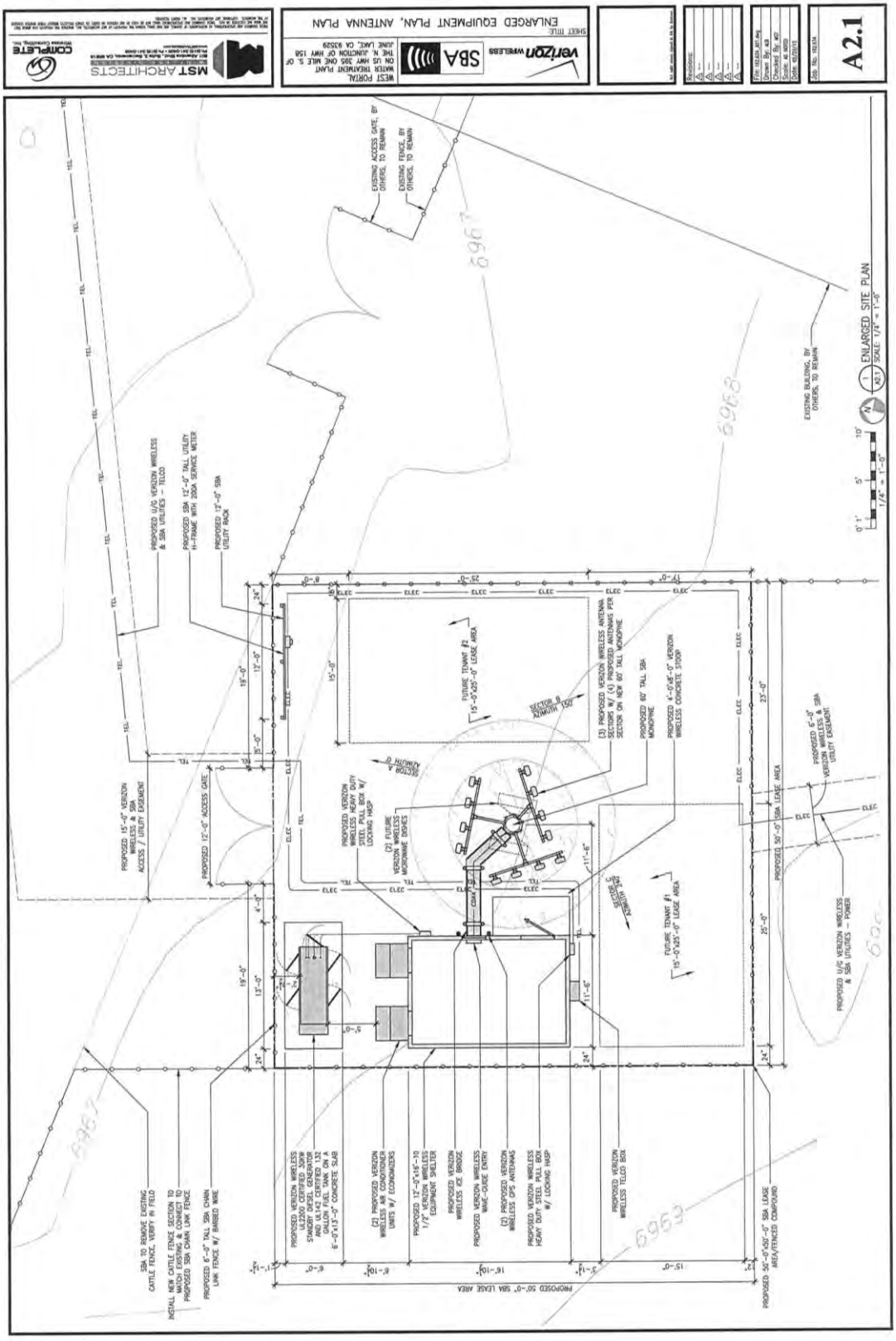


FIGURE 3 Elevations

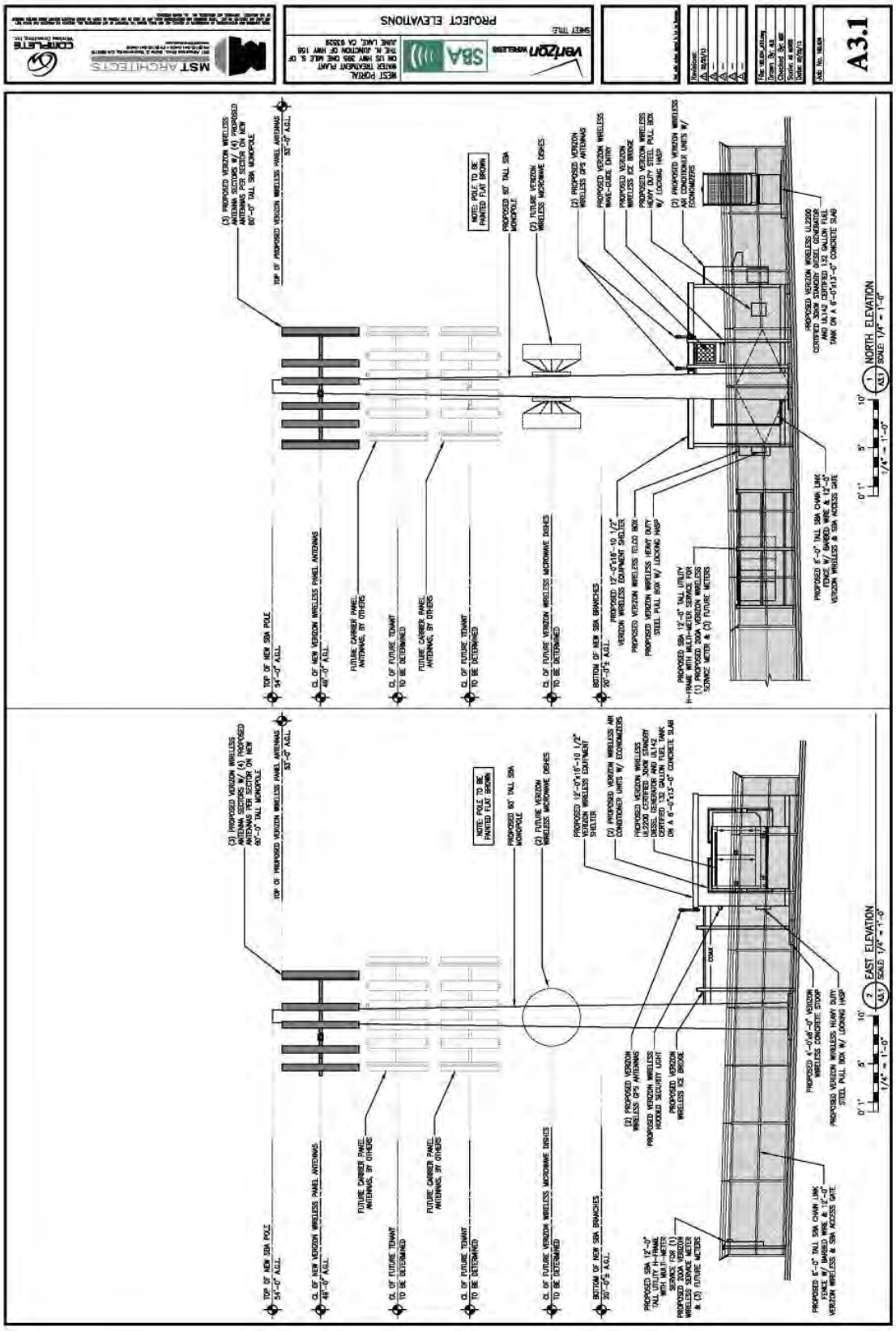


FIGURE 4 Existing Site Photos

Photo Point Locations

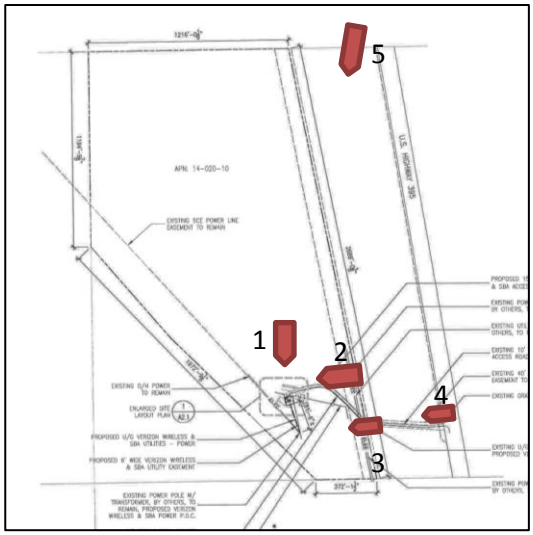


Photo Point 2

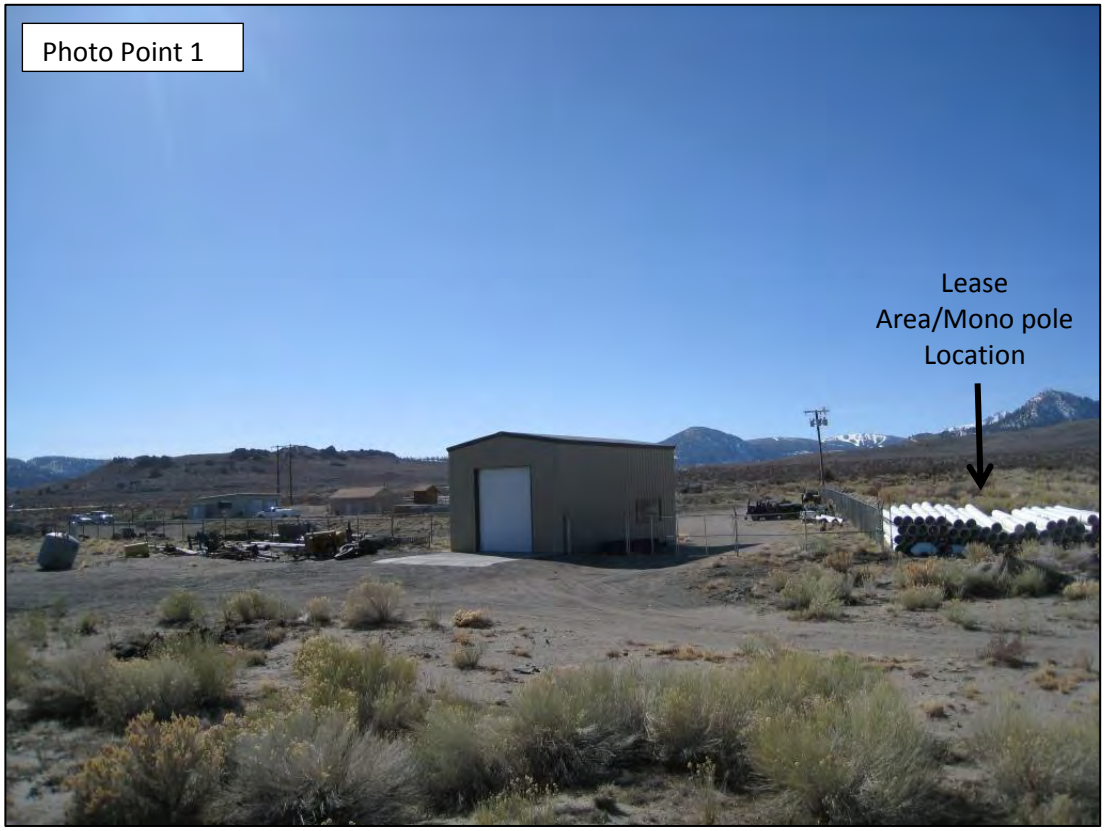
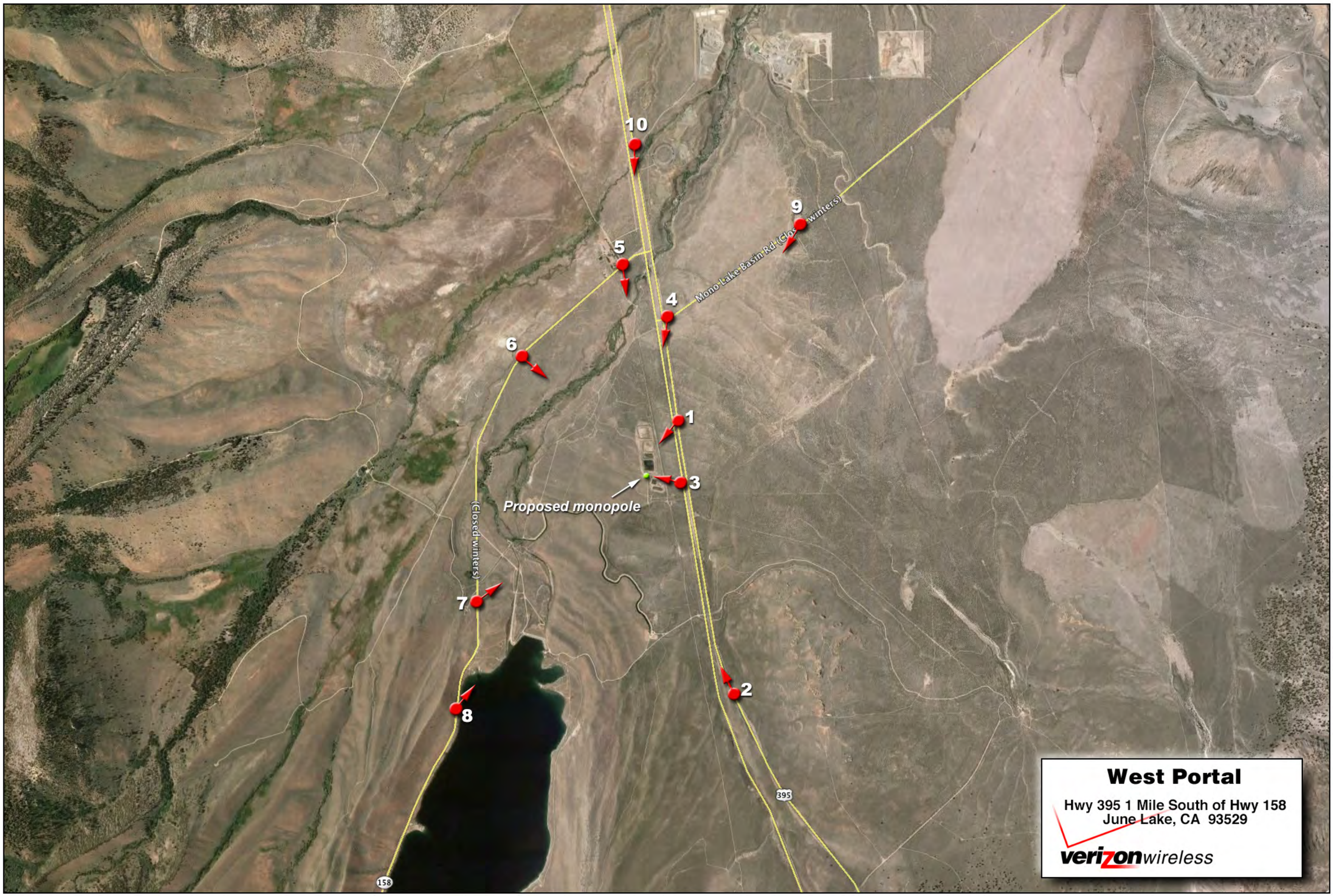


Photo Point 3

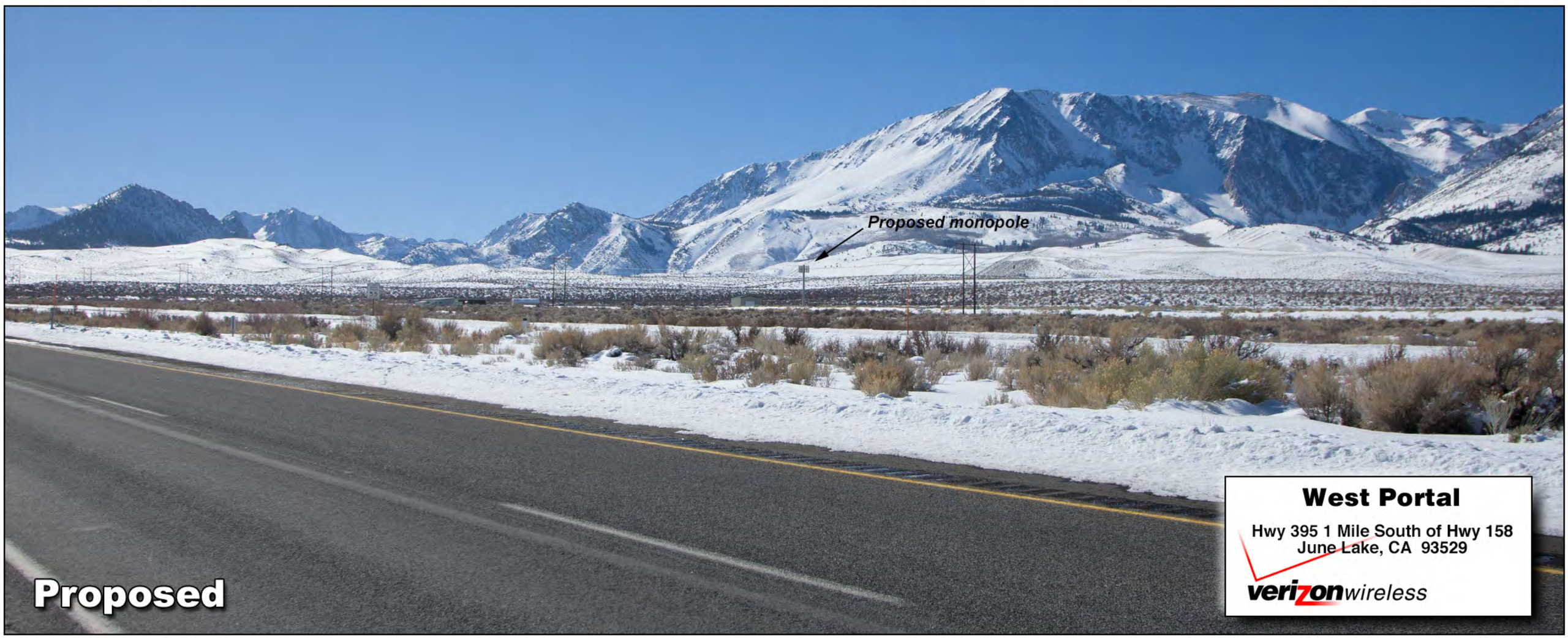
Photo Point 4

Photo Point 5

Aerial photograph showing the viewpoints for the photosimulations.

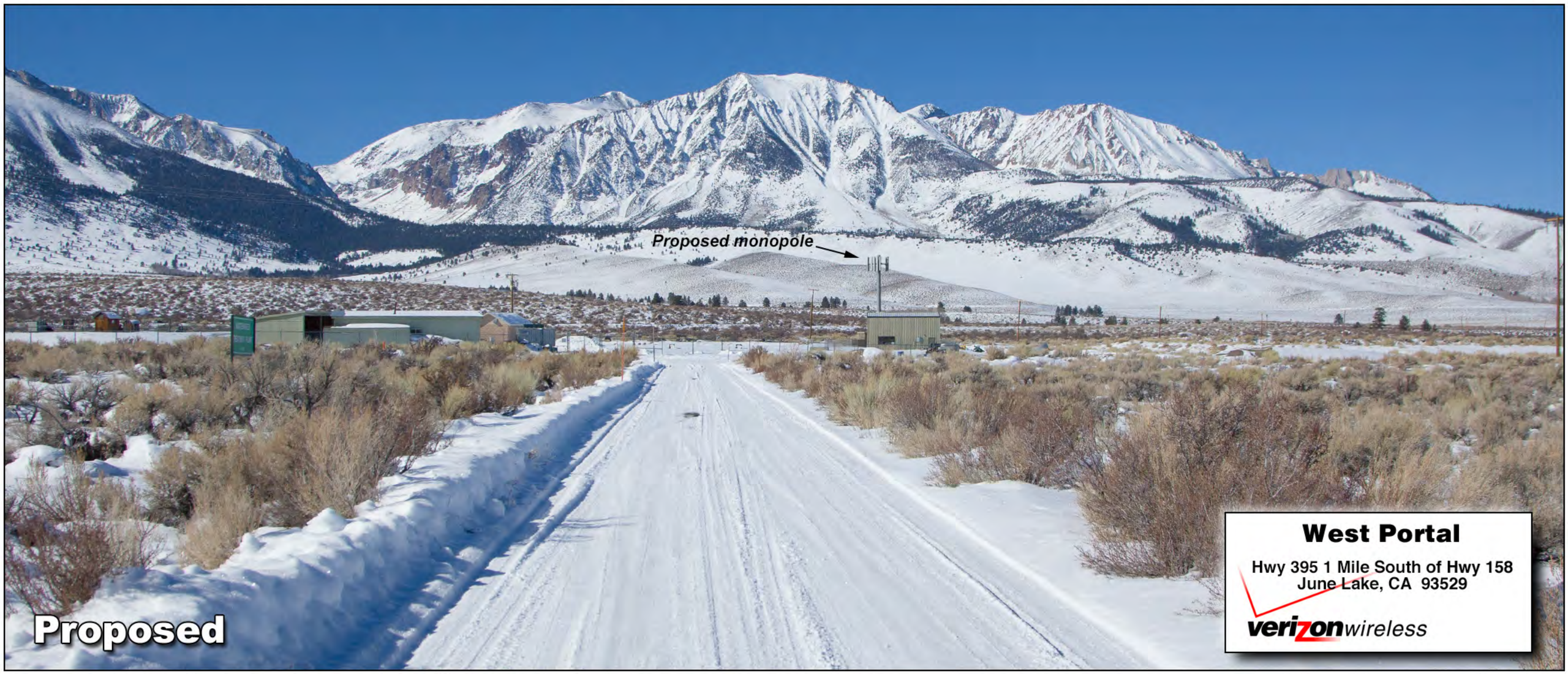


Photosimulation of view looking southwest from Hwy 395.

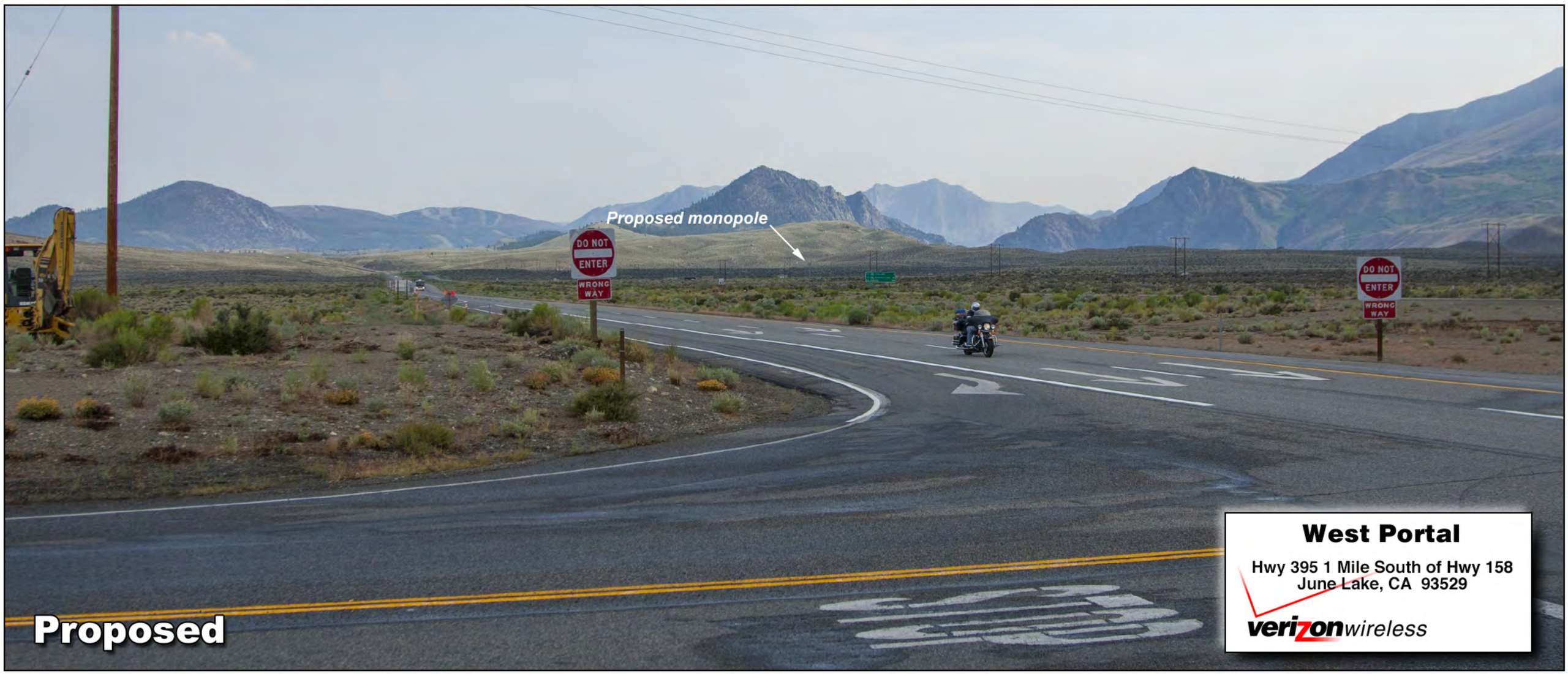


Photosimulation of view looking northwest from northbound Hwy 395.

Photosimulation of view looking west from the access road.



Photosimulation of view looking south from the intersection of Hwy 395 and Mono Lake Basin Road.



Photosimulation of view looking due south from Hwy 158 - June Lake Road at the Old State Hwy Road.

Photosimulation of view looking southeast from Hwy 158 - June Lake Road, about a mile from the site.

Photosimulation of view looking northeast from Hwy 158 just west of the Grant Lake dam.

Photosimulation of view looking northeast from Hwy 158 - June Lake Road, at Grant Lake.

This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists Inc. Custom Computer Graphics

Photosimulation of view looking southwest from Mono Lake Basin Road (Hwy 120), 0.9 mile east of Hwy 395.

Existing

Proposed monopole

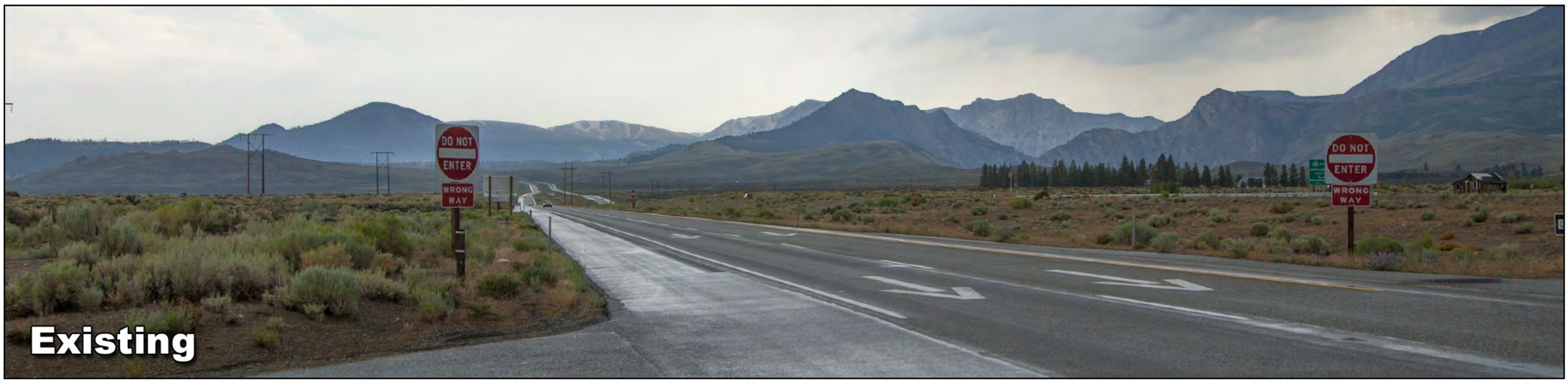
Proposed

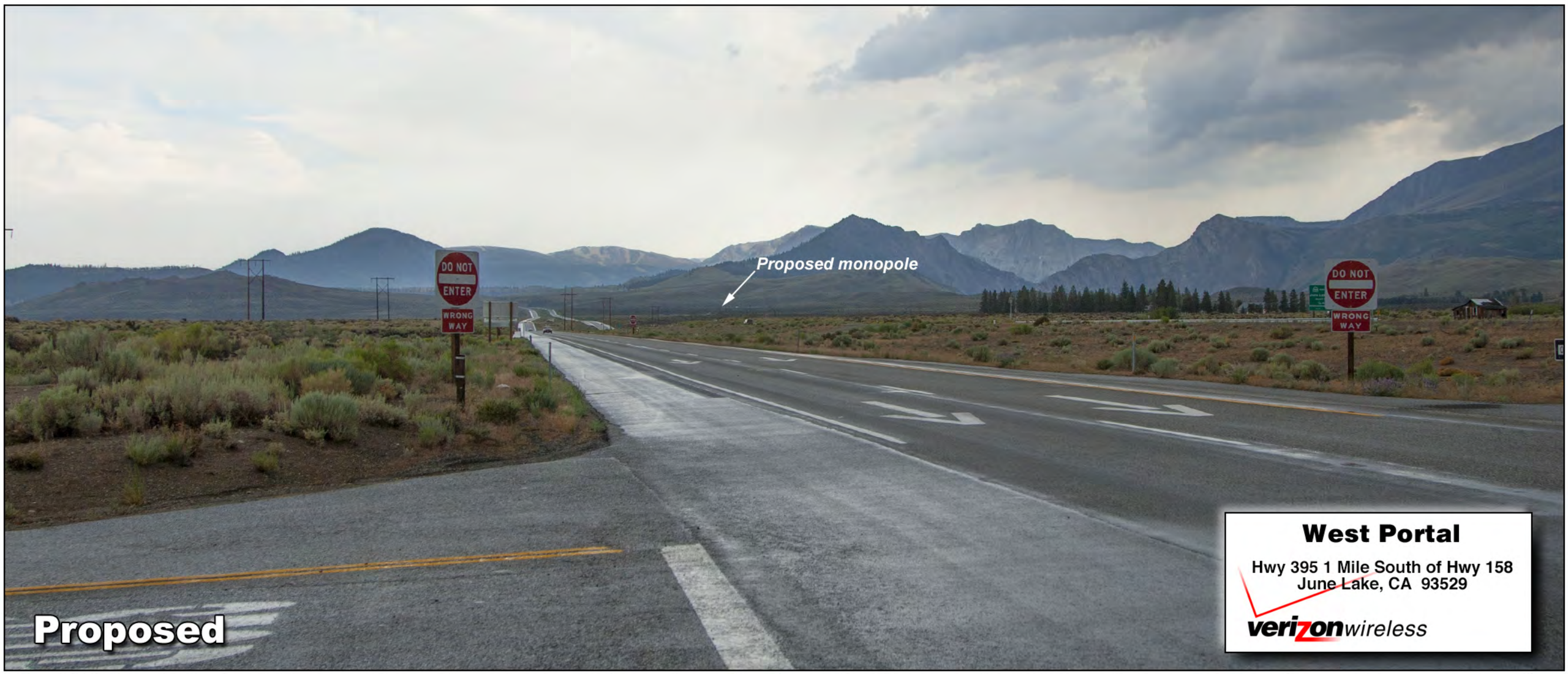
West Portal

Hwy 395 1 Mile South of Hwy 158
June Lake, CA 93529

verizonwireless

Photosimulation of view looking south from the quarry road at Hwy 395, a half mile north of June Lake Road.





APPENDIX A

Assessment of Biological Resources

West Portal Wireless Telecommunications Facility
Assessment of Biological Resources

June 28, 2013

prepared by:
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P.O. Box 1605
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Introduction

A review of biological resources that occur or may potentially occur at the location of proposed construction and operation of a wireless telecommunications tower facility at the June Lake Public Utilities District (PUD) West Portal facility was conducted in May-June 2013. The West Portal facility is located near Highway 395 in the southwestern Mono Basin, Mono County, California (Figure 1), within APN 14-020-10. The wireless telecommunications tower project would include 200 linear ft of new buried cable, an enclosed 2500 square ft pad, and a 60 ft tall tower. Construction and maintenance would use an existing approach road that is currently used for PUD daily maintenance. Construction would remove vegetation and disturb the soil profile within an already disturbed area. Buried cable will connect the tower to a long-standing overhead power pole line that serves PUD sewage treatment operations at West Portal. Maintenance of the proposed tower would require infrequent visits by vehicle or snowmobile. The entire area that could be potentially affected by project construction or by tower maintenance, and also a 200 ft wide buffer beyond the project footprint, were included in the biological resources assessment.

The West Portal proposed project site occupies relatively level ground in Mono Basin, near the base of the steeply sloping eastern flank of the central Sierra Nevada Range. The site elevation is 6980 ft (2120 m). Winter and spring precipitation as mainly snow averages 15.8 inches. The frost-free growing season averages 165 days (Western Regional Climate Center, 2013). The xeric summer typically includes warm daytime temperatures and low humidity, periodically interrupted by thunderstorms. Nights of successive freezing temperatures usually first occur in October. Snowfall often begins in September, but is most likely to accumulate in this area during November – March. Forage vegetation at West Portal is typically free of snow and is growing by mid-April.

Plant communities

Portions of the proposed project area, and most of the surrounding slopes and moraine features upon which the West Portal facility is situated, support a single scrub vegetation type classified as Big Sagebrush Scrub. This community has been historically disturbed and recently has been removed from nearly all the area that would be directly impacted by construction of the proposed project. All native habitat to the immediate east of the buried cable and pad has long been displaced and fenced for the PUD sewage treatment facility. The seral scrub that remains elsewhere within 200 ft of the proposed pad installation (Figure 2) shows evidence of intense historical use. Low earthen berms, dump piles, and multiple scrapes for roads and firebreaks interrupt a stand that also appears to have burned recently. Big Sagebrush Scrub – in this local context of multiple historical disturbances – now exhibits various stages of recovery.

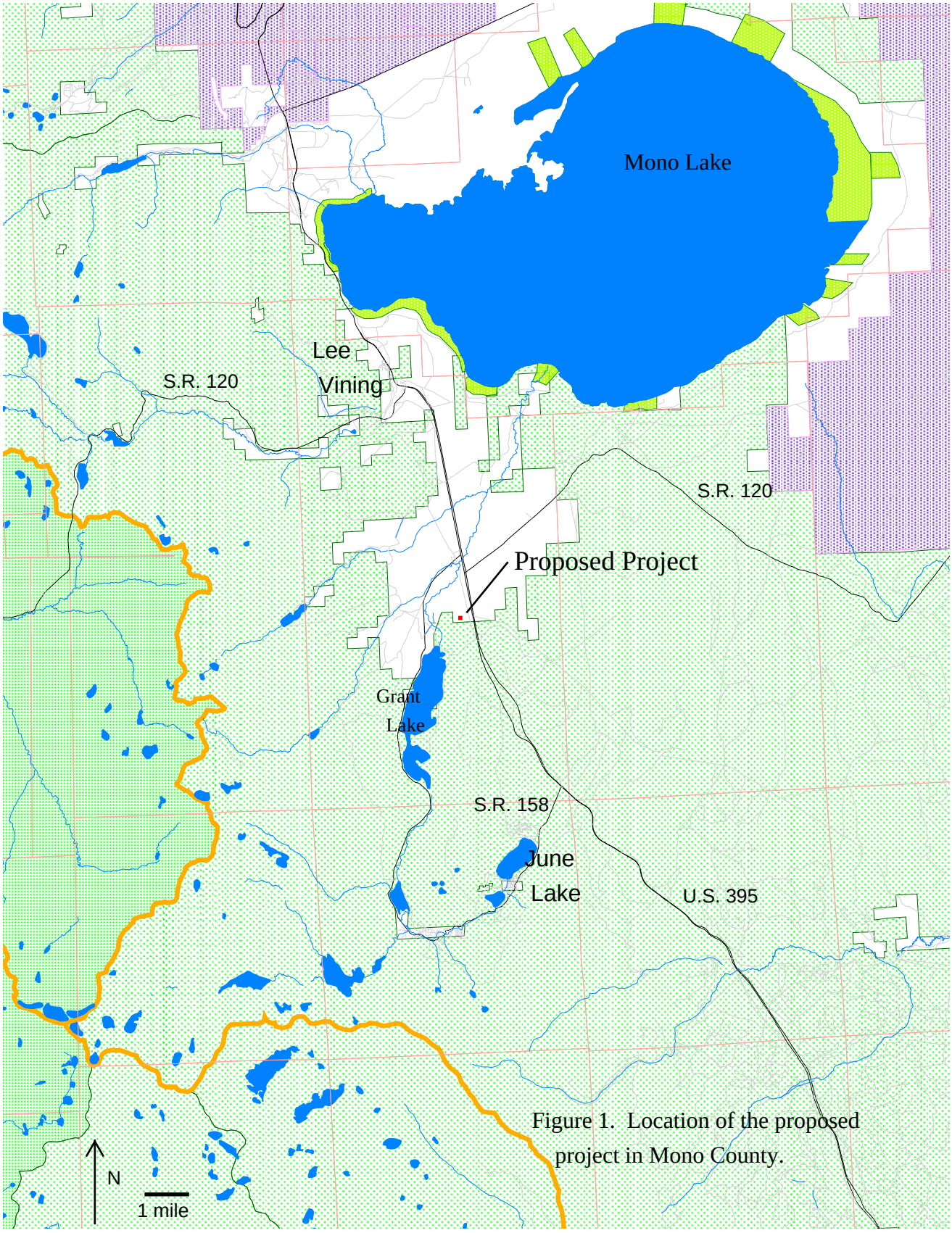

Figure 1. Location of the proposed project in Mono County.

Big Sagebrush Scrub is California Department of Fish and Wildlife community code 35.110.07 (CDFG, 2010), and is treated as 35100 Great Basin Mixed Scrub by Holland (1986). It is an *Artemisia tridentata – Purshia tridentata* association within the Artemisia tridentata Alliance (Sawyer, *et al.*, 2009). The Big Sagebrush Scrub community is a Great Basin scrub type that is common within Mono County (Mono County Planning Dept., 2001), and widespread in the Sierra Nevada and throughout the Great Basin Floristic Province (Sawyer, *et al.*, 2009). Where recovery has been relatively complete, the native shrub canopy near the project averages 2 ft in height and provides 10-20% living cover. Sampling along transects oriented toward the west and northwest to a distance of 1000 ft from the proposed tower location suggests a uniform local stand averaging 30-40% shrub canopy cover and 2 ft height. Patches of noticeably higher density were not encountered within the buffer or along these two transects.

Maturing big sagebrush (*Artemisia tridentata*) clearly dominate the canopy, comprising up to 80% of the shrub layer. The canopy also regularly includes bitterbrush (*Purshia tridentata* var. *tridentata*), yellow rabbitbrush (*Chrysothamnus viscidiflorus* ssp. *viscidiflorus*), desert peach (*Prunus andersonii*), and rubber rabbitbrush (*Ericameria nauseosa*). Bitterbrush contributes a relatively minor (10%) fraction of the shrub layer living cover. Its canopies (to 8 ft tall) near the proposed project consistently exhibit "topiary-like" pruning as evidence of intense herded sheep and deer grazing pressure. The understory is not diverse (Appendix A), and trees are absent. The total cover contributed by perennial silvery lupine (*Lupinus argenteus* var. *heteranthus*), Douglas sedge (*Carex douglasii*), prickly poppy (*Argemone munita*), and native grasses, averaged about 1% and rarely exceeded 5% in 2013. Diversity lowers and the shrub canopy dominance shifts to greater rubber rabbitbrush and desert peach relative abundance in all unfenced area within about 100 ft of the proposed project, where the level of recent disturbance in this community is highest. Due to long-standing use of the proposed pad area for pipe storage, construction would remove or crush only about 1700 square ft of sparse sagebrush, rabbitbrush and desert peach cover.

Big Sagebrush Scrub at West Portal extends westward to the base of the higher Sierran slopes as a contiguous upland stand. To the east, the stand is more interrupted, first by PUD facilities, then by a large overhead power line that approaches the proposed project to within a distance of 350 ft, and then by Hwy 395, which approaches within 900 ft (Figure 2). Disturbed areas and all scrub habitats within 200 ft of the proposed project area were uniformly xeric at the time of site assessment, with no mesic microhabitats (e.g., wetland swales, ephemeral stream beds) signaled by shifts in the species assemblage or otherwise detected. Historical and ongoing mechanical devegetation provides the best explanation for variances in total cover and relative frequencies of canopy dominants at this site.

The West Portal area is infested with non-native annual cheat grass (*Bromus tectorum*). This species has become widespread in Mono County scrub habitats, and most habitats in close proximity to Hwy 395 are either currently supporting naturalized populations or in high danger of being invaded by this noxious weed. Cheat grass, which is the most abundant annual found within the project area assemblage in 2013, is an invasive and noxious weed as defined by the California Exotic Pest Plant Council (CalEPPC code A-1: "are the most invasive pest plants, and are already widespread"), and has a CalIPC priority rating of High (CalIPC, 2013). High density cheat grass stands are thought to increase the risk and frequency of wildfire (CalEPPC, 1999). Russian thistle (*Salsola tragus*, CalIPC rating Limited) occurs at the devegetated facility grounds and in nearby Big Sagebrush Scrub. Further disturbance to the project area's vegetation (for example, trenching to bury cable) may encourage the local spread of Russian thistle. Otherwise, the current assemblage within the project and buffer area is entirely native.

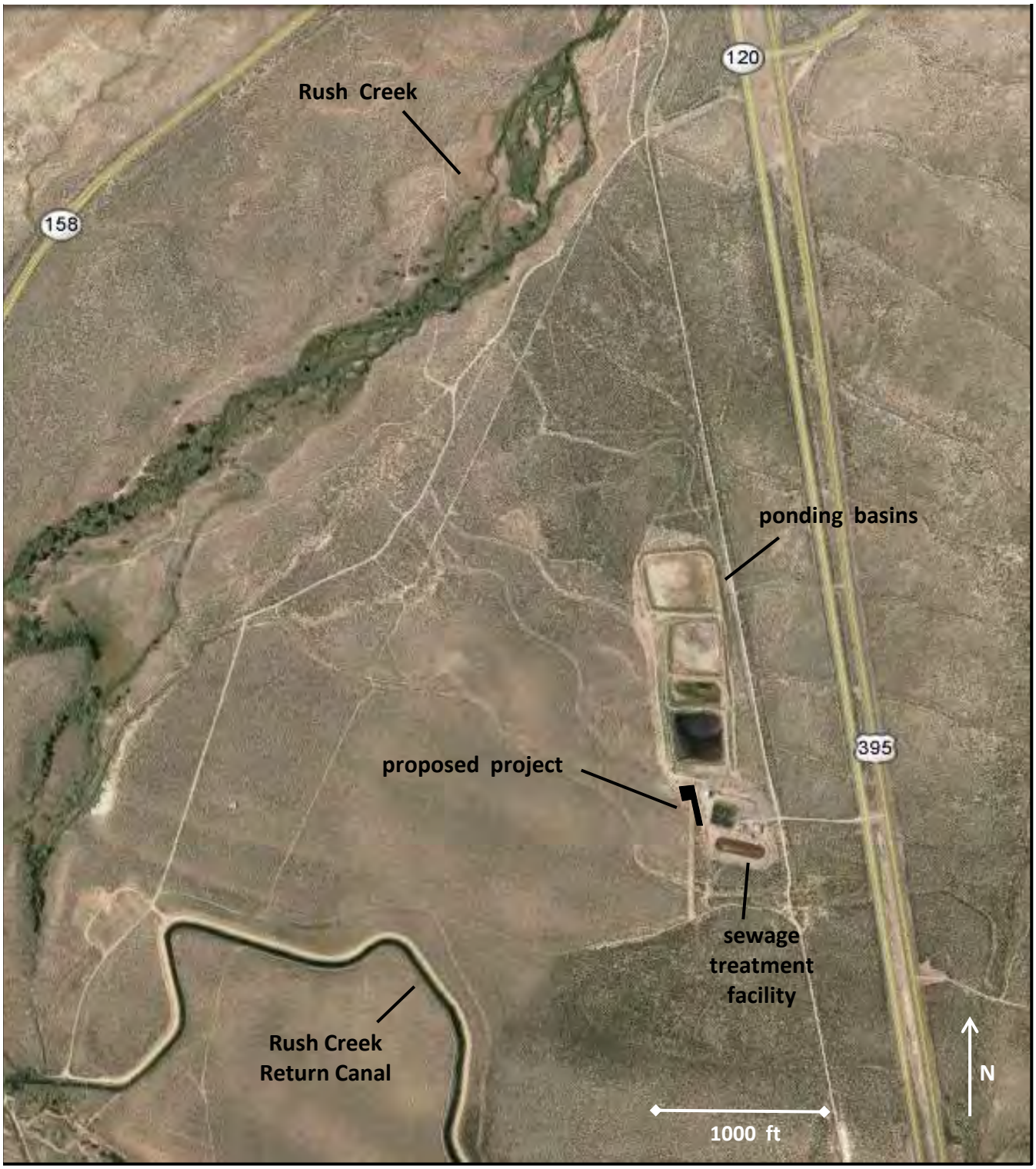

Figure 2. Landscape position of the proposed West Portal Wireless Telecommunications Project (shaded) in Mono Basin. The new telecommunications tower facility would be located adjacent to the June Lake Public Utilities District sewage treatment works (fenced) and 200 ft south of a series of periodically ponded basins.

Plant communities and species

A list of rare plant species that could have some potential to occur within Big Sagebrush Scrub at the project site was compiled (Table 1), based upon a review of regional data (Mono County Planning Department, 2001, Halford and Fatooh, 1994, California Native Plant Society (CNPS), 2001, 2013, CalFlora, 2013, California Department of Fish and Wildlife (CDFW), 2013a, 2013b), published regional floras (Baldwin, *et al.*, 2012, Jepson Herbarium, 2013), botanical surveys that have been performed for the preparation of environmental documents for nearby projects (Bagley, 2002, Chambers Group, 2011, Paulus, 1998, 2012), and an April 2013 search of the California Natural Diversity Database (CNDDB) records for the USGS June Lake, Lee Vining, Mount Dana, Koip Peak, Mount Ritter, Mammoth Mtn., Old Mammoth, Crestview, and Mono Mills quadrangles (CDFW, 2013c). Consortium of California Herbaria records (2013) for the Western Mono Basin (north to Conway Grade) were also included in the literature search results (Appendix C). Potentially occurring plant species were considered to be "rare" if they have state or federal status as rare, threatened or endangered (CDFW, 2013a), or are listed in the CNDDB list of special plants (CDFW, 2013b), or are listed by CNPS in their inventory of sensitive California plants (CNPS, 2001, 2013), or are included in the most recent sensitive plant or watch lists prepared by Inyo National Forest (U.S. Forest Service, 2006a, 2006b).

Table 1. Rare plant species that potentially could occur at the proposed project. Flowering period data is from CNPS (2013). None of these species are federally listed. A key to the rank or status symbols follows the table. NL = not listed.

Scientific Name Common Name Life Form	Rank or Status				Available Habitat	Flowering Period
	USFS	CDFG	CNPS	NDDB		
Astragalus johannis-howellii Long Valley milkvetch herbaceous perennial	S	R	1B.2	S2.2	sagebrush scrub	June-August
Astragalus monoensis Mono milkvetch herbaceous perennial	S	R	1B.2	S2.2	open gravel or pumice soils	June-August
Boechera cobrensis Masonic rock cress herbaceous perennial	NL	NL	2.3	S1S2	sagebrush scrub	June-July
Eremothera boothii ssp. *boothii* Booth evening primrose herbaceous annual	NL	NL	2.3	S2	sagebrush scrub	April-September
Eremothera boothii ssp. *intermedia* Booth hairy evening primrose herbaceous annual	NL	NL	2.3	S2.3	sagebrush scrub	May-June

Scientific Name Common Name Life Form	Rank or Status				Available Habitat	Flowering Period
	USFS	CDFG	CNPS	NDDB		
Lupinus duranii Mono Lake lupine herbaceous perennial	S	NL	1B.2	S2.2	open scrub, pumice	May-August
Mentzelia torreyi Torrey blazing star herbaceous perennial	NL	NL	2.2	S2.2	sagebrush scrub	June-August
Viola purpurea ssp. *aurea* foxtail thelypodium herbaceous perennial	NL	NL	2.2	S2S3	sandy sagebrush scrub	April-June

Rank or status, by agency:

USFS = US Forest Service, Inyo National Forest, Bishop Office (2006a, 2006b)
S = Sensitive List, October 2006

CDFG = California Department of Fish and Game listings under the Native Plant Protection Act and the California Endangered Species Act (CDFW, 2013a).
R = Rare

CNPS = California Native Plant Society listings (CNPS, 2001, 2013)
1B = rare and endangered in California and elsewhere
2 = rare, threatened or endangered in California, but more common elsewhere
Threat Code extensions:
.1 is Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 is Fairly endangered in California (20-80% of occurrences threatened)
.3 is Not very endangered in California (< 20% of occ's threatened or no current threats known.

NDDB = California Natural Diversity Data Base rankings by the CDFG (CDFW, 2013b)
S1 is < 6 occurrences or < 1000 individuals or < 1000 acres
S2 is 6-20 occurrences or 1000-3000 individuals or 2000-10000 acres
S3 is 21-100 occurrences or 3000-10000 individuals or 10000-50000 acres
"threat numbers" follow decimal:
.1 = very threatened, .2 = threatened, .3 = no threat currently known.

The CNDDB records and literature search results indicate that eight rare plant species and one sensitive plant community (Mono Pumice Flats) occur within 20 miles of the project and in native or disturbed scrub settings that bear some resemblance to habitats available within the project. Potentially occurring rare plant species, except the two *Eremothera boothii* subspecies, are herbaceous perennials. They would be expected to be exhibiting leaves, flowers, and in most cases maturing or mature fruit in May and June. Expected phenologies of the *Eremothera* would be flowering and setting fruit at the May sample, and would be bearing mature fruits at the June sample (Table 1). There is no potential for federally listed or candidate species to occur at the proposed project, however the milkvetches *Astragalus johannis-howellii* and *A. monoensis* are state listed as Rare.

No previously documented on-site occurrences of rare plant species appear in CNDDB records (Appendix C). This information, however, must be interpreted in the general context that the absence of records concerning the project area does not signify that rare plants are absent, it merely means that none have been reported. Nearby known *Astragalus monoensis*, *Eremothera boothii* ssp. *boothii*, and *Lupinus duranii* populations were readily located when visited on May 13 and June 8, 2013, suggesting that climatic conditions for annual and perennial plant growth and flowering were locally favorable. Annual species germinated abundantly in 2013 at the reference location of the potentially occurring annual *E. boothii* ssp. *boothii* near Navy Beach (CNDDB Occ. 22). Plants that were identified as *E. boothii* exhibited leaves and flowers on May 13, and leaves, flowers, and mature fruits on June 8. Reference populations of *Astragalus monoensis* at June Lake Junction (Occ. 19) and *Lupinus duranii* at Big Sand Flat (Occ. 1) exhibited leaves and immature inflorescence structures on May 13, and leaves, flowers and maturing fruit on June 8.

Rare plants known to occur in nearby alkaline meadow or scrub habitats (*Atriplex pusilla*, *Crepis runcinata* ssp. *hallii*, and *Phacelia inyoensis*) may be excluded as very unlikely to occur at the project site, because their relatively moist habitat and alkaline or saline soil habitats are not present. Similarly, locally occurring rare plants that are restricted to freshwater streamside and lakeside or wet meadow habitats (e.g., *Botrychium* spp., *Carex scirpoidea* ssp. *pseudoscirpoidea*, *Draba praealta*, *Epilobium howellii*, *Mimulus glabratus* ssp. *utahensis*, *Potamogeton robbinsii*, and *Stuckenia filiformis*) and mosses (e.g., *Bruchia bolanderi*) may be excluded because the scrub vegetation present across the entire project area is uniformly xeric. Suitably wet habitat for these species does not occur. Rare plants that are known to occur in the Sierra Nevada alpine zones nearby to the west (*Agrostis humilis*, *Boechera pinzliae*, *Boechera tiehmii*, *Boechera tularensis*, *Carex petaseta*, *Carex tiogana*, *Claytonia megarhiza*, *Draba asterophora*, *Draba cana*, *Festuca minutiflora*, *Minuartia stricta*, and *Salix nivalis*) would be excluded by the large differences between the elevation ranges of the known populations and the Mono Basin elevation of West Portal.

Field Surveys for Rare Plants

Community descriptions were developed and searches for rare plant populations were conducted (per CDFG, 2009, 25 ft transect spacing) within the area that would be disturbed and 200 ft wide buffers in all directions on May 15 and June 9, 2013. All species encountered were identified. Any species that were not recognized at once were keyed by the consulting botanist using The Jepson Manual (Baldwin, *et al.*, 2012). Plants were identified to a level of taxa that was sufficient to determine rare species presence or absence. One population of the perennial rock cress *Boechera cobrensis* was identified as intercepting the southwestern edge of the buffer (Figure 3). Rare plants were not found in the project footprint. Only common plant species occur in the area that would be disturbed by cable burial or displaced by pad installation (Appendix A).

The species *Boechera cobrensis* (Masonic rock cress) is relatively rare in California, but is widespread elsewhere in Nevada, Oregon, Idaho and Wyoming (CNPS, 2013). Populations have been documented widely across Mono County (e.g., Paulus, 2007, 2010) and there are known occurrences very near to the proposed project (e.g., Howe, 1978). The two individuals that were found on May 15 within the proposed telecommunication tower project's 200 ft wide construction buffer (Figure 3) are members of a population that extends to the west and south. The entire population may be avoided by the project if equipment is restricted from working or turning more than 100 ft to the south or west from where connection to the existing power supply is proposed.

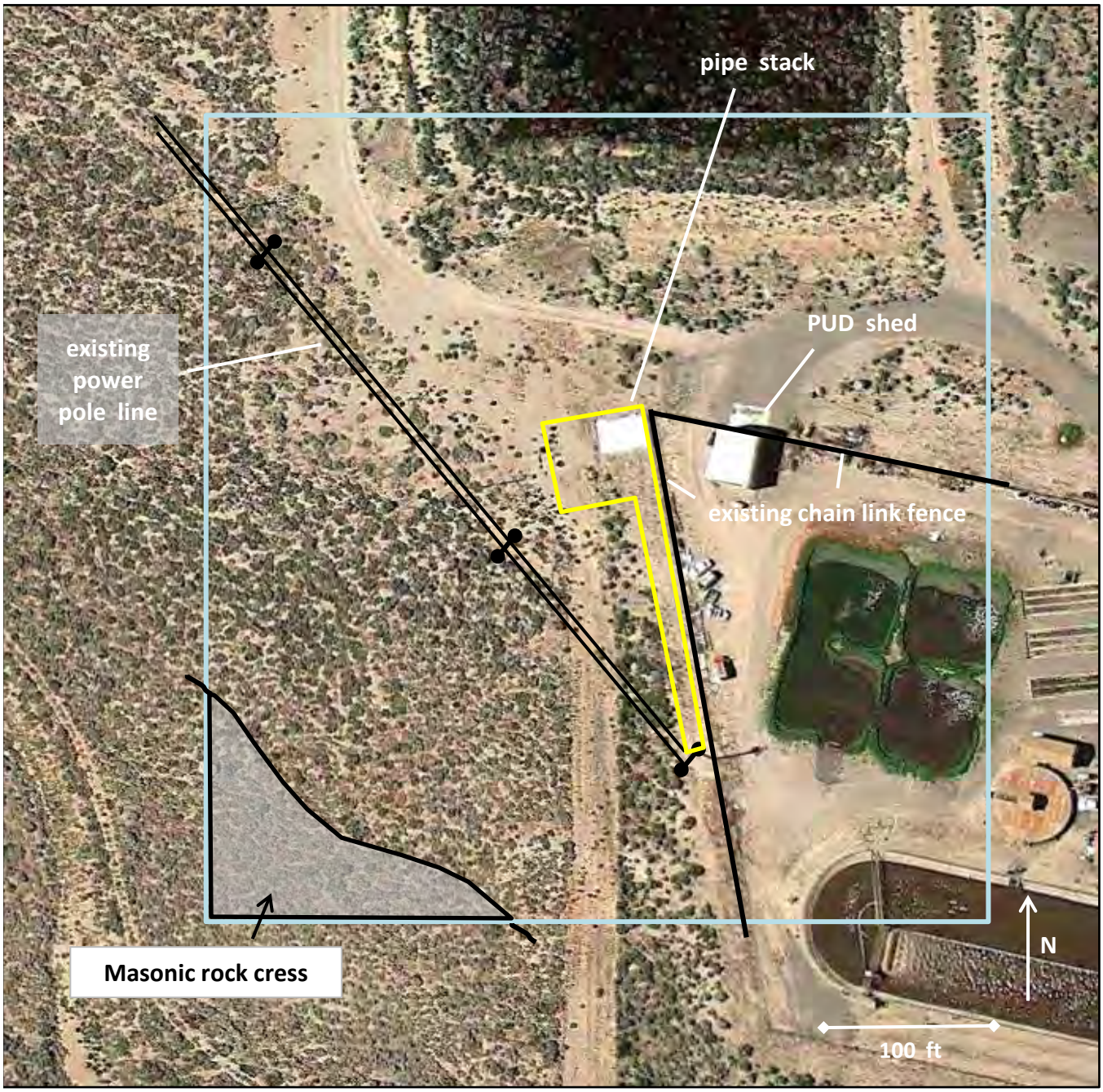

Figure 3. Survey extent for biological resources in May and June 2013 (blue outline) at the proposed West Portal Wireless Telecommunications Project, and extent of occurring Masonic rock cress (gray shading). The area where installation of project elements is proposed (yellow outline) is now largely occupied by a stack of large diameter pipes. The existing fencing and overhead power supply are highlighted. Base image is dated July 2011.

No members of the genera *Astragalus*, or *Viola* occur in the project area. All occurring *Mentzelia* encountered in 2013 were annuals (senescent or becoming so in June). The scattered *Lupinus argenteus* var. *heteranthus* consistently attained a relatively tall and lanky growth form, allowing them to be readily separated from the potentially occurring rare species *L. duranii*. The soil is locally dominated by pumice, but there are no clear frequency shifts in the shrub canopy that would signal the presence of the sensitive *Ericameria parryi – Achnatherum occidentale* association known as Mono Pumice Flats, which occurs nearby in Pumice Valley. The project area's fine sands, mid-slope position, and disturbed environmental conditions contrast sharply with the gravelly pumice substrate and internally drained, relatively undisturbed basin landforms that typify Mono Pumice Flats and known occurrences of *Astragalus monoensis* and *Lupinus duranii*. No populations of relatively stout-stemmed annuals bearing white flowers or sessile dehiscent fruits were found, as would be expected if the evening primrose *Eremothera boothii* were present. Rather, all occurring evening primrose were wiry-stemmed, with relatively small leaves, and were separated as *Camissonia pusilla* based upon their yellow flowers in May or pedicelled fruits in June.

Habitat for Wildlife

A review of wildlife that may potentially occupy or use the Big Sagebrush Scrub habitat available at the proposed West Portal telecommunications facility project was conducted in May 2013. Construction would occur in historically and recently disturbed and burned upland scrub. Existing development that may influence wildlife usage of the project site includes the June Lake Public Utilities sewage treatment facility, a series of ponding basins that are used for disposal of treated effluent, two sets of power poles, and the 4-lane Hwy 395. Sewage treatment operations are continuous, create constant noise and nighttime lighting, and enclose (i.e., exclude larger wildlife use from) an area of 3.8 acres within sturdy chain link fencing. This enclosure and one of the sturdy aluminum shop buildings therein would directly abut the east edge of the new tower pad as proposed (Figure 3). Ponding basins to the immediate north are enclosed by simple earthen berms, and were mostly dry at the time of the survey. One overhead power line from the northwest terminates in the area where the project proposes trenching to bury cable. A taller, environmentally more "apparent" double-pole power line approaches to within a distance of 350 ft to the east. The 4-lane Hwy 395, which approaches within 900 ft, may represent a significant ecological barrier to movements between the West Portal area and dry scrub habitats of Pumice Valley to the east. The nearest dependable surface waters are at the Rush Creek return channel, 1750 ft to the west of the proposed project, and the Rush Creek riparian corridor, which at its nearest passes 3150 ft to the north. Scrub habitat between the project area and these perennial water sources is relatively unimpeded by existing development and historical disturbance.

Special Status Wildlife Species

"Special status wildlife species", as used in this report, meet the definitions of rare or endangered under the California Environmental Quality Act (Section 15380 CEQA Guidelines), or are considered candidates for state or federal listing as threatened or endangered, or are listed by local agencies as locally rare. Based upon a review of available regional data (Mono County Planning Dept., 2001, CDFW, 2013d, 2013e,), and a May 2013 search of CNDDB records for the USGS June Lake, Lee Vining, Mount Dana, Koip Peak, Mount Ritter, Mammoth Mtn., Old

Mammoth, Crestview, and Mono Mills quadrangles (CDFW, 2013c), there are five special status wildlife species that are identified as having some potential to occur at the project site (Table 2). It is possible although unlikely (for reasons described below) that these species use the available habitats for nesting, foraging, or movement. The CNDDB records review did not uncover any previously documented occurrences of special status wildlife species within the area that would be directly disturbed by construction of the proposed project. This information, however, must be interpreted in the general context that the absence of CNDDB records concerning the project area does not signify that special status wildlife species are absent, rather that none have been reported.

Table 2. Special status wildlife species that could potentially occur within the area of the proposed West Portal wireless telecommunications facility. A key to codes for species status as given by CDFW (2013e) is given below, NL = not listed.

	status		
species	**State**	**Federal**	**habitat**
birds			
Centrocercus urophasianus greater sage grouse (nesting, leks)	SC	FC	sagebrush scrub
mammals			
Brachylagus idahoensis pygmy rabbit	SC	NL	sagebrush scrub
Eumops perotis californicus western mastiff bat	SC	NL	sagebrush scrub
Lepus townsendii townsendii white-tailed jackrabbit	SC	NL	sagebrush scrub
Taxidea taxus American badger	SC	NL	sagebrush scrub

State = CDFG under the California Endangered Species Act (SC = Species of Special Concern)
Federal = USFWS under the Endangered Species Act (FC = Federal Candidate for Listing)

Greater sage grouse (Bi-State Distinct Population Unit), pygmy rabbit, western mastiff bat, and white-tailed jackrabbit are known to have occurred within 1-2 miles of the proposed project site at West Portal (Appendix C), as documented in CNDDB records. Populations of greater sage grouse and pygmy rabbits in this near proximity have been included in recent and ongoing research programs, and the proximity of the site to these populations is documented in published papers. The potential for white-tailed jackrabbit occurrence is more speculative, as the local records for that species are sparse and the nearest is dated nearly 100 years ago. American badger has been included based upon input from a CDFW biologist who is very familiar with the area (T. Taylor, personal communications 4/11/13, 5/28/13).

The available habitat for these species that will be displaced (the proposed 50 ft x 50 ft pad) or directly but temporarily disturbed (the proposed 200 ft of buried cable) is moderately to completely disturbed already in terms of native vegetation and topsoil integrity. The new pad

would displace a stack of large diameter pipes that has been in place for several years (thus 0% existing cover by vegetation) and about 1700 square ft of sparse Big Sagebrush Scrb. New cable would be trenched adjacent to the existing PUD chain link fence (Figure 3), within an area where remnant Big Sagebrush Scrub cover is less than 10% due to recent mechanical scraping to create a firebreak.

Big Sagebrush Scrub immediately adjacent to the project could be affected by the added presence of a new 60 ft tower, but this would occur in a habitat has been compromised by prior development. Two wooden pole lines that pass near to where the project would be implemented provide long-standing perches. Single and double poles and upper crossarms at 40-50 ft height oversee the project area from the east and west. Adult ravens, apparently attracted by the sewage treatment buildings and activity, were seen perching on these poles and the facility fencing on every survey date in 2013. Raptors that pass through the area may be using the existing perches for predatory advantage. Foraging raptors could include bald eagle (*Haliaeetus leucocephalus*), which have been observed perching on poles near the airport 20 miles south (Jones & Stokes, 2001), and other known predators of sage grouse, pygmy rabbit, or white-tailed jackrabbit.

Myotis bats (including *Myotis evotis* and *M. yumaensis*) and Townsend's big-eared bat (*Corynorhinus townsendii*) may use structural habitat elements for day roosting, breeding and hibernation. No trees, stumps, mines, or caves that could be used by potentially occurring special status bats occur at or near the proposed project site. Three large glacial erratic boulders within the buffer were searched closely for roosting bats during the June 9 survey, finding no animals, crevices or guano accumulations. The PUD shop that abuts the project was also inspected for signs of bat use. This modern aluminum building is sturdily constructed, with no available eaves, crevices or entrances that could be used by bats. No guano accumulations were found in May and June. While suitable foraging habitat for bats may be present nearby, an absence of inhabited roosting structures makes it unlikely that any bats will be affected by project construction.

No sensitive wildlife species were observed during survey work conducted on May 15, May 22-23, May 25-26, and June 9, 2013. No nests were observed within or under the scattered shrub canopies that would be removed or possibly crushed by removal of the pipe stack or by project construction. No nest structures were observed on power poles that are near the proposed tower location. No large burrows or burrows that have been enlarged by foraging predators were found within 100 ft of the area that may be disturbed. Wildlife observed on those dates included common species (Appendix B) such as green-tailed towhee (*Pipilo chlorurus*), raven (*Corvus corax*), and ground squirrel (*Spermophilus beecheyi*). The shrubby vegetation would typically provide foraging and cover (including burrowing) habitat for deermice (*Peromyscus*), and pocket mouse (*Perognathus parvus*). Wildlife signs included rabbit pellets in the area of the proposed pad construction, prompting additional May evening and morning surveys (see "pygmy rabbit", below), badger claw marks on enlarged burrows at the southern edge of the 200 ft wide buffer area (see "American badger"), and coyote (*Canis latrans*) tracks. In May and June, mule deer (*Odocoileus hemoinus*) apparently moved through the buffer area regularly to access a dripping pipe (leak) in the southernmost ponding basin.

No critical habitat designations currently intersect the project area. Limited habitats that are considered crucial to survival (limited nesting locations for gulls on islands in Mono Lake is an example) were not uncovered for any special status wildlife species that may occur within the project area. The absence of forest habitat would preclude substantial use of the area by northern goshawk (*Accipiter gentiles*), great grey owl (*Stryx nebulosa*), Sierra Nevada red fox (*Vulpes vulpes necator*), and fisher (*Martes pinnanti*). Native aquatic habitat does not occur within the

West Portal area. Managed ponding at the 12 acres of constructed basins beginning 200 ft north of the proposed pad does occur, but is ephemeral, and has no seasonal timing, although snowmelt may briefly pond prior to infiltration in some years (PUD staff interview, 6/15/13). Neither the effluent processing ponds nor infiltration basins have developed riparian vegetation. The absence of direct construction or maintenance interactions with aquatic habitats precludes any impacts to Yosemite toad (*Anaxyrus canorus*), Sierra Nevada yellow-legged frog (*Rana sierrae*), Mt. Lyell salamander (*Hydromantes platycephalus*), nesting willow flycatcher (*Empidonax traillii*), yellow warbler (*Dendroica petechia breweri*), northern harrier (*Circus cyaneus*), and yellow-headed blackbird (*Xanthocephalus xanthocephalus*), Sierra Nevada mountain beaver (*Aplodontia rufa californica*), Mt. Lyell shrew (*Sorex lyallii*) and spotted bat (*Euderma maculatum*). There are no meadows or farmed fields that could be used by foraging Swainson's hawk (*Buteo swainsonii*).

The project's 6980 ft (2120 m) elevation is outside the normal range of Sierra Nevada bighorn sheep (*Ovis canadensis sierrae*), whose preferred year-round habitat is steep mountain slopes at elevations greater than 9000-10000 ft (2750-3050 m). The documented range of the Mount Gibbs Herd Unit includes rocky ridges west of Grant Lake (7600 ft elevation, 4.4 miles southwest of the project site, but no habitat of this type occurs east of Grant Lake or near West Portal. The buffer area, which includes lands administered by the U.S. Forest Service (Inyo National Forest), is subject to grazing by domestic sheep. Signs of herded grazing use of the proposed project site and ponding basins to the north were present on May 15.

Greater Sage Grouse

Greater sage grouse are specialist species that in Mono County are more or less restricted to a single habitat type, open sagebrush scrub (Mono County Planning Dept., 2001). The grouse subpopulation residing nearest to the proposed project, known as the Parker Meadows Unit, is somewhat isolated geographically (Casazza, *et al.*, 2007) and genetically (Oyler-McCance and Casazza, 2011). Bi-State grouse are threatened by development that fragments the habitat or disrupts breeding, and by historically increasing predatory pressure (Bi-State Technical Advisory Committee, 2012). Documented uses of sagebrush scrub habitat within one mile of West Portal by members of the Parker Meadows Population Management Unit include foraging, nesting, and breeding. The nearest lek site and associated nesting and brooding area is located in expansive, relatively undisturbed sagebrush scrub to the northwest. Evidence obtained from radio-collared grouse indicate that some members of the population move seasonally from such habitat on the west side of Hwy 395 to similar, less snowy habitat east of the highway. These data raise the possibilities that at least some grouse pass through the West Portal area during migration and that some could disperse from a nearby lek to favorable habitat near West Portal for brood raising.

Based upon a June 10 observation of the vegetation that surrounds a nearby occupied lek site (2.2 miles northwest), scrub that is available within the outermost western portion of the 200 ft wide buffer area at the proposed project (and generally across the moraine to the west) appears to be similar to sagebrush scrub known to be used by Parker Meadows grouse, in terms of shrub canopy composition. The near-lek reference stand, however, clearly includes patches of greater shrub density and greater bitterbrush relatively frequency. It is infrequently divided/fragmented by lightly travelled roads, but in contrast to vegetation at the proposed project site, the known use area is not widely disturbed by human activity, mechanical scraping and debris piling, or other development, and was not adjacent to pole lines or other predator perches.

Existing habitat modifications, especially those associated with the Hwy 395 corridor, the adjacent sewage treatment facility, and long-standing pole line emplacements, have reduced the likelihood that greater sage grouse use scrub resources available near the project site for nesting or brood raising. Rather than moving to areas of disturbed or recovering, relatively thin scrub for these uses, Parker Meadows grouse are more likely to choose areas of vegetation where canopy closure is about 50% (Kolada, et al., 2009a). Brood success is more likely in scrub where greater canopy and subcanopy plant species diversity has developed (Kolada, et al., 2009b). Scrub that meets these criteria does not occur at the proposed project site or the West Portal site generally. Dense and relatively diverse scrub, at its closest approach, occurs in extensive stands beginning 750 ft to the south and 1375 ft to the north (Figure 2), where recent wildfire is not evident. It is very unlikely that grouse would choose the recovering 20 to 30% cover that is available nearer West Portal for nesting or brood raising, and nesting and brood success of the Parker Meadows Unit are therefore very unlikely to be affected by the project.

Grouse may choose to pass through the West Portal area, as the only physical barrier to movement there is the existing PUD chain link fencing. It is possible that the presence of a new 60 ft tower could impact grouse mortality during seasonal or dispersal movement, if the tower is used by raptors for predatory advantage. The highway, the emplacement of high poles that are not fitted with deterrence to perching, and the clearing of vegetation for firebreaks and for daily access to maintain the existing facilities, currently present substantial barriers to movement. The new tower would thus only incrementally increase predatory risk. However, further diminishing the overall availability of the entire area for movement or foraging use can be readily avoided in this case by fitting the tower with spikes or other deterrents to raptor perching.

Pygmy Rabbit

Pygmy rabbit, like greater sage grouse, are widely distributed across the western United States, but Owens Basin populations are somewhat isolated (Collins, 1998). In California, the species is vulnerable due to small local population sizes, fragmented distribution, difficulty of dispersal (due to restrictive, narrow habitat requirements), and small home ranges. Their burrows are nearly always found in “sagebrush islands’, which are noticeably denser and taller patches of sagebrush that spot the landscape. The likelihood of pygmy rabbit occupancy at a site has been shown to increase with increasing sagebrush cover, decreasing understory stem density, absence of cheatgrass, and absence of cottontail rabbits or rodent burrows (Larrucea and Brussard, 2008). Populations are relatively contemporaneously known to occur throughout the Mono Basin, including sites within one mile to the north of West Portal (Larrucea, 2007).

As discussed above for greater sage grouse, the available habitat for pygmy rabbit would be considered marginal for foraging, due to relatively high levels of nearby human development, and regular disturbance of the scrub habitat. Loss of a small area of this scrub habitat would not have a significant effect on pygmy rabbit that enter the area for foraging. No sagebrush islands occur adjacent to the project area, and the nearest sufficiently dense and tall sagebrush scrub that is available for potential burrowing and residency is 750 ft to the south and 1375 ft to the north (Figure 2). Pygmy rabbit that may occasionally use the project site would not be affected by its construction, as they are highly mobile and can escape to more favorable habitat. Maintenance visits to the project would not potentially increase mortality of pygmy rabbit (also, greater sage grouse and western white-tailed jackrabbit) if personnel are instructed to drive very slowly and leash dogs. The potential for increased mortality due to increased predator presence encouraged by the project can be avoided if raptor deterrence is installed and trash is effectively contained.

No burrows attributable to pygmy rabbit were found during searches of the 200 ft buffer to the west of the proposed project. Scrub that occurs there in various degrees of recovery from disturbance averages 20-30% cover, facilitating the finding of currently occupied burrows. All burrows found were less than 4 inches in diameter, except scattered examples of slightly larger size that were attributed to ground squirrels, and scattered single burrows that had been enlarged by predatory excavation. No burrows were found in tight groupings, and none were associated with rabbit pellets. No burrows greater than 1 inch diameter were found along the alignment of the proposed buried cable. However ground squirrels, a common sight at West Portal on all survey dates, were observed emerging from the ground-level "burrow"-like voids in and under the stacked pipe that covers the site of the proposed tower pad, and they may nest there.

The potential for pygmy rabbit to be directly impacted by removal of the existing stack of large diameter pipe was given additional attention, as rabbit pellets were found in the shade of this stack on May 15. A sample of these pellets was measured, finding average diameter (n = 20) to be 9 mm, with a range of 6 mm to 10 mm. The accumulation at the open ends of the pipe stack was uneven in color, likely signaling use for more than one year (the pipe stack has been in place five years), and never consistently of one size. Pellets otherwise were found only very near the existing PUD chainlink fence and the ponding basins and not within recovering nearby scrub. All tracks and pellets were buried and a fresh tracking surface was created at the northern edge of the pipe stack by spreading soil there on May 22. Crepuscular activity was monitored using a scope throughout the evening of May 22 and dawn of May 23. The sample was repeated on May 25-26 and pellets accumulated as of May 26 were measured. While no rabbits were seen on any sample date, 11 new pellets were collected during the period May 22-26, indicating use is current. The diameters of these pellets, ranging from 9 to 10 mm, is not consistent with the 4-6 mm diameter that would be expected if pygmy rabbit were present, or with the 10-11 mm diameter that would be expected of western white-tailed jackrabbit (Ulmschneider, 2004). Due to size, the pellets are attributed to mountain cottontail rabbit (*Sylvilagus nuttallii*). It is likely that the only current lagomorph use of the pipe stack is by cottontails seeking cover and shade, but it is possible that these commonly occurring rabbits also use the stack for nesting. Direct impacts to cottontail rabbits during pipe removal can be avoided if it is begun after September 1, when the period of parturition is safely passed, and before the birth of offspring begins in March.

Western Mastiff Bat

Western mastiff bats may roost in scrub habitat, as this is a primary habitat type where they forage. However, evidence of bat roosting was not found during June 9 searches of nearby boulders, project-adjacent buildings and equipment, and the pipe stack, and roosting habitat appears to be absent. The PUD shop building that is adjacent to the proposed pad site has been constructed in a manner that effectively excludes small mammal use (no cracks, openings, or eaves). It is very unlikely that individuals or colonies of any bat species currently use the immediate project area for roosting. The only observed use by bats of the project footprint, the adjacent sewage treatment facility, and the scrub vegetation within the surveyed 200 ft buffer area was for foraging. Bats were seen flying above the project area during evening surveys on May 22 and 25, and foraging especially at sewage treatment facility ponds. Western mastiff bats, if present, would forage for insects above the proposed project. Conversion of 2500 square feet of habitat that is currently stacked with pipes into a pad and telecommunications tower will not negatively affect foraging bats, as this amount of habitat is small in comparison to the habitat available in the surrounding landscape. The availability of insects at the project and at existing

facility ponds in the area will not be diminished by the project. Construction that avoids creating new habitat for roosting would help avoid project maintenance related impacts to roosting bats.

Western White-tailed Jackrabbit

Western white-tailed jackrabbits inhabit a variety of montane habitats across the Eastern Sierra Nevada and western United States, but are most commonly documented in areas that have a significant shrub component. Sightings are very uncommon. Records in Mono County include one historical (1916) collection near Wilson Butte, about 2.5 miles north of the proposed project. While typically associated with subalpine habitats, western white-tailed jackrabbits may migrate to lower elevation scrub during summer months in this region (C.A. Joseph and Assoc., 2007). It is mainly nocturnal when foraging. Survey efforts at the pipe stack that would be removed prior to project construction (see "Pygmy Rabbit", above) support the conclusion that rabbits currently using the area are cottontails. No jackrabbits were seen during survey work on any date, and no forms or shallow, rounded excavations under shrub canopies were detected.

Burrows found within the buffer area where disturbed Big Sagebrush Scrub is recovering from historical disturbance were generally too small for use by rabbits. All active burrows there with opening diameters greater than 4 inches were attributed to ground squirrels. Some burrows had been excavated by predators, in effect creating hare-sized burrows that could be appropriated by western white-tailed jackrabbit, but pellets attributable to a rabbit or hare species were never found at excavated burrows. The small area of project-related disturbance and scrub habitat loss would not have a significant effect on highly mobile hares that may travel through the area. As discussed above for greater sage grouse and pygmy rabbit, any project element that increases the local availability of high perches for predators, or which attracts them by creating trash, would further diminish the overall suitability of the nearby area for use by foraging western white-tailed jackrabbits. The potential for increased mortality due to increased predator presence encouraged by the project can be avoided if raptor deterrence is installed and trash is effectively contained.

American Badger

American badger are highly mobile and adaptive animals that occupy a wide range of habitats and elevations in California. They produce abundant sign in areas where they forage or reside in enlarged burrows. The holes created as badgers dig for small mammalian prey are large and conspicuous. Badgers occurrences within Mono County are only sparsely documented in CNDDB records (CDFW, 2013e), but recent observations do include scrub habitat near West Portal (T. Taylor, personal communication 4/11/13).

Signs of badger were present within the southern margin of the surveyed buffer area on May 15, the first survey date at the proposed project site. Small rodent burrows that had been excavated by badger were identified by often faint, parallel claw marks on inner burrow side walls, and the relatively large amount of excavated soil that was piled nearby. Piles of excavated soil were oval or truncate in shape, rather than linear as might be expected if created by fox. This predatory activity was all assigned to pre-winter 2012, based upon the consistently weathering of sign, and germination of wildflowers uniformly from every pile of excavated soil, as observed in May-June 2013 (annual native plant abundance was high in this area in 2013). All animal sign associated with the pipe stack at the proposed pad was attributed to rabbits and ground squirrels, with no large excavations found there. The area that will be disturbed by the project represents a very small fraction of regionally available habitat, and is more highly disturbed than the habitat used by badger as recently as 2012. It is unlikely that the removal of potential foraging habitat

will significantly affect any American badger. Direct impact to a new residence burrow can be avoided if the project footprint and corridors for construction equipment access are checked for newer digging just prior to starting.

Mule Deer

Mule deer are considered important harvest species by the CDFW. Mule deer herds in Mono County are defined by their pattern of movement between summer and winter ranges. The West Portal project site is located within a traditional migration corridor that is used by the Casa Diablo Herd (Taylor, 1988). A large fraction of the herd's estimated 2800 animals (CDFG, 2011) pass through or near the existing habitat at West Portal in the Spring (normally during the period April to June) and Fall (October to November), with high year-to-year fidelity (Jones & Stokes Associates, 1999). West Portal is not within an identified holding area (H.A. 4, a.k.a. "Reversed Peak" is within three miles to the south), yet it is known that the general West Portal area is used by mule deer. During the seasonal period of their esidency (normally about April through about November), deer would be recovering from migration as well as birthing and raising fawns.

The disturbed habitat within and immediately adjacent to the project site appears to only marginally provide for the requirements of mule deer that reside in the area or that pass through during migration. Migrating Casa Diablo herd members tend to choose habitats of greater scrub cover and greater bitterbrush relative frequency, and so would tend to avoid the open, sagebrush-dominated stand at West Portal. Scrub habitats must include a palatable browse component such as bitterbrush in order to provide crucial resources for reconditioning of adults and fawn survival (Monteith, *et al.*, 2009). Bitterbrush is only a minor component of the nearby scrub assemblage, and no bitterbrush will be removed by project construction. Tall, bitterbrush-dominated stands occur only proximally, beginning 750 ft to the south and 1350 ft to the north of West Portal. Loss of approximately 1700 square ft of existing scrub at the proposed pad will not affect mule deer. The ponding basins at West Portal, which currently are not fenced, have been described as an important source of water for deer, especially during normal fall drought (Jones & Stokes, 1999). During a June 8 visit to the site, PUD staff characterized the availability of water at the ponding basins (Figure 2) as intermittent (as opposed to regularly scheduled) and ephemeral. Access to water is dependent upon PUD operations and therefore not seasonally dependable. The project will not influence water delivery or directly impede deer access to any existing basin.

Mortality data collected in 1993-1998 where Highway 395 intersects the migration path of the Casa Diablo Herd suggest that West Portal is an area of relatively frequent deer-vehicle collisions (Jones and Stokes, 1999). Collision, especially along Hwy 395, is considered one of the main causes of deer mortality in Mono County (Mono County Planning Dept., 2001). CDFW has developed specific plans for management of deer herds that emphasize the importance of designing projects so that a minimum of new barriers to migration are emplaced. The proposed project would occur adjacent to the existing sewage treatment facility's chain link fencing, so no significant new physical barrier to deer movement will be created. Treatment facility operations already cause daily human activity, constant noise, and night lighting. The proposed project will not substantially add to these factors if night lighting is shielded. Project-related linear barriers, and increased presence of predators such as bear and coyote, which during the residency period in particular could redirect deer movement toward Hwy 395 (and thereby increasing the number of crossings), can be avoided if temporary construction fencing is not used when deer are present (April-November), if trash that could attract predators is properly contained, and if dogs brought to the site are strictly leashed.

Conclusions

No rare plant species or sensitive communities will be affected by devegetation proposed for a small area during project implementation, and temporary loss of this habitat along the proposed buried cable alignment is not significant. Habitat similar to disturbed Big Sagebrush Scrub that will be affected is widespread in the region

To avoid direct impact to the CNPS List 2 species Masonic rock cress:

1) Equipment should not be allowed to travel more than 100 ft to the south or west from the corridor where cable burial is proposed.

Significant effects upon special status wildlife species are unlikely, due primarily to the site's degraded habitat condition at its location adjacent to existing sewage treatment operations. There will be no substantial effect on the availability of West Portal's marginal scrub habitat to foraging greater sage grouse, pygmy rabbit, and western white-tailed jackrabbit unless usable high perches for predators are created, additional predators are attracted to the site by trash, or unleashed pet dogs are allowed to roam the area. American badger have used the buffer area as recently as 2012. Highly mobile badgers would not be affected by the project, unless a burrow is newly created in the project construction footprint prior to the start of soil disturbance. There will be no effect on the important wildlife movement corridors used by members of the Casa Diablo mule deer herd, and no effect on deer mortality, unless the project creates new lighting or linear barriers to movement of mule deer that lead to increases highway crossings, or if implementation causes loss of access to surface water at the nearby ponding basins. The PUD pipe stack, having been in place for several years, has become habitat (possibly nesting) for rodents. They could be affected when the stack is removed prior to project construction.

To avoid these identified potential effects of the project as proposed, the measures listed here may be considered:

1) Any surface that could serve as a high perch for raptors will be fitted with Nixalite or other effective means of perch deterrence.
2) Trash will not be stored at the project site, or will be stored in a manner that is secure from all wildlife.
3) Dogs brought to the site during construction or maintenance will be strictly leashed.
4) The limited area of soil disturbance due to project construction will be surveyed for indication of new occupancy by American badger. In the unlikely occurrence that a badger burrow is found in the construction footprint, the best method for avoidance will be decided in consultation with CDFW.
5) Any new night lighting will be shuttered.
6) Construction will not include installation of any linear barriers outside the immediate footprint of the project. Construction/maintenance vehicle speed limit will be 15 mph.
7) PUD pipe stack removal, being a necessary component of project implementation, will be subject to mitigations put in place during project approval. Pipe stack removal will be completed during the period September 1 to March 1, which is outside the breeding and parturition period for potentially occurring nesting rodents.

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Appendix A. List of plant species observed within the Verizon West Portal Wireless Telecommunications Tower Project survey area in May and June 2013. Habit codes are defined below.

Plant Families and Species	Habit	Occurrence in scrub	Occurrence in disturbed
Angiosperms			
Dicots			
Asteraceae			
Ambrosia acanthicarpa	NAH		x
Artemisia tridentata ssp. *vaseyana*	NS	x	x
Chaenactis xantiana	NAH		x
Chrysothamnus viscidiflorus ssp. *viscidiflorus*	NS	x	
Ericameria nauseosa var. *hololeuca*	NS	x	x
Ericameria nauseosa var. *oreophila*	NS	x	
Ericameria parryi	NHS		x
Stephanomeria virgata ssp. *pleurocarpa*	NPH	x	
Boraginaceae			
Cryptantha circumscissa var. *circumscissa*	NAH	x	x
Cryptantha echinella	NAH	x	x
Nama depressum	NAH	x	x
Phacelia fremontii	NAH	x	x
Plagiobothrys kingii var. *harknesii*	NAH		x
Tiquilia nuttallii	NAH	x	x
Brassicaceae			
Boechera cobrensis	NPH	x	
Chenopodiaceae			
Chenopodium atrovirens	NAH	x	x
Chenopodium leptophyllum	NAH	x	
Chenopodium sp.	NAH	x	
Salsola tragus	IAH		x
Fabaceae			
Lupinus argenteus var. *heteranthus*	NPH	x	x
Loasaceae			
Mentzelia albicaulis	NAH	x	x
Mentzelia congesta	NAH	x	x
Mentzelia montana	NAH	x	x
Onagraceae			
Camissonia pusilla	NAH	x	
Gayophytum diffusum ssp. *parviflorum*	NAH	x	x

Plant Families and Species	Habit	scrub	disturbed
Phrymaceae			
Mimulus nanus	NAH		x
Polemoniaceae			
Aliciella monoensis	NAH	x	x
Eriastrum sparsiflorum	NAH	x	x
Polygonaceae			
Eriogonum sp. 1	NAH	x	
Oxytheca dendroidea ssp. *dendroidea*	NAH	x	x
Rosaceae			
Prunus andersonii	NS	x	x
Purshia tridentata var. *tridentata*	NS	x	
Cyperaceae			
Carex douglasii	NPGL	x	
Poaceae			
Bromus tectorum	IAG	x	x
Elymus cinereus	NPG	x	
Elymus elymoides	NPG	x	x
Stipa comata var. *comata*	NPG	x	x
Stipa hymenoides	NPG	x	x
Stipa occidentalis var. *californica*	NPG		x

key to growth habit codes:

A	annual	I	introduced
B	biennial	N	native
G	grass	P	perennial
GL	grass-like	S	shrub
H	herb		
HS	halfshrub		

Appendix B. List of common wildlife species observed or potentially present in October 2011 within the survey area for the proposed wireless telecommunications tower project at West Portal. * signifies species that were observed within the study area.

Potentially Occurring Species

Amphibians and Reptiles	
Elgaria coerulea	northern alligator lizard
*Sceloporus graciosus**	sagebrush lizard
Sceloporus occidentalis	western fence lizard
Birds	
*Amphispiza belli**	sage sparrow
*Corvus corax**	common raven
Cyanocitta stelleri	Steller jay
*Falco sparverius**	American kestrel
*Pica hudsonia**	black-billed magpie
*Pipilo chlorurus**	green-tailed towhee
Sturnus vulgaris	European starling
*Tachycineta bicolor**	tree swallow
*Zenaida macroura**	mourning dove
*Zonotrichia leucophrys**	white-crowned sparrow
Mammals	
Canis latrans	coyote
Lynx rufus	bobcat
Mephitis mephitis	striped skunk
Odocoileus hemonius	mule deer
Perognathus parvus	Great Basin pocket mouse
Peromyscus maniculatus	deer mouse
*Spermophilus beecheyi**	California ground squirrel
Sylvilagus nuttallii	mountain cottontail rabbit
*Tamias minimus**	least chipmunk
Thomomys bottae	Botta pocket gopher
Ursus americanus	black bear

Appendix C. Results of CNDDB search of the USGS June Lake, Lee Vining, Mount Dana, Koip Peak, Mount Ritter, Mammoth Mountain, Old Mammoth, Crestview, and Mono Mills quadrangles conducted in May 2013. Consortium of California Herbaria records for the northwestern portion of the Mono Basin have also been included. The project area supports a single plant community type, Big Sagebrush Scrub, which is an upland, non-alkaline tolerant assemblage dominated by native shrubs. Trees are absent. The average elevation is 2120 m (6980 ft).

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Federal Listed or State Listed**							
Astragalus johannis-howellii		Rare	1B.2	2040-2530	sandy loam in Great Basin scrub, Mono County and Nevada	sandy volcanic soil supporting Big Sagebrush Scrub at Whitmore Hot Springs, 6900 ft (2090 m), 19 miles southeast.	**some likelihood** exists due to soil and vegetation type similarity.
Astragalus monoensis		Rare	1B.2	2100-3350	sand, gravelly pumice in Great Basin scrub or Mono Pumice Flats, Inyo and Mono Counties	along State Highway 158 west of June Lake Junction, 7680 ft (2330 m), 5.0 miles south	pumice flat openings in the scrub canopy are not present, but **some likelihood** exists due to soil and scrub vegetation similarity.

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed**							
Agrostis humilis			2.3	2600-3200	alpine slopes, subalpine coniferous forest, meadows, widespread in Central Sierra Nevada, western states	meadow-like on outcrops, near Upper Sardine Lake at Mono Pass, 10,350 ft (3140 m), 6.3 miles west	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Atriplex pusilla			2	1300-2000	alkaline soil near hot springs, Great Basin scrub or meadows, western Great Basin	likely in alkaline scrub near Hot Creek (in 1938), 2100 m (6900 ft), 20 miles southeast	**very unlikely** due to lack of suitable habitat
Boechera cobrensis			2.3	1370-3100	Great Basin scrub or Pinyon-Juniper Woodland, Mono County and western states	Big Sagebrush Scrub along U.S. Highway 395, about 1.9 miles south, 7300 ft (2210 m)	**some likelihood** exists due to soil and scrub vegetation similarity and proximity of known populations

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Boechera pinzliae			1B.3	3000-3350	alpine and subalpine rocky slopes, scree, Mono County (all California occurrences), Nevada	open ridgetop east of Two Teats Mountain, 10,650 ft (3230 m), 11 miles south	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Boechera tiehmii			1B.3	2970-3590	alpine rocky slopes, mainly Tioga Crest, Mono and Nevada Counties	open slope above Ellery Lake near Tioga Pass, 9950 ft (3020 m), 8.9 miles northwest	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Boechera tularensis			1B.3	1825-3350	subalpine and upper montane coniferous forest, endemic to central Sierra Nevada mainly west of Sierra crest	granitic sand at Lundy Lake, 7000 ft (2120 m), 13 miles northwest	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Botrychium crenulatum			2.2	1300-3300	bogs, seeps, moist shaded coniferous forest, Sierra Nevada and Transverse Range, western states	mossy talus at Nunatak Nature Trail near Tioga Pass, 9800 ft (2970 m), 9.6 miles northwest	**very unlikely** due to lack of suitable habitat
Botrychium lunaria			2.3	1980-3400	bogs, seeps, moist shaded coniferous forest, widely distributed in U. S.	shaded riparian woodland at Convict Creek, 6500 ft (1970 m), 6.8 miles north	**very unlikely** due to lack of suitable habitat
Carex davyi			1B.3	1500-3200	subalpine and upper montane coniferous forest, west of Sierra Nevada crest (no Mono County occurrences)	alpine zone near Summit Lake at Mono Pass (1944), 10,600 ft (3200 m), 7.3 miles west, possibly extirpated	**very unlikely** due to lack of suitable habitat
Carex petasata			2.3	600-3320	upland broadleaf and coniferous forests, pinyon-juniper woodland, meadows, northern Sierra Nevada and western states	streamside, Deadman Creek, 10,000 ft (3030 m), 13 miles south	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Carex scirpoidea ssp. *pseudoscirpoidea*			2.2	3200-3700	alpine meadows and seeps, mesic forest, Inyo, Mono Counties and western states	riparian zone among willows at Deadman Creek east of U.S. Highway 395, 7380 ft (2240 m), 11 miles southeast	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Carex tiogana			1B.3	3100-3530	meadows and seeps, Mono County near Sierra Nevada crest	meadow-like among rocks, Upper Sardine Lake near Mono Pass, 10,350 ft (3140 m), 6.3 miles west	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Claytonia megarhiza			2.3	2600-3300	alpine boulder fields and subalpine forest, central Sierra Nevada and western states	open ridgetop near Mount Lyell (in 1950), 11,500 ft (3490 m), 13 miles southwest	**very unlikely** due to lack of suitable habitat
Crepis runcinata ssp. *hallii*			2.1	1250-1450	seasonally mesic meadow margins, alkaline, mainly Inyo and Mono Counties, Nevada	alkaline meadow near Dexter Creek, Adobe Ranch, 6650 ft (2020 m), 21 miles east	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Draba asterophora			1B.2	2500-3500	alpine rocks and scree, northern Sierra Nevada and Nevada	alpine zone at Mount Gibbs (in 1916), 11500 ft (3490 m), 6.5 miles west	**very unlikely** due to lack of suitable habitat
Draba cana			2.3	3000-3500	alpine boulder fields, subalpine coniferous forest, meadows, Mono County and northern states	moist habitat in upper montane coniferous forest east of Mono Pass, 10,550 ft (3200 m), 6.6 miles west	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Draba praealta			2.3	2500-3400	subalpine and alpine meadows and seeps, central Sierra Nevada and western states	moist alpine meadow, west slope of Mount Gibbs, 11,500 ft (3490 m), 6.2 miles west	**very unlikely** due to lack of suitable habitat
Epilobium howellii			4.3	2000-3100	meadows and seeps, subalpine coniferous forest, central Sierra Nevada	seasonally wet meadow margin near Lyell Fork Creek, Tuolumne Meadows, 7690 ft (2330 m), 13 miles west	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Eremothera boothii ssp. *boothii*			2.3	800-2400	pinyon-juniper and Joshua tree woodland, Great Basin scrub, Inyo and Mono Counties, scattered Great Basin	sagebrush at Mono Craters 7650 ft (2320 m), 4.3 miles northeast, and riparian scrub at Rush Creek, 6500 ft (1970 m), 4.6 miles north	**some likelihood** exists due to soil and vegetation similarity and proximity of known populations
Eremothera boothii ssp. *intermedia*			2.3	1500-2150	Great Basin scrub, pinyon-juniper woodland, sandy western Great Basin	scrub near South Tufa, southern Mono Basin, 6440 ft (1950 m), 5.9 miles northeast	**some likelihood** exists due to soil and vegetation similarity and proximity of known populations
Festuca minutiflora			2.3	3200-4050	alpine rocks and scree, central Sierra Nevada and western states	alpine open slope near Koip Peak pass, 12,300 ft (3730 m), 6.9 miles southwest	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Hulsea brevifolia			1B.2	1500-3200	montane coniferous forest, often sandy, disturbed roadsides, western central Sierra Nevada	disturbed forested trailside near Crater Creek, Devil's Postpile National Mon., 7990 ft (2420 m), 18 miles south	**very unlikely** due to large ecological distance between project site and all known populations

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Lupinus duranii			1B.2	2000-3000	gravelly pumice in open flats, sagebrush scrub, montane coniferous forest, Mono County	open flats and scrub, gravel, Pumice Valey, 6850 ft (2080 m), 3.1 miles northeast, and north of Oh Ridge Camp, 7650 ft (2320 m), 4.5 miles south	**some likelihood** due to broad similarity of scrub vegetation and proximity of known populations
Mimulus glabratus ssp. *utahensis*			2.1	600-2000	meadows and seeps, riparian scrub, pinyon-juniper woodland, Inyo and Mono Counties	riparian scrub at Rush Creek, 6500 ft (1970 m), 4.6 miles north	**very unlikely** due to lack of suitable habitat
Mentzelia torreyi			2.2	1170-2850	Great Basin scrub, Mojave desert scrub, pinyon-juniper woodland, rocky, often alkaline, volcanic	pumice soil, sagebrush scrub near Black Point, northern Mono Basin, 6400 ft (1940 m), 10 miles north	**some likelihood** exists due to broad similarity of scrub vegetation
Minuartia stricta			2.3	2450-3950	alpine, rocky or very coarse soils, meadows, central Sierra Nevada, Rocky Mountains	meadow-like among rocks, Upper Sardine Lake near Mono Pass, 10,350 ft (3140 m), 6.3 miles west	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Phacelia inyoensis			1B.2	900-3200	drying margins of seeps and meadows, alkaline soil, Mono and Inyo Counties	alkaline meadow near Owens River at Arcularias Ranch, Long Valley, 7170 ft (2150 m), 13 miles southeast	**very unlikely** due to lack of suitable habitat
Potamogeton robbinsii			2.3	1530-3300	aquatic, marshes, lake margins, northern and central California, widely distributed in United States	shallow submerged margin of Walker Lake, 7930 ft (2400 m), 4.2 miles west	**very unlikely** due to lack of suitable habitat
Salix nivalis			2.3	3100-3500	alpine scrub, seeps, central Sierra Nevada and western states	streamside at headwaters of Parker Creek, 11,000 ft (3300 m), 6.4 miles west	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and all known populations
Silene oregana			2.2	2250-2820	subalpine coniferous forest, scrub, central and southern Sierra Nevada, western states	subalpine forest with scrub understory, Warren Canyon, 9300 ft (2820 m), 10 miles northwest	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Plants **Not Federal or State Listed (cont.)**							
Stuckenia filiformis			2.2	300-2150	aquatic, shallow freshwater lake margins, widely scattered in California and United States	shallow lake margin at June Lake Marina, 7630 ft (2310 m), 6.4 miles south	**very unlikely** due to lack of suitable habitat
Viola purpurea ssp. *aurea*			2.2	1000-2500	sagebrush scrub, pinyon-juniper woodland, sandy, central and southern California, Nevada	sagebrush scrub on moraine east of Grant Lake, 7575 ft (2300 m), 2.3 miles south	**some likelihood** exists due to soil and vegetation similarity and proximity of known populations
Wildlife **Federal Listed or State Listed**							
Amphibians							
Anaxyrus canorus	Candidate	SC		2730-3200	subalpine to alpine marshes, lakes, streams, montane wet meadows, central Sierra Nevada	Shoreline of Summit Lake near Mono Pass, 10,600 ft (3220 m), 6.9 miles west	**very unlikely** due to lack of suitable habitat and large elevation difference between project site and known populations

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Wildlife **Federal or State Listed (cont.)**							
Amphibians (cont.)							
Rana sierrae	Candidate	SC		2300-3500	very near surface water, central and northern Sierra Nevada	stream near Summit Lake near Mono Pass, 10,600 ft (3220 m), 6.9 miles west	**very unlikely** due to lack of suitable habitat
Birds							
Buteo swainsoni (nesting)		Thr			nesting and foraging in grasslands or riparian scrub near meadows, fields	nesting (in 1985) at riparian scrub with wet meadow at Parker Creek, 7100 ft (2150 m), 1.4 miles west	**very unlikely** due to lack of suitable habitat (nearest meadow habitat is 1.4 miles to west)
Centrocercus urophasianus Bi-State DPS (nesting, leks)	Candidate	SC		2100-3000	foraging, nesting in sagebrush scrub, leks at openings in scrub, Bi-State DPS occurs in Mono County and Western Nevada	Parker Meadows lek area is broadly 6900 ft (2100 m), 2 miles northwest, year-long use of ridges west of Grant Lake, 7150 ft (2170 m), 0.5 miles southwest, annual migration may be through general area of project site	**some likelihood** due to similar vegetation type and proximity of radio-tracked movement of known Parker Meadows sub-population
Empidonax traillii (nesting)	Endang (ssp. *extimus*)	Endang (all ssp.)		600-2400	nesting in extensive willow riparian scrub stands, often near wet meadow habitat	Lower Rush Creek riparian zone, 6600 ft (2000 m), which approaches within 0.6 miles to the north	**very unlikely** due to lack of suitable habitat (nearest is 0.6 miles north)

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Wildlife **Federal or State Listed (cont.)**							
Birds (cont.)							
Strix nebulosa (nesting)		Endang		2400-2650	expansive mature and dense forest with snags and adjacent meadow area, Sierra Nevada north to Arctic Circle, Eurasia	nesting (1975) in dense coniferous forest at Valentine Camp near Mammoth Lakes, 8000 ft (2430 m), 18 miles south	**very unlikely** due to lack of suitable habitat
Mammals							
Gulo gulo	Candidate	Thr		2100-3650	many habitats, high elevation Sierra Nevada and northern Coast Ranges	subalpine coniferous forest near Mono Pass (in 1973), 11,000 ft (3340 m), 7.1 miles west	**very unlikely** due to large elevation difference between project site and all historically known regional occurrences
Martes pennanti West Coast DPS	Candidate	SC		1500-2400	expansive mature and dense forest with snags or downed logs and adjacent riparian area central Sierra Nevada and west coast of North America	coniferous forest and lake shoreline at urban fringe near June Lake (in 1973), 7700 ft(2340 m), 5.8 miles south	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Wildlife **Federal or State Listed (cont.)**							
Mammals (cont.)							
Ovis canadensis sierrae	Endang	Endang		2050-3150	open and steep alpine slopes, central Sierra Nevada (reintroduced to Modoc Plateau)	Mt. Gibbs Herd Unit range approaches Rush Creek at Grant Lake, 7600 ft (2300 m) 4.4 miles southwest	**very unlikely** due to lack of suitable habitat
Vulpes vulpes necator		Thr		2050-3170	forest and forest gaps, high elevation central Sierra Nevada, recent sightings indicate may use lower elevations in Eastern Sierra Nevada	near mouth of Walker Canyon (in 1983), 7800 ft (2370 m), 2.8 miles west	**some likelihood** exists due to habitat similarity and proximity of historically known occurrences
Wildlife **Not Federal Listed or State Listed**							
Fish							
Catostomus fumeiventris		SC		1250-2140	Owens River drainage in Mono and Inyo Counties	Marsh and pond at East Portal, Long Valley, 7000 ft (2120 m), 14 miles southeast	**very unlikely** due to lack of suitable habitat

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Wildlife **Not Federal or State Listed (cont.)**							
Amphibians							
Hydromantes platycephalus		SC		1200-3500	rocky soil or talus in moist to wet habitat very near surface water, central Sierra Nevada	Lyell Canyon west of Donahue Pass, Yosemite NP, 11,100 ft (3370 m) 12 miles west	**very unlikely** due to lack of suitable habitat
Birds							
Accipiter gentilis (nesting)		SC		2300-3200	nesting in relatively closed coniferous forest, Sierra Nevada, circumpolar	eyries (in 1982) in riparian zone near Rush Creek, 6640 ft (2010 m), 4.2 miles north, and pine forest at southwest slope of Mono Craters, 8200 ft (2490 m), 4.3 miles southeast	**very unlikely** due to lack of suitable habitat
Circus cyaneus (nesting)		SC			nesting on ground in meadows, marshes, marshland scrub, foraging same habitats	riparian forest at lower Lee Vining Creek, 6400 ft (1940 m), 7 miles north	**very unlikely** due to lack of suitable habitat
Dendroica petechia breweri (nesting)		SC			nesting and foraging in riparian scrub/forest, may nest in shrubby montane forest gaps	Lower Rush Creek riparian zone, 6600 ft (2000 m), which approaches within 0.6 miles to the north	**very unlikely** due to lack of suitable habitat (nearest is 0.6 miles north)

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Wildlife **Not Federal or State Listed (cont.)**							
Birds (cont.)							
Xanthocephalus xanthocephalus (nesting)		SC			nests in freshwater emergent marsh, may nest in riparian forest	nesting in riparian zone at lower Rush Creek, 6640 ft (2010 m), 4.2 miles north	**very unlikely** due to lack of suitable habitat
Mammals							
Aplodontia rufa californica		SC			coniferous and riparian forest with dense understory, near surface water	mesic forest and lakeshore near urban zone at Gull Lake, 7600 ft (2300 m), 7.0 miles south	**very unlikely** due to lack of suitable habitat
Brachylagus idahoensis		SC			sagebrush, pinyon-juniper woodland with sagebrush understory, Inyo, Mono and Modoc Counties, western U.S.	tall, dense sagebrush scrub on both sides of U.S. 395 near Walker Creek, 6800 ft (2060 m), 2.4 miles north	**some likelihood** exists due to broad habitat similarity and proximity of recently recorded population
Euderma maculatum		SC			nests in crevices, caves, forages at aquatic and riverine habitats	Tioga Lake, 9900 ft (3000 m), 9.4 miles west	**very unlikely** due to lack of suitable habitat
Eumops perotis californicus		SC			nests in crevices, trees, buildings, forages at a wide variety of habitats	Poole Power Plant at Lee Vining Creek, 7850 ft (2380 m), 8.3 miles northwest	**some likelihood** exists due to broad habitat similarity

Species	Federal	State	CNPS	elevation range (m)	habitat range	nearest occurrence	likelihood of occurrence at project
Wildlife **Not Federal or State Listed (cont.)**							
Mammals (cont.)							
Lepus townsendii townsendii		SC		1950-3280	sagebrush scrub, open coniferous forest, Sierra Nevada, western U.S.	likely sagebrush scrub near Wilson Butte (in 1916), 6900 ft (2090 m), 2.5 miles north	documented local occurrence is old (1916), but **some likelihood** due to similar habitat and elevation
Sorex lyellii		SC		2000-3260	moist, grassy meadows with riparian willows, central Sierra Nevada	likely riparian meadow or scrub near lower Walker Creek (in 1915), 6850 ft (2080 m), 2.4 miles north	**very unlikely** due to lack of suitable habitat

Rank or status, by agency:

Federal = USFWS under the Endangered Species Act (CDFG, 2013xxanimals).
Candidate = designated Candidate for Listing
Endang = Endangered

State = California Department of Fish and Game listings under the California Endangered Species Act (CDFG, 2013xx2refs).
SC = Species of Concern
Thr = Threatened
Endang = Endangered

CNPS = California Native Plant Society listings (CNPS, 2001, 2013)
1B = rare and endangered in California and elsewhere
2 = rare, threatened or endangered in California, but more common elsewhere
4 = watchlist species of limited distribution

VII. FIGURES

FIGURE 1 Site Plan

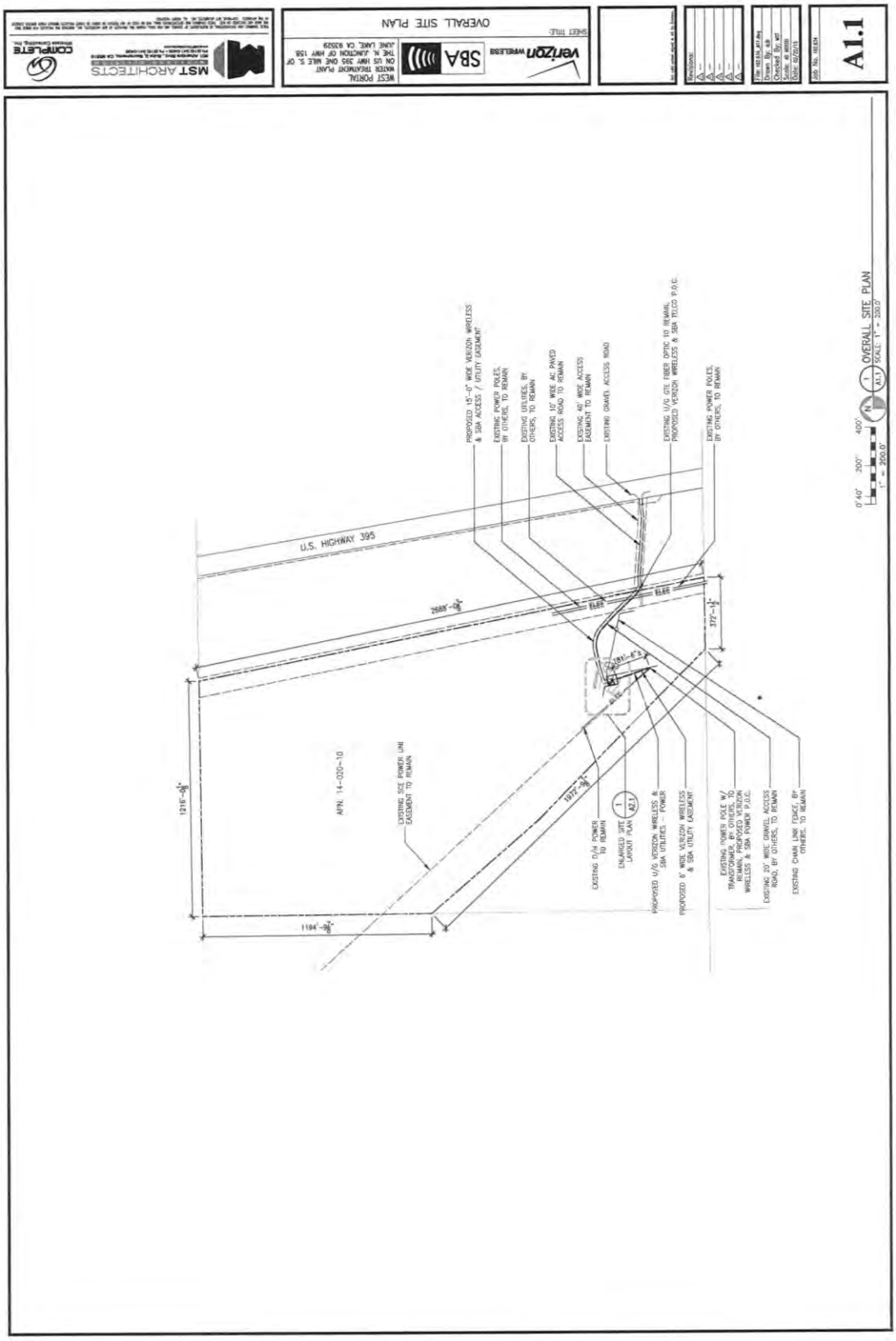


FIGURE 2 Site Plan Detail

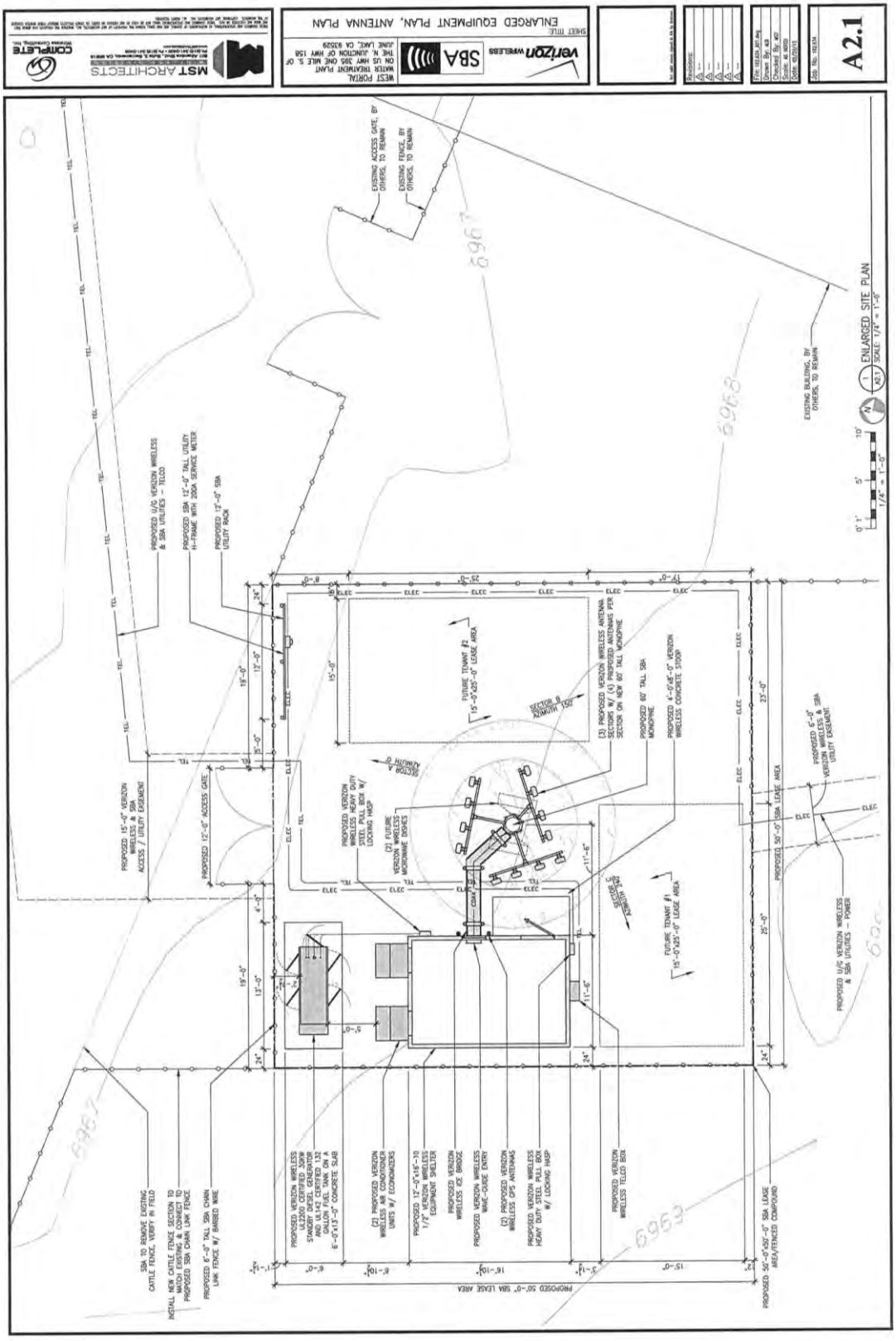


FIGURE 3 Elevations

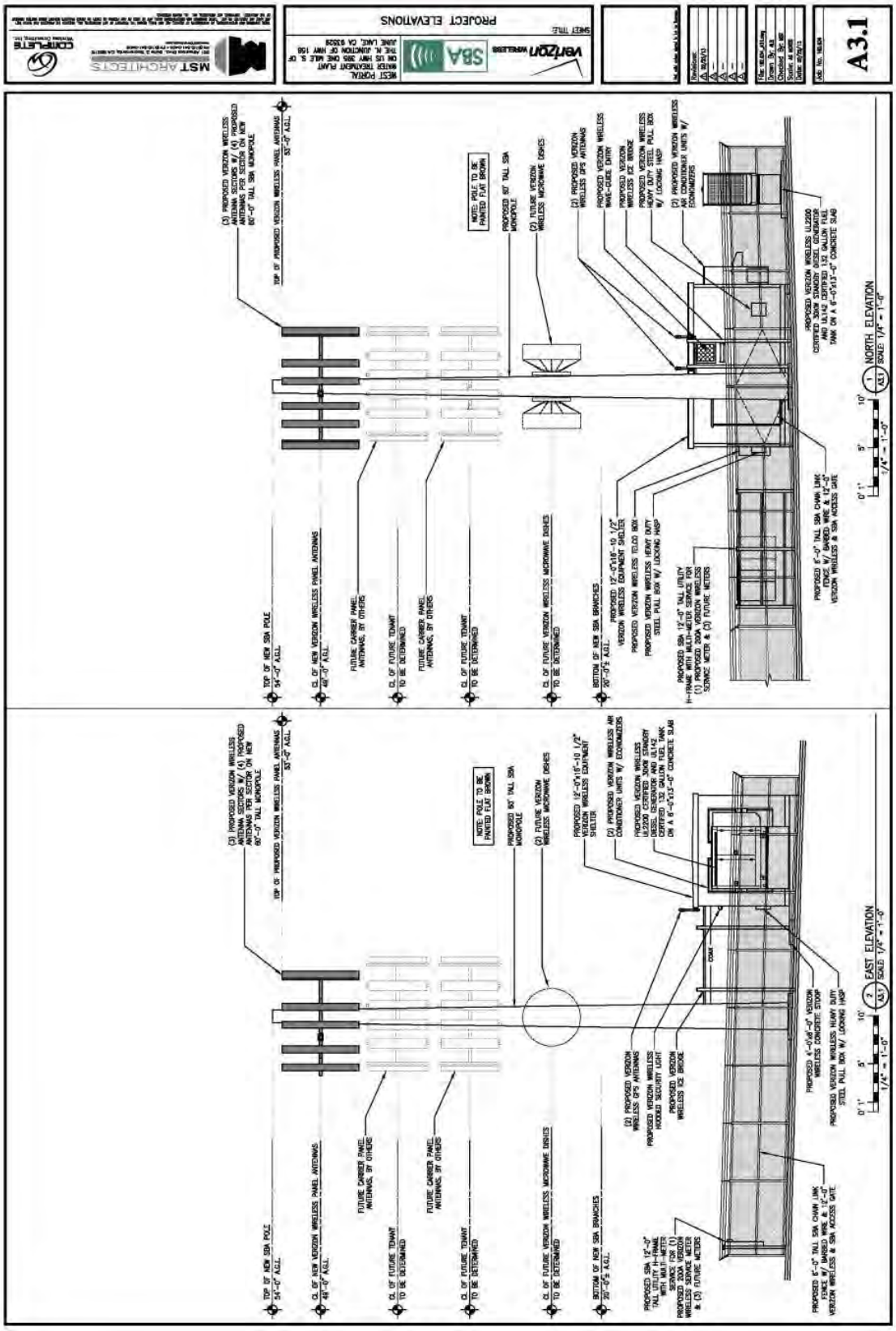


FIGURE 4 Existing Site Photos

Photo Point Locations

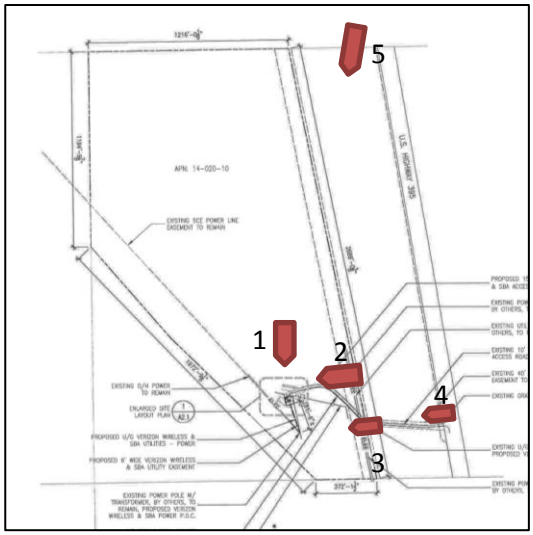


Photo Point 2

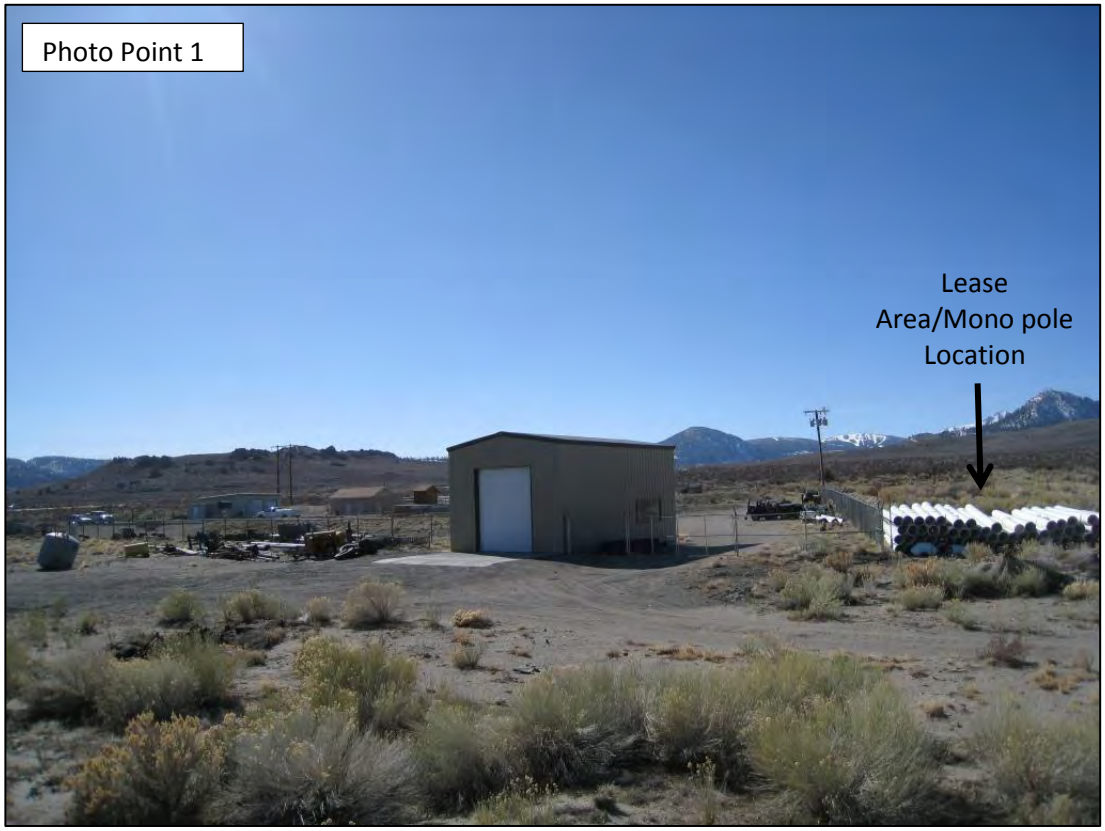
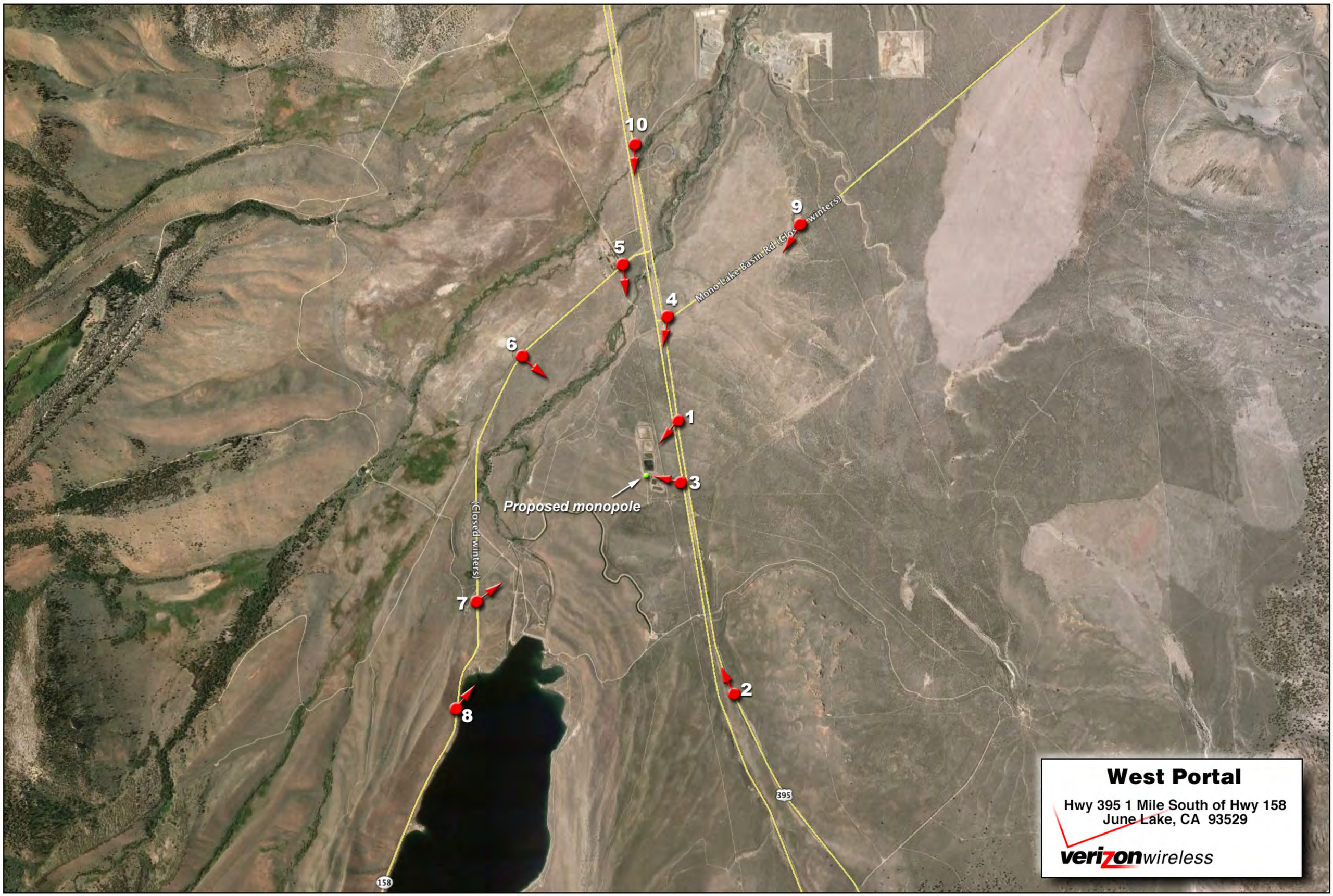


Photo Point 3

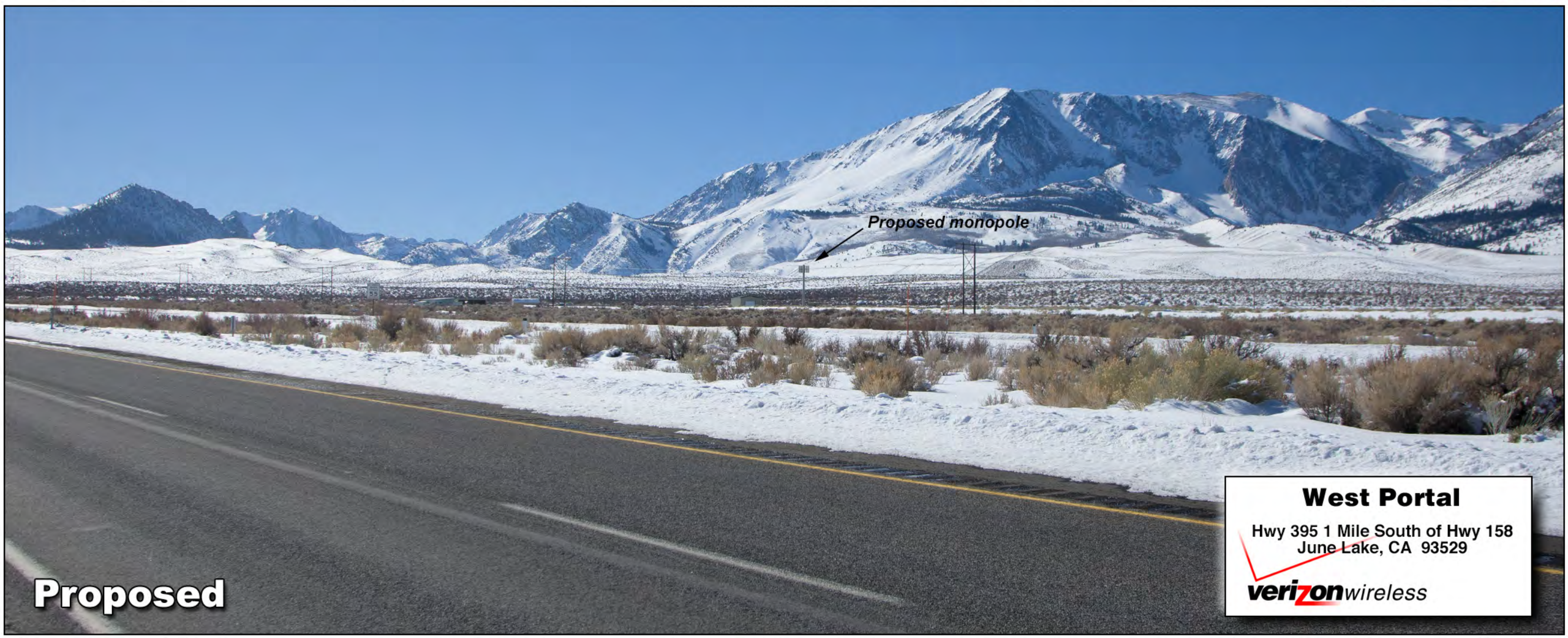
Photo Point 4

Photo Point 5

Aerial photograph showing the viewpoints for the photosimulations.

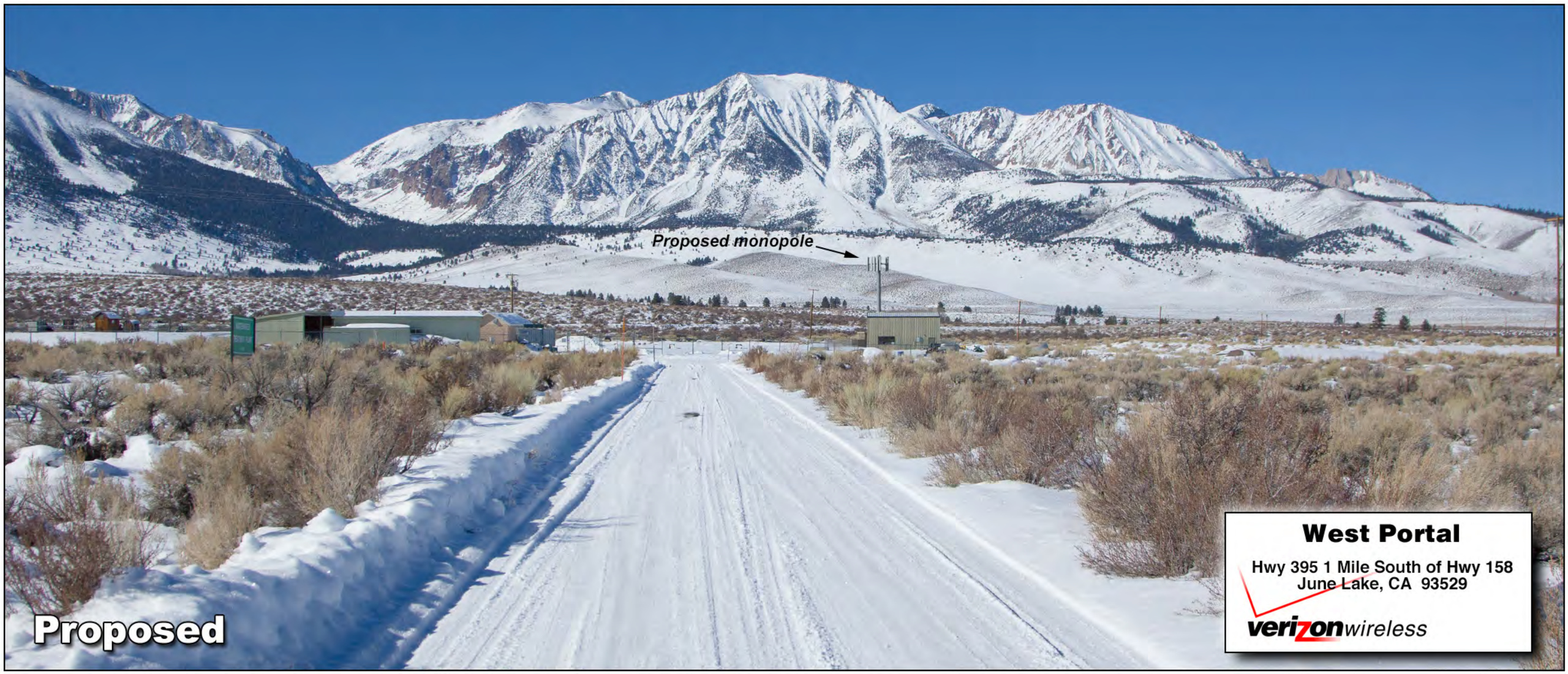


Photosimulation of view looking southwest from Hwy 395.

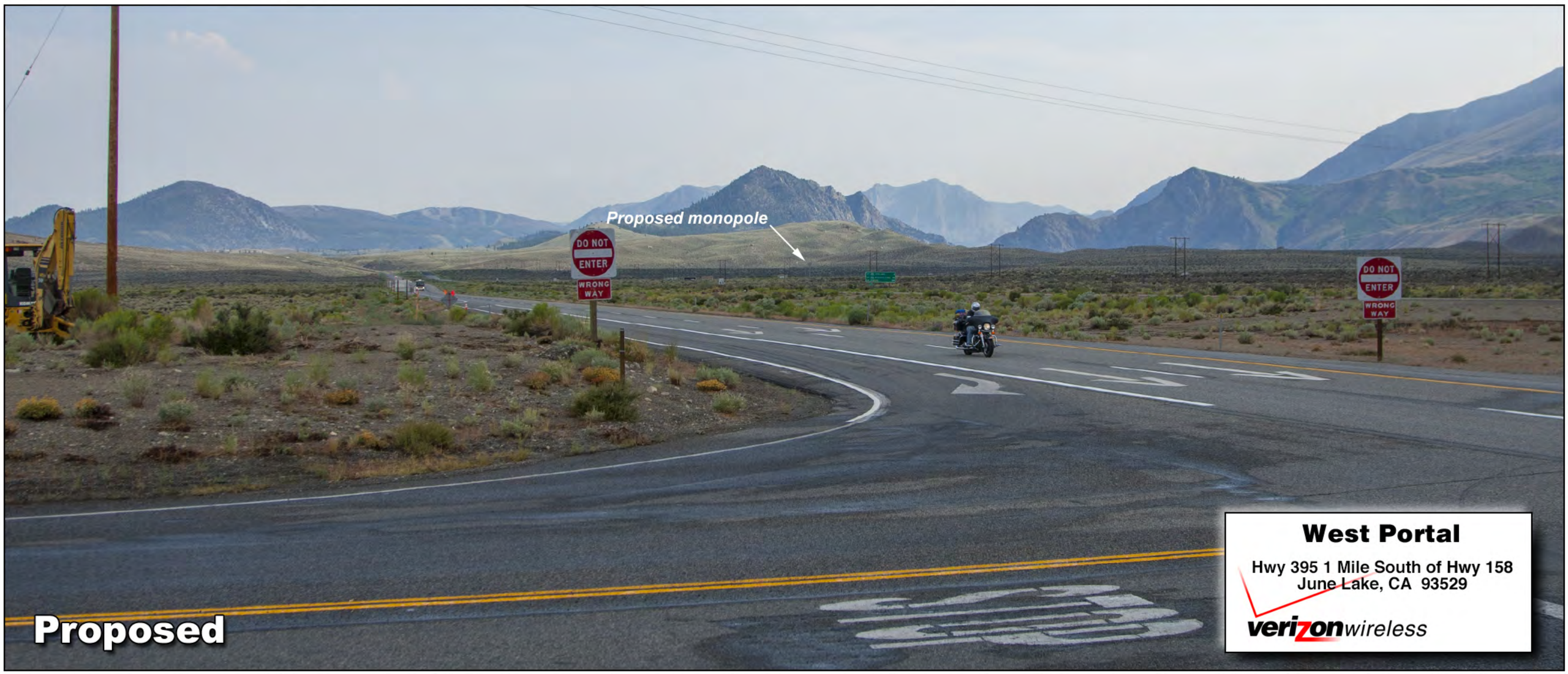


Photosimulation of view looking northwest from northbound Hwy 395.

Photosimulation of view looking west from the access road.



Photosimulation of view looking south from the intersection of Hwy 395 and Mono Lake Basin Road.



Photosimulation of view looking due south from Hwy 158 - June Lake Road at the Old State Hwy Road.

Photosimulation of view looking southeast from Hwy 158 - June Lake Road, about a mile from the site.

Photosimulation of view looking northeast from Hwy 158 just west of the Grant Lake dam.

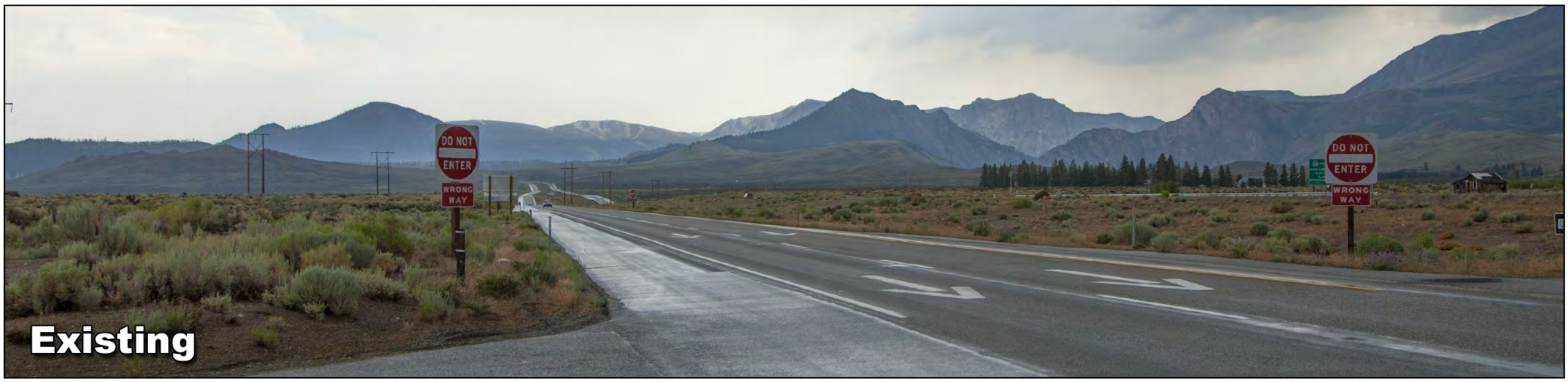
Photosimulation of view looking northeast from Hwy 158 - June Lake Road, at Grant Lake.

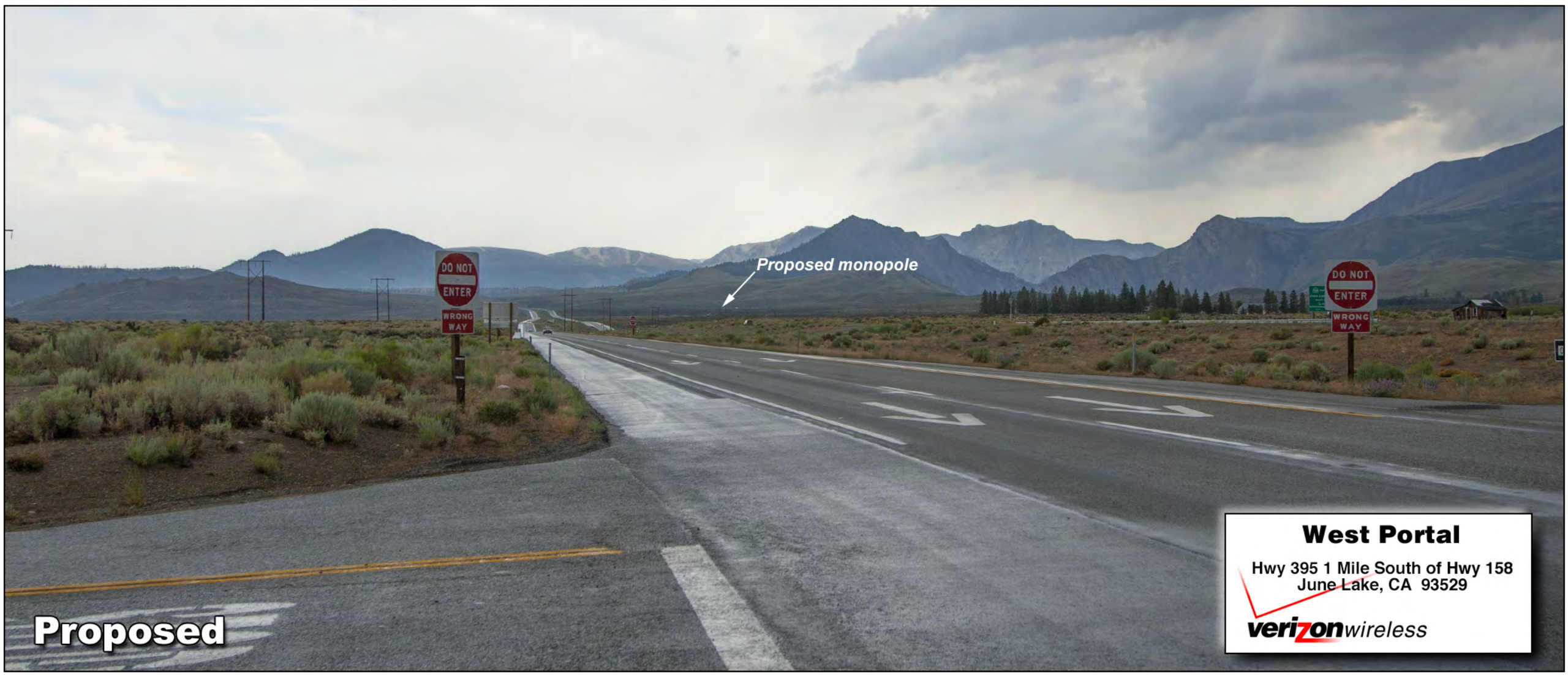
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists Inc. Custom Computer Graphics

Photosimulation of view looking southwest from Mono Lake Basin Road (Hwy 120), 0.9 mile east of Hwy 395.

Photosimulation of view looking south from the quarry road at Hwy 395, a half mile north of June Lake Road.





Attachment F: Comment Letters

Heather deBethizy

From: Jan Sudomier <jan@gbuapcd.org>
Sent: Friday, August 16, 2013 2:31 PM
To: Heather deBethizy
Cc: jbecknell@gbuapcd.org
Subject: FW: NOTICE OF AVAILABILITY West Portal Wireless Facility Neg Dec
Attachments: tower notice 08 10 13.pdf

Greetings Heather deBethizy,

Thank you for the opportunity to comment on the new West Portal Wireless Facility project in June Lake (Use Permit 13-001).

The Air District has two interests in this project; that dust be control during the construction phase, and if the standby generator(s) are diesel and over 50 hp, or propane and over 750 hp, that West Portal Wireless apply for an Authority to Construct permit from the District.

If you or West Portal Wireless have any questions, feel free to contact me –

Thank you,
Jan Sudomier
Great Basin Unified Air Pollution Control District
157 Short Street, Bishop, CA 93514
(760) 872-8211 x 228 fax (760) 872-6109

From: Info [mailto:info@gbuapcd.org]
Sent: Monday, August 12, 2013 10:53 AM
To: Jan Sudomier; Jonathan Becknell
Subject: FW: NOTICE OF AVAILABILITY West Portal Wireless Facility Neg Dec

Incoming.

-C

From: Heather deBethizy [mailto:hdebethizy@mono.ca.gov]
Sent: Monday, August 12, 2013 10:45 AM
To: undisclosed-recipients:
Subject: NOTICE OF AVAILABILITY West Portal Wireless Facility Neg Dec

To: Agencies, Organizations, and Interested Parties

NOTICE OF INTENT TO ADOPT/NOTICE OF AVAILABILITY FOR
USE PERMIT 13-001/WEST PORTAL WIRELESS TELECOMMUNICATION FACILITY

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title: Use Permit 13-001/West Portal Wireless Telecommunication Facility

Project Location: June Lake Public Utility District Water Treatment Plan, 45125 US Hwy 395 June Lake, CA.

Project Description: Use Permit Application UP 13-001/West Portal Wireless Telecommunications Facility would allow for the development, operation, and maintenance of a wireless telecommunications facility on the west side of US Highway 395 (APN 014-020-001), between the communities of Lee Vining and June Lake. The project consists of a 50' x 50' lease area with a 60' monopole, designed for three future carriers, surrounded with a 6' chain-link fence. Verizon will be the initial user of the site. Within the lease area, 12' x 16' Verizon pre-fabricated equipment shelter, two 15' x 25' lease areas for future tenants, standby generator, and one 60' monopole are proposed. The property is owned by June Lake Public Utility District, and the land use designation is Public Facilities (PF).

Public Review Period: In accordance with the California Environmental Quality Act (CEQA) Guidelines, there will be a 30-day public review period. Any comments concerning the findings of the proposed Initial Study/Negative Declaration must be submitted in writing and received by Mono County no later than 5:00 pm on September 11, 2013. Comments received will be considered by Mono County prior to certification of the Negative Declaration and action on the proposed project.

Start date: August 13, 2013 End Date: September 11, 2013

Public Hearing: Planning Commission will consider adopting the Negative Declaration and Use Permit 13-001 on:

Date:	September 12, 2013
Time:	10:10 a.m.
Location:	Supervisors Chambers, County Courthouse, Bridgeport; Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

The Proposed Negative Declaration and related documents can be viewed online at: http://monocounty.ca.gov/planning/page/use-permit-13-001-west-portal-wireless-telecommunication-facility, or by visiting the Community Development Department offices in Mammoth Lakes or Bridgeport.

For additional information and comments, please contact:

Heather deBethizy
Mono County Planning Division
PO Box 347
Mammoth Lakes, CA 93546
760-924-1812
hdebethizy@mono.ca.gov

Thank you,
Heather

Mono County
Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

September 12, 2013

To: Mono County Planning Commission

From: Courtney Weiche, Associate Planner

Subject: General Plan Amendment 13-003, including:
A. GPA 13-003(a) Kibbee Transient Rental Overlay District at Lundy Canyon
B. GPA 13-003(b) Anderson Transient Overlay District at June Lake

RECOMMENDED ACTION

1. Approve Resolution R13-05, accepting Addendum 13-02 to the Mono County General Plan EIR and recommending approval of General Plan Amendment 13-003(a); and

2. Approve Resolution R13-06, accepting Addendum 13-02 to the Mono County General Plan EIR and recommending approval of General Plan Amendment 13-003(b).

BACKGROUND

The Board of Supervisors approved General Plan Amendment 12-001 in December 2012 that added Chapter 25, Transient Overlay Districts, and Chapter 26, Transient Rental Standards and Enforcement, to the Mono County General Plan Land Use Element. The intent of the amendment was to allow transient rentals within compatible residential neighborhoods to increase tourism opportunities and provide additional economic support to homeowners.

The creation of Chapters 25 & 26 provides a General Plan tool to allow transient rentals in specific neighborhoods through a General Plan Amendment application for a Transient Rental Overlay District (TROD).

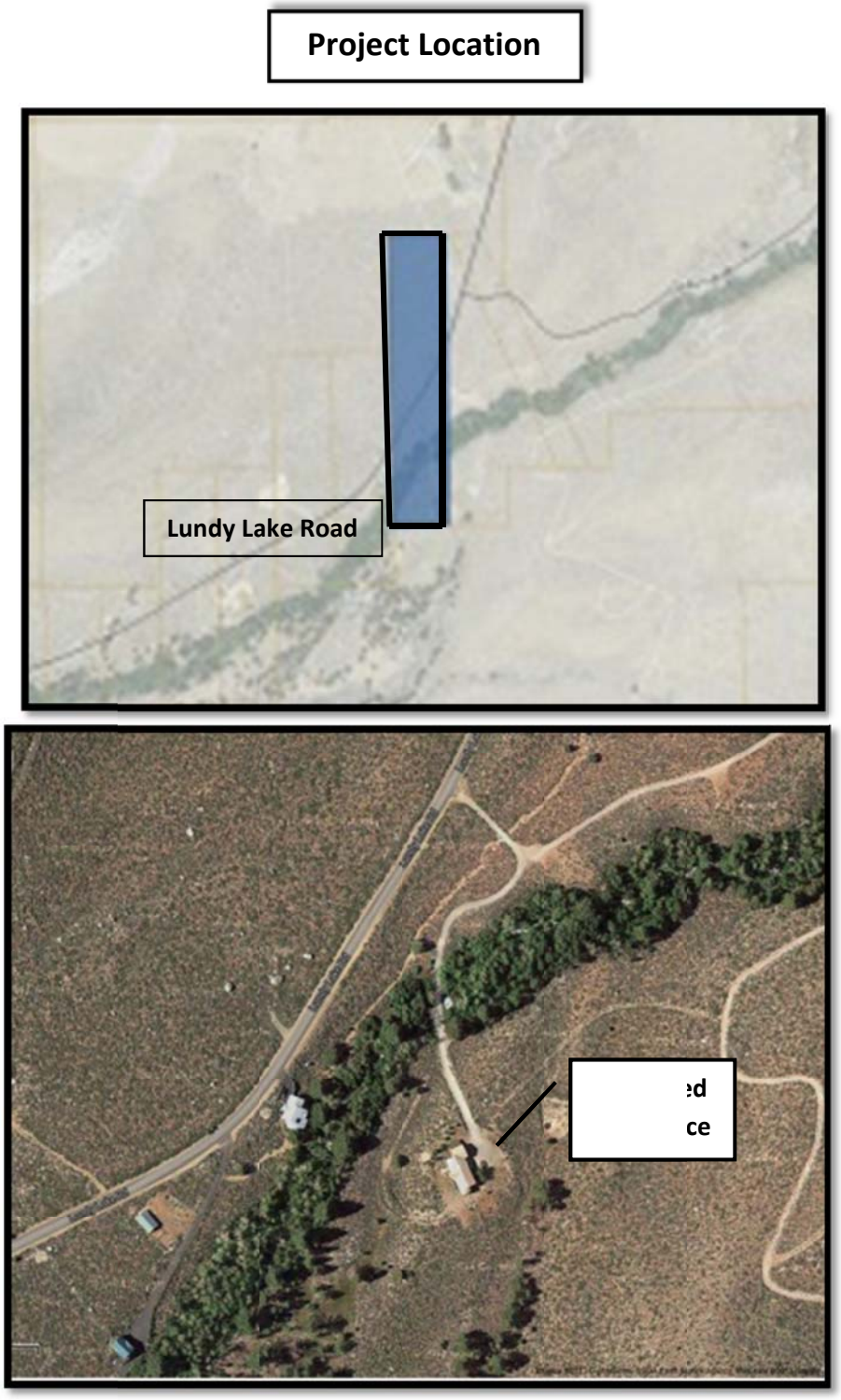
A TROD application requires that the shape of any proposed district be contiguous, compact and orderly. Factors used to determine compact and orderly include street-frontage sharing, adjoining yards, and existing characteristics that define residential neighborhood boundaries such as subdivision boundaries, major roads, natural features, large undeveloped parcels and commercial or civic land uses.

Chapter 26 provides regulations that ensure transient rentals meet minimum safety requirements, provide 24-hour local property management, allow for enhanced enforcement of unpermitted transient operators, and provide means for minimizing potential neighborhood conflicts such as parking and noise. If a Transient Rental Overlay District is approved, individual homeowners in the district would then be required to submit a Transient Rental application in conformance with the regulations specified in Chapter 26 before commencing short-term rentals.

GENERAL PLAN AMENDMENT 13-003(a) KIBBEE

The proposed Transient Rental Overlay District (TROD) is located at 973 Lundy Lake Road (APN 019-140-011). One single-family residence is located on the rural 10 acre parcel. Access is off Lundy Lake Road onto a long dirt driveway leading to the south end of the property. To the east and west are large parcels designated Single-Family Residential. Other surrounding designated land uses include Public Facility (owned by Southern California Edison) and Resource Management (owned by the Bureau of Land Management).

Following an invitation to join the proposed TROD, adjoining neighbors called with concerns and questions regarding the creation of a TROD, some of which included enforcement of noise complaints, property manager requirements, and additional risk of vandalism because of the rural setting. Most all concerns seemed to have been satisfied after reviewing and clarifying the TROD-related General Plan chapters. To date, no formal comment letters have been received. Any comments received after the Planning Commission packet has been distributed will be provided and included as part of the record at the hearing.

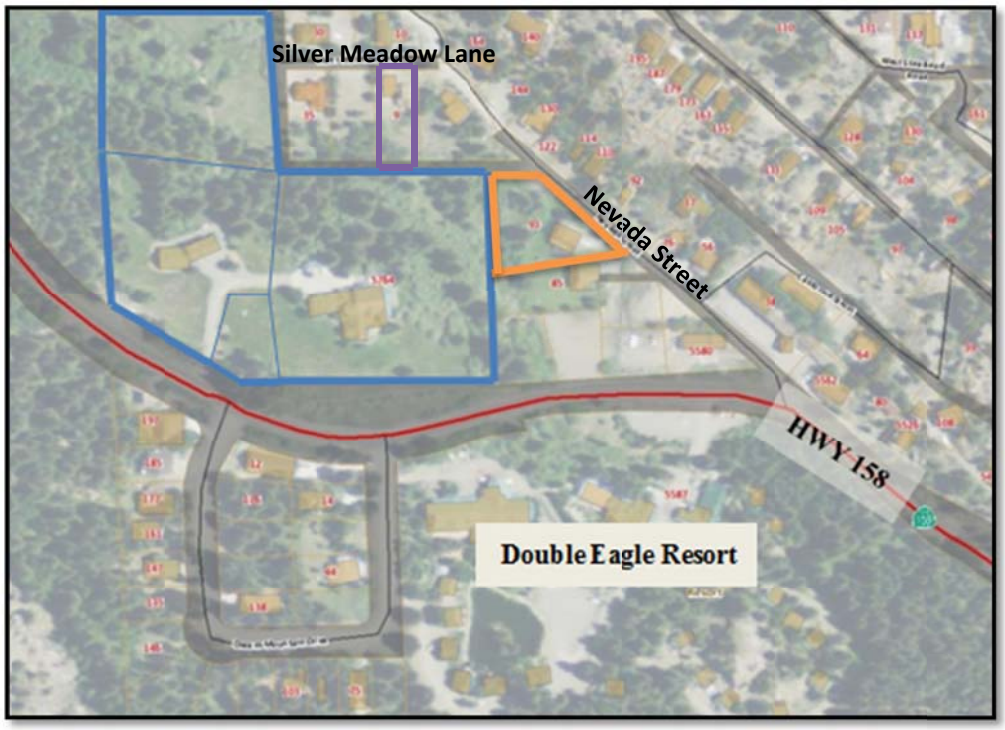


LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
The LDTAC met July 1, 2013, to review and provide input on the project proposal. The LDTAC accepted the proposed Transient Rental Overlay District application and recommended moving forward with processing the permit.

GENERAL PLAN AMENDMENT 13-003(b) Anderson
The proposed expansion of the existing Transient Rental Overlay District is located in the Down Canyon area of June Lake along Highway 158 and proposes to include two additional adjoining parcels (APNs 016-096-005 and 016-098-011). Both parcels are designated Single-Family Residential. The Double Eagle Resort is located across Highway 158 and adjoins other commercial uses that allow for transient rentals.

A notice to surrounding property owners was sent out inviting them to join the proposed TROD. One request was made by Brian Brosgart, 93 Nevada St. (APN 016-098-011), to join the TROD and also be considered by the Planning Commission. Additionally, adjoining neighbors did have many questions regarding the rules and regulations of the TROD chapters of the General Plan. Most all concerns seemed to have been mitigated once the requirements were clarified. No formal comment letters have been received to date. As noted above, comments received after the Planning Commission packet has been distributed will be provided, and included, as part of the record at the hearing.

Project Location



LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
The LDTAC met August 5, 2013, to review and provide input on the project proposal. The LDTAC accepted the proposed Transient Rental Overlay District application and recommended moving forward with processing the permit.

GENERAL PLAN CONSISTENCY
The proposed general plan amendment complies with existing General Plan, Countywide Policies:

Objective H Maintain and enhance the local economy.

Policy 5: Promote diversification and continued growth of the county's economic base.

Action 5.1: Encourage and promote the preservation and expansion of the county's tourist and recreation based economy.

CEQA COMPLIANCE
An addendum to the county General Plan EIR has been prepared for the proposed project. The impacts of the proposed project will not result in a substantive change to the number of significant effects, severity of effects, or the feasibility and/or effectiveness of applicable mitigation measures or alternatives previously addressed in the General Plan EIR.

ATTACHMENTS
- EIR Addendum 13-02
- Resolution R13-05
- Resolution R13-06

Mono County General Plan Land Use Amendment 13-003(a) & (b)
GENERAL PLAN EIR ADDENDUM#13-02
State Clearinghouse #98122016
September 12, 2013

INTRODUCTION AND DISCUSSION OF PROPOSED MODIFICATIONS

1. Transient Overlay Districts

Mono County has received applications to amend the General Plan Land Use Designation Maps to establish two separate Transient Rental Overlay Districts (TROD) to allow for nightly rentals. GPA 13-003(a) would establish a TROD on one parcel (APN 019-140-011) at 973 Lundy Lake Road, and GPA 13-003(b) would expand the existing TROD with an additional two adjoining parcels (APNs 016-096-005 and 016-098-011) at June Lake.

A Vacation Home Rental Permit will be required in accordance with Chapter 26 of the Mono County General Plan before commencing rentals of any dwellings. Vacation Home Rental Permits will address and regulate traffic and parking, guide tenant occupancy, establish minimum health and safety requirements, and require 24-hour property management, among other things.

ENVIRONMENTAL REVIEW & CEQA PROVISIONS FOR PREPARATION OF AN ADDENDUM TO A FINAL EIR

In 2001, Mono County certified an Environmental Impact Report (EIR) in conjunction with the adoption/amendment of its General Plan (SCH # 98122016) (the "General Plan EIR"). The General Plan EIR analyzed the impacts of designating areas of the county as SFR, ER, RR, or RMH, and assumed full buildout and use of those properties for all allowed uses. It also addressed and analyzed the impacts associated with the development of accessory dwelling units. As discussed below, an addendum to the General Plan EIR is the appropriate level of environmental review for the proposed amendments, because none of the conditions set forth in CEQA Guidelines section 15162 exist.

The California Environmental Quality Act (CEQA §15164[a]) states:

> *"(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred*."

In turn, §15162 states that preparation of a subsequent EIR is required where one or more of the following occurs:

> *"(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due*

to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

(A) the project will have one or more significant effects not discussed in the previous EIR or negative declaration;
(B) significant effects previously examined will be substantially more severe than shown in the previous EIR;
(C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
(D) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

DISCUSSION OF IMPACTS

Establishing Transit Rental Overlay Districts that would allow nightly rentals proposed in the aforementioned residential areas (the "Project") does not require major revisions to the General Plan EIR because it does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; there are not substantial changes with respect to the circumstances under which the project is undertaken; and there is not new information of substantial importance, which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete which shows any of the following listed above under headings (3) (A) through (3) (D), for the following reasons:

1. The proposed Transient Rental Overlay Districts will not have a significant effect on the environment or increase the severity of previously identified significant effects. The overlay district in June Lake consists of six adjoining lots, four containing single-family homes and two that are vacant. The Lundy Canyon overlay district consists of one large 10-acre parcel. The creation of a Transient Rental Overlay District (enables short-term rentals) but does not expand the types of structures allowed or the manner in which the vacant parcels can be developed in the future. Future development will be limited to the residential densities established in the underlying land use designation. Additionally, General Plan Land Use Element Chapter 26 further governs how transient rentals are to be conducted, which places much-more-stringent regulations on rentals than that of a home occupied by a full-time resident.

2. Additionally, even following designation and permitting for transient rental use, there is no change to the underlying property use. Single-family homes that are now used seasonally or periodically by the owner, or are rented on a long-term basis, will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. The General Plan EIR analyzed land use designations at buildout assuming full-time occupancy. Since there is virtually no difference in the use of a home being occupied by a full-time resident and its use by household that rents the home on a short-term basis, the environmental impacts to the neighborhood and surrounding areas are no different. Transient rentals, due to the intermittent and temporary nature of their use, will not create any additional impacts on traffic or air and water quality. Furthermore, since the occupancy and parking will be much more narrowly regulated by a required property manager,

the impacts on noise and street congestion will also be reduced. Accordingly, the impacts of the proposed project would not be increased beyond those analyzed in the General Plan EIR.

3. The establishment of Transient Rental Overlay Districts creates the possibility of a reduction in environmental impacts that exist at present, since transient uses would be subject to more-stringent restrictions than are applicable to full-time owner-occupied residences or residences subject to long-term lease. Specifically, these include restrictions on occupancy, parking and the requirement for oversight through local property management. Currently, there are no restrictions on how many occupants can use a single-family home, but the occupancy in homes used as transient rentals will be restricted by the number of bedrooms and/or any septic system limitations. Parking requirements will be site specific and - not only will have to meet the General Plan residential parking standards, but will be limited to on-site parking only. These measures in conjunction with local property management being available 24 hours to regulate noncompliant activities of tenants will minimize visual and noise impacts far beyond residences having full-time occupancy.

4. The change to the regulations affecting the size and permitting requirements of accessory dwelling units will not cause an environmental impact. The change reduces the potential intensity of allowed development and environmental impacts on parcels less than one acre in size.

CONCLUSION

CEQA Sections 15164(c) through 15164(e) states, "*An Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 shall be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*"

The information presented above indicates that the proposed General Plan Amendment does not represent a substantive change to the number of significant effects, severity of effects, or the feasibility and/or effectiveness of applicable mitigation measures or alternatives previously addressed in the General Plan EIR. Therefore, a subsequent EIR is not required because none of the conditions set forth in CEQA Guidelines section 15162 exist for this project.

RESOLUTION R13-05

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 13-003(a), PLACING A TRANSIENT OVERLAY DISTRICT ON ONE PARCEL AT 973 LUNDY LAKE ROAD (APN 019-140-011)

WHEREAS, in accordance with General Plan Requirements, the property owner has submitted a Transient Overlay District application for a transient rental, which includes a General Plan Map Amendment (GPA); and

WHEREAS, the proposed General Plan Amendment 13-003(a) in conjunction with a Vacation Home Rental Permit will allow the owners of Assessor's Parcel Number (APN) 019-140-011 to rent out single-family residential homes on a transient or nightly basis; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) an Addendum to the Mono County General Plan EIR pursuant to CEQA section 15164 has been prepared; and

WHEREAS, the Planning Commission did on September 12, 2013, hold a noticed and advertised public hearing to hear all testimony relevant to the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT, in consideration of evidence and testimony presented at the public hearing and in accordance with Chapter 48 of the Land Use Element of the General Plan, the Planning Commission finds as follows with respect to the proposed GPA:

1. *The proposed change in the land use designation is consistent with the text and maps of this General Plan.*

   The project promotes the following General Plan's countywide policies: Objective D states the County should provide for commercial development to serve both visitors and residents; Policy 4 allows for the integration of small-scale commercial uses with associated residential uses; Objective H maintains and enhances the local economy; and Action 5.1 encourages and promotes the preservation and expansion of the county's tourist and recreation-based economy. The project provides for additional visitor lodging and is consistent with the text and maps of the General Plan.

2. *The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.*

   The project meets "Objective B Enhance and support the existing tourism-related economy, Policy 3: Support a sufficient bed base and visitor accommodations to support the tourism industry" of the Mono Basin Area Plan because it is providing lodging alternatives and additional options for visitors to the area.

3. *The site of the proposed change in land use designation is suitable for any of the land uses permitted within that proposed land use designation.*

   The project is not changing the underlying land use designation of Single-Family Residential (SFR), but is adding a Transient Rental Overlay District that will allow the addition of nightly

rentals only in single-family dwellings. Chapter 25 in the Mono County General Plan allows Transient Rental Overlay Districts to be applied to the SFR, RR, ER, MFR-L, and RMH land use designations. Chapter 26 in the Mono County General Plan requires that any homes being rented within the overlay district obtain a Vacation Home Rental Permit that will regulate parking, guide tenant occupancy, establish minimum health and safety requirements, and require 24-hour property management, among other things.

4. *The proposed change in land use designation is reasonable and beneficial at this time.*

   The proposed change to add a Transient Rental Overlay District is reasonable because it expands the community's visitor-oriented economy by increasing the variety of lodging options within the Mono Basin.

5. *The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.*

   The application of Transient Rental Overlay District on Assessor Parcel Number 019-140-011 will not create undue hardship on adjacent properties. Single-family homes that are used seasonally or periodically by the owner, or are rented on a long-term basis, will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. The General Plan EIR analyzed land use designations at buildout assuming full-time occupancy. Transient rentals will have similar visual characteristics as a home having seasonal or full-time occupancy. Furthermore, homes used as rentals within the district are subject to more-stringent restrictions than applicable to full-time owner-occupied residences or residences subject to long-term lease. Specifically, these include restrictions on occupancy based on the number of bedrooms, parking and the requirement for oversight through local property management. These measures in conjunction with local property management being available 24 hours to regulate noncompliant activities of tenants will minimize visual and noise impacts far beyond residences having full-time occupancy.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT, having considered the environmental addendum and taken into consideration all evidence and testimony before it, the Mono County Planning Commission, in conformance with the Mono County General Plan, Chapter 48, Section 48.020, hereby finds that the proposed changes are consistent with the General Plan and recommends that the Board of Supervisors approve General Plan Amendment 13-003(a) adding a Transient Overlay District to APN 019-140-011.

PASSED AND ADOPTED this 12th day of September 2013, by the following vote of the Planning Commission, County of Mono:

AYES :
NOES :
ABSENT :
ABSTAIN :

_____

Dan Roberts, Chair
Mono County Planning Commission

ATTEST:

_____
C.D. Ritter, Commission Secretary

APPROVED AS TO FORM:

_____
Stacey Simon, Assistant County Counsel

RESOLUTION R13-06

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 13-003(b), EXPANDING A TRANSIENT RENTAL OVERLAY DISTRICT ON TWO ADJOUNING PARCELS IN JUNE LAKE. ASSESSOR PARCEL NUMBERS 016-096-005 & 016-098-011

WHEREAS, In accordance with General Plan Requirements, the property owner has submitted a Transient Overlay District application for a transient rental, which includes a General Plan Map Amendment (GPA); and

WHEREAS, the proposed General Plan Amendment 13-003(b) in conjunction with a Vacation Home Rental Permit will allow the owners of Assessor's Parcel Numbers (APN) 016-096-005 & 016-098-011 to rent out Single-Family Residential homes on a transient or nightly basis; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) an Addendum to the Mono County General Plan EIR pursuant to CEQA section 15164 has been prepared; and

WHEREAS, the Planning Commission did on September 12, 2013, hold a noticed and advertised public hearing to hear all testimony relevant to the General Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED THAT, in consideration of evidence and testimony presented at the public hearing and in accordance with Chapter 48 of the Land Use Element of the General Plan, the Planning Commission finds as follows with respect to the proposed GPA.

1. *The proposed change in the land use designation is consistent with the text and maps of this General Plan.*
   The project promotes the following General Plan's countywide policies: Objective D states the County should provide for commercial development to serve both visitors and residents; Policy 4 allows for the integration of small-scale commercial uses with associated residential uses; Objective H maintains and enhances the local economy; and Action 5.1 encourages and promotes the preservation and expansion of the county's tourist and recreation-based economy. The project provides for additional visitor lodging and encourages tourist-based economy and is consistent with the text and maps of the General Plan.

2. *The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan.*
   The project is located within the June Lake Area Planning Area and is in close proximity to other established lodging facilities. The June Lake Area Plan encourages providing a wide range of commercial and residential uses. The project provides for additional visitor lodging for the tourist-based economy by providing a variety of lodging options within the June Lake Loop.

3. *The site of the proposed change in land use designation is suitable for any of the land uses permitted within that proposed land use designation.*
   The project is not changing the underlying land use designation of Single-Family Residential (SFR), but is adding a Transient Rental Overlay District which will allow the addition of nightly rentals only in single-family dwellings. Chapter 25 in the Mono County General Plan allows Transient Rental Overlay Districts to be applied to the SFR, RR, ER, MFR-L, and RMH land

use designations. Chapter 26 in the Mono County General Plan requires that any homes being rented within the overlay district obtain a Vacation Home Rental Permit that will regulate parking, guide tenant occupancy, establish minimum health and safety requirements, and require 24-hour property management, among other things.

4. *The proposed change in land use designation is reasonable and beneficial at this time.*
The proposed change to add a Transient Rental Overlay District is reasonable because of the close proximity to other lodging establishments and is beneficial to the community's visitor-oriented economy by expanding the variety of lodging options within June Lake.

5. *The proposed change in land use designation will not have a substantial adverse effect on surrounding properties.*
The application of Transient Rental Overlay District on Assessor Parcel Numbers 016-096-005 & 016-098-011 will not create undue hardship on adjacent properties. Single-family homes that are used seasonally or periodically by the owner, or are rented on a long-term basis, will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. The General Plan EIR analyzed land use designations at buildout assuming full-time occupancy. Transient rentals will have similar visual characteristics as a home having seasonally or full-time occupancy. Furthermore, homes used as rentals within the district are subject to more stringent restrictions than applicable to full time owner-occupied residences or residences subject to long-term lease. Specifically, these include restrictions on occupancy based on the number of bedrooms, parking and the requirement for oversight through local property management. These measures in conjunction with local property management being available 24 hours to regulate non-compliant activities of tenants will minimize visual and noise impacts far beyond residences having full-time occupancy. Moreover, Chapter 26 in the General Plan provides enhanced enforcement mechanisms to prevent non-permitted or unauthorized transient rentals within residential zones.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT, having considered the environmental addendum and taken into consideration all evidence and testimony before it, the Mono County Planning Commission, in conformance with the Mono County General Plan, Chapter 48, Section 48.020, hereby: finds that the proposed changes are consistent with the General Plan and recommends that the Board of Supervisors approve General Plan Amendment 13-003(b) adding a Transient Overlay District to Assessor Parcel Numbers: 016-096-005 & 016-098-011

PASSED AND ADOPTED this 12th day of September 2013, by the following vote of the Planning Commission, County of Mono:

AYES :

NOES :

ABSENT :

ABSTAIN :

_____

Dan Roberts, Chair
Mono County Planning Commission

ATTEST:

_____
C.D. Ritter, Commission Secretary

APPROVED AS TO FORM:

_____
Stacey Simon, Assistant County Counsel