

OWNER: SHARPLES, Philip & Grace
APPLICANT: VERIZON WIRELESS
AGENT: NOBEL, Pamela
CASE #: CDU 13-2007
APNs: 119-410-17

VIEW OF ACCESS ROAD LEADING
TO PROJECT SITE

EXHIBIT NO. 10
APPEAL NO. A-1-MEN-10-001 SHARPLES & VERIZON SITE PHOTOS (1 of 3)

Not To Scale



Photo 1. Existing access road to Alternate 4 and Alternate 5.



Photo 2. Alternate 4 Redwood Lease Area.

243



Photo 3. Alternate 5 Redwood Lease Area.

343

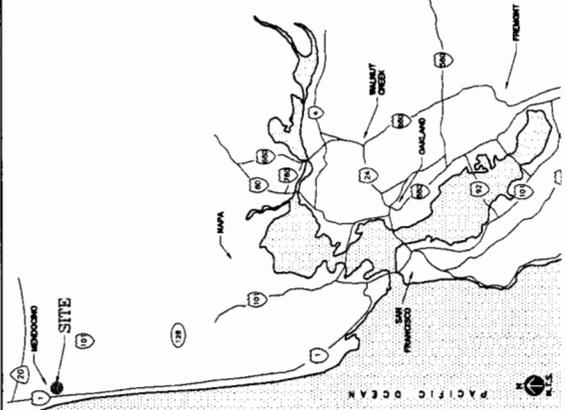


MENDOCINO ALTERNATIVE 4 - REDWOOD PS #116268

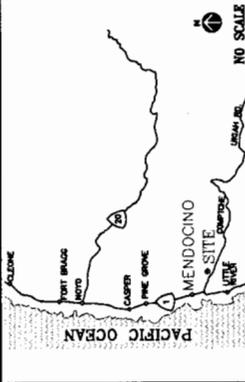
43600 COMPTCHE-UKIAH ROAD,
MENDOCINO, CA 95460

EXHIBIT NO. 11
 APPEAL NO.
 A-1-MEN-10-001
 SHARPLES & VERIZON
 REVISED SITE PLANS-
 ALTERNATIVE 4 FOR
 DE NOVO REVIEW (1 of 6)

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

TAKE HWY 100 NORTH PASADENA SUCCESSION, TAKE HWY 54 NORTH
 ON TO HWY 128 WEST, EXIT ONTO HWY 163 SOUTH, TAKE THE RIGHT EXIT
 ON TO HWY 128 WEST, EXIT ONTO HWY 1. EXIT RIGHT ONTO
 COUNTY ROAD 283. AFTER 1.4 MILES THE ACCESS TO SITE WILL BE
 ON THE LEFT.

SHEET INDEX

- T1 TITLE SHEET
- C1 SITE SURVEY
- A1 SITE PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
 COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS
 APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR THE CONSTRUCTION NOT CONFORMING TO THESE CODES.

1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
2. CALIFORNIA MECHANICAL CODE (CMC) 2007
3. CALIFORNIA ELECTRICAL CODE (CEC) 2007
4. CALIFORNIA PLUMBING CODE (CPC) 2007
5. CALIFORNIA FIRE CODE (CFC) 2007
6. COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
 FACILITY IS UNIMPAVED AND NOT FOR HUMAN HABITATION. UNIMPAVED
 ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE
 2007 UNIFORM BUILDING CODE.

PROJECT DESCRIPTION

1. PLACE SELF CONTAINED COMMUNICATION EQUIPMENT CABINETS INSIDE A NEW CANOPY
 ON A NEW 13'-0" X 23'-0" CONCRETE SLAB.
 2. INSTALL A NEW 167' TALL LATTICE TOWER.
 3. INSTALL 12 PANEL ANTENNAS (10 19' BROADBAND DISKS & 2 COAXIAL CABLES TO
 THE NEW TOWER).
 4. INSTALL NEW TOWER & POWER CONDUITS AND 2 GPS ANTENNAS.
 5. INSTALL 2 19' BROADBAND DISK ANTENNAS AND 2 19' BROADBAND DISK ANTENNAS.
 6. INSTALL A 6" TALL CHAIN LINK FENCE 8'(3) STRINGS OF BARBED WIRE.

BUILDING / SITE DATA LEGEND

A.P.N.:	119-110-17-00
P.S. NUMBER:	116268
ZONING:	RR-5
OCCUPANCY TYPE:	U (UNIMPAVED)
CONSTRUCTION TYPE:	V-H
LEASE AREA:	30'-0" X 50'-0" (1500 SQ.FT.)
ANTENNAS:	12 (TOTAL) PANEL ANTENNAS 2 GPS ANTENNAS 2 BROADBAND DISK ANTENNAS
LATITUDE:	38°17'43.00"N (NAD 83)
LONGITUDE:	122°48'21.16"W (NAD 83)
SITE GROUND ELEVATION = 451.5' AMSL (NAD 83)	

PROJECT TEAM

CHECKED BY:	RES/FA	
DRAWN BY:	RES/FA	
NO.	DATE	ISSUE
A	04/22/10	BOX 2D'S
0	06/01/10	1006 2D'S
SHEET TITLE		
TITLE SHEET		
SHEET NUMBER		
T-1		
JES JOB NO. 06176 ALJ 4		

JES
 ENGINEERING, INC.
 1350 WILLOW WAY, SUITE 105
 CONCORD, CA 94520
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 FAX: 925.674.1314

verizonwireless
 2745 MITCHELL DRIVE, BLDG 9
 WILSONVILLE, OR 97150
 OFFICE: 503.278.6000
 HOME: 503.278.6000
 FAX: 503.278.6333

PS NO. 116268
 MENDOCINO
 ALTERNATIVE 4 - REDWOOD
 43600 COMPTCHE-UKIAH ROAD
 MENDOCINO, CA 95460
 COUNTY OF MENDOCINO

VZW CE	SIGNATURE	DATE
VZW RF	SIGNATURE	DATE
VZW PA	SIGNATURE	DATE
VZW EE	SIGNATURE	DATE
PROPERTY OWNER	SIGNATURE	DATE
NSA ZONING	SIGNATURE	DATE
NSA RE	SIGNATURE	DATE
NSA CONSTR	SIGNATURE	DATE

J E S
ENGINEERING, INC.
 1350 WILLOW WAY, SUITE 105
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 PHONE: 925.279.6333

PE NO. 116258
 ALTERNATIVE 4 - REDWOOD
 43800 COMPUSITE LINKAH ROAD
 SPOKANE, IDAHO 83400
 CONTACT: JAM ORRMAN
 PHONE: 925.279.6333

SIGNATURE	DATE
VZW RF	
SIGNATURE <td>DATE</td>	DATE
VZW PA	
SIGNATURE <td>DATE</td>	DATE
VZW EE	
SIGNATURE <td>DATE</td>	DATE
PROPERTY OWNER	
SIGNATURE <td>DATE</td>	DATE
NSA ZONING	
SIGNATURE <td>DATE</td>	DATE
NSA RE	
SIGNATURE <td>DATE</td>	DATE
NSA CONSTR	
SIGNATURE <td>DATE</td>	DATE

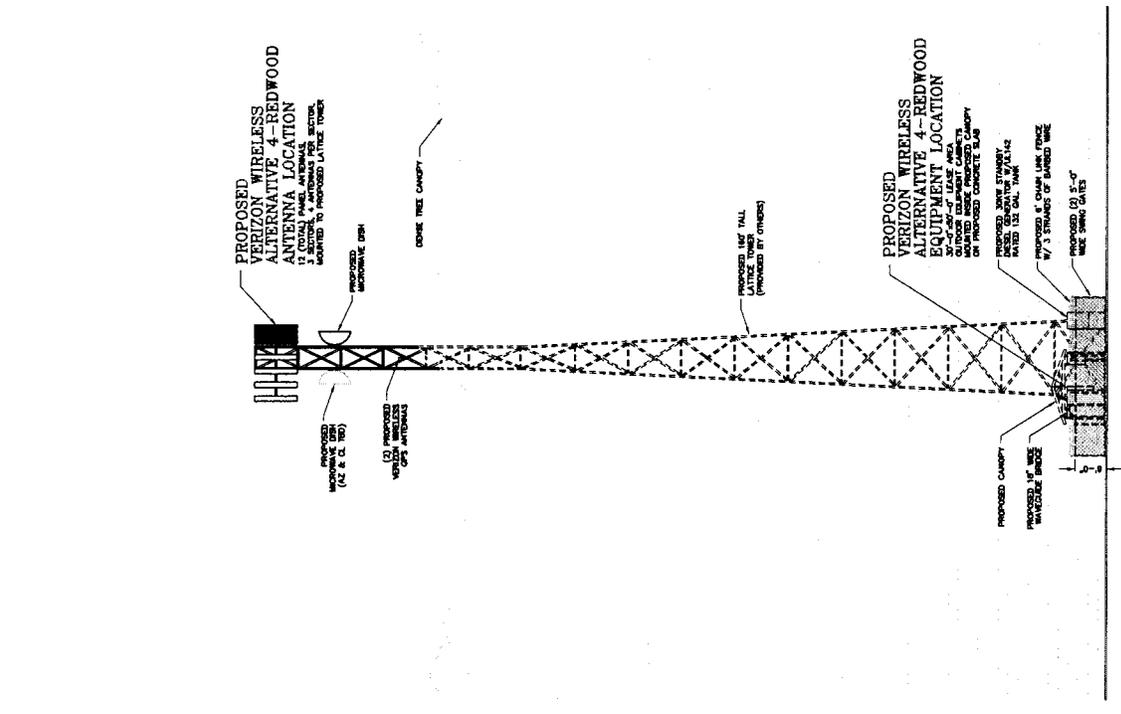
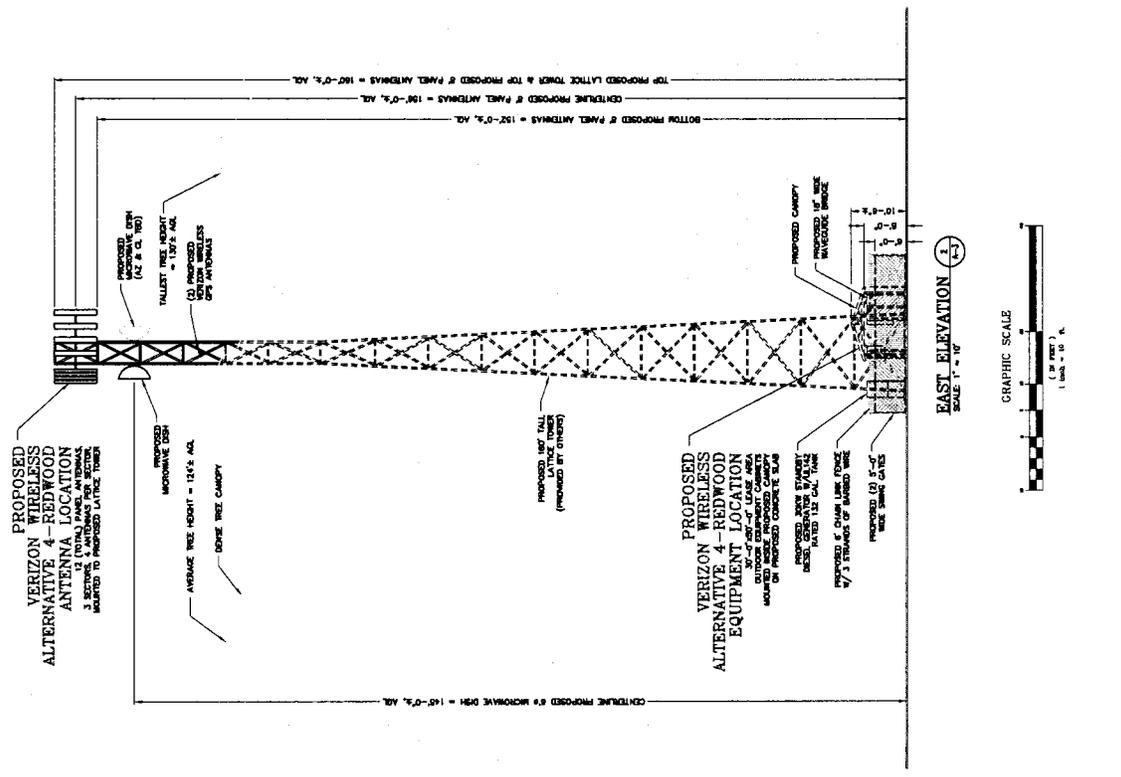
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0	06/01/10	100% ZD'S

DESIGN BY: CHECKED BY:
 WCM RSP/11

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

USG JOB NO. 08176 ALT 4



6 of 6

J E S
ENGINEERING, INC.
 CIVIL ENGINEERING & SURVEYING
 13500 WILSON AVENUE
 CANOGA, CA 91301-1005
 PHONE: (818) 874-1151
 FAX: (818) 874-1314

verizonwireless
 2785 MITCHELL DRIVE
 WALNUT CREEK, CA 94598
 JEFFREY L. BROWN
 (925) 278-8000
 (925) 278-4333

PS NO. 116288
 ALBUQUERQUE - REDWOOD
 43000 CONFIDENCE UNWAY ROAD
 ALBUQUERQUE, NM
 COUNTY OF HENNING

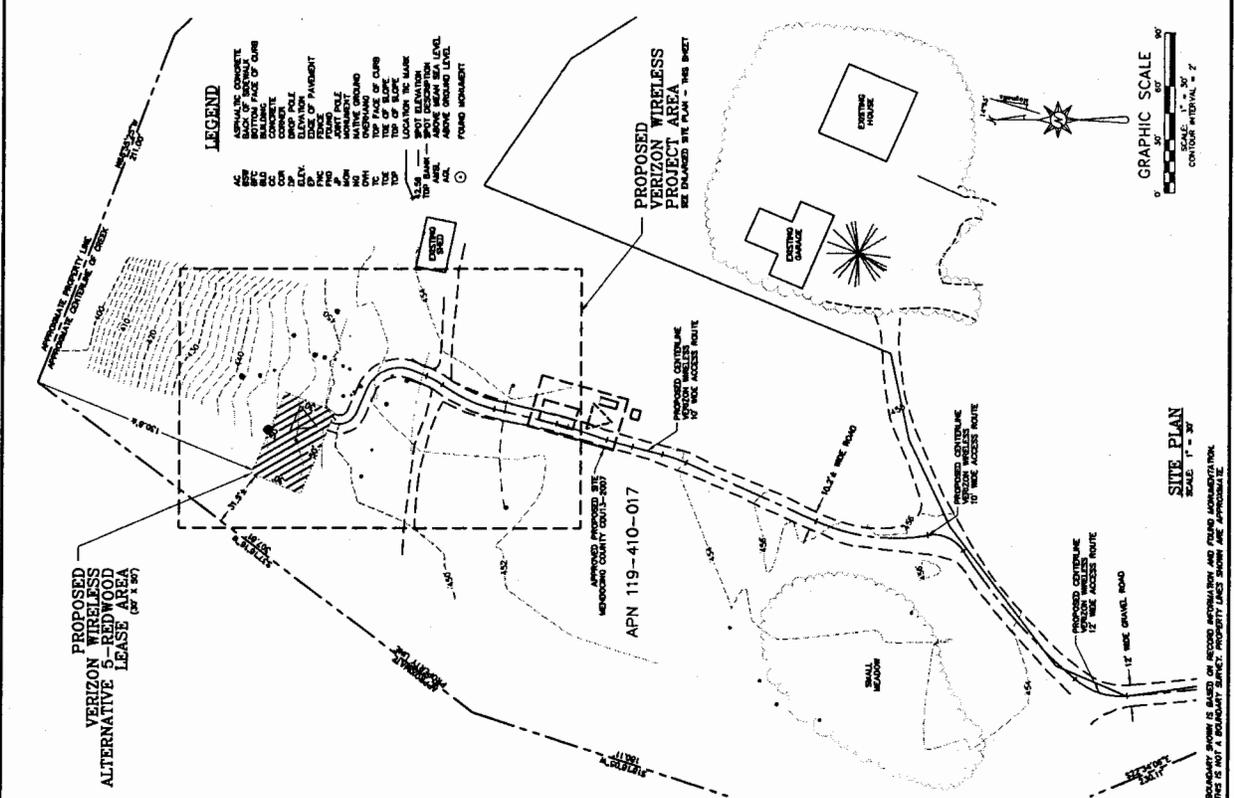
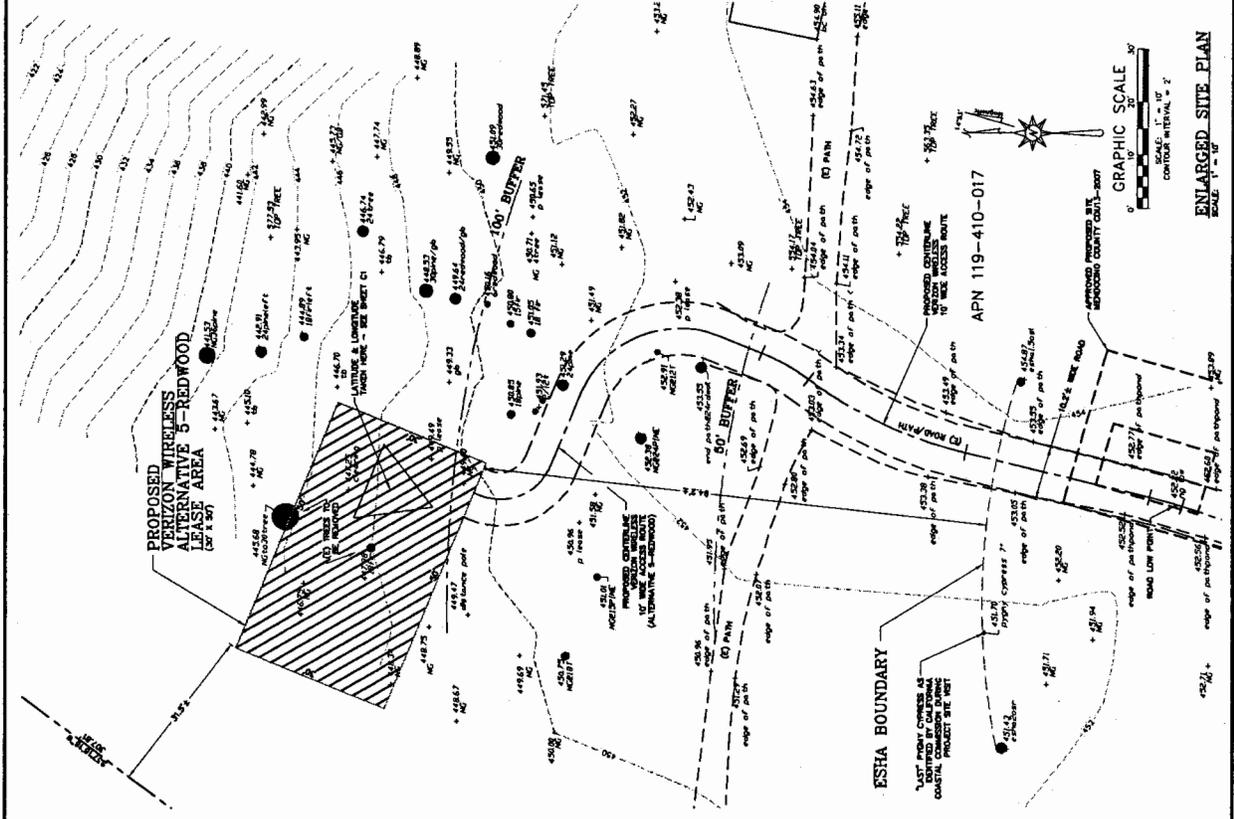
EQUIP. ENGINEER:	
DESIGNER:	
LEASING:	
ZONING:	
CONSTRUCTION:	
RF ENGINEER:	
OWNER:	
AGENT:	
SIGNATURE:	

DRAWN BY:	GRJ
CHECKED BY:	GRJ
DATE:	05/16/07
NO.:	1
ISSUE:	WORK FOR LOCAL
NO.:	2
ISSUE:	NEW UTIL. RTE
NO.:	3
ISSUE:	WORK UTIL. RTE
NO.:	4
ISSUE:	WORK UTIL. RTE
NO.:	5
ISSUE:	REVISIONS
NO.:	6
ISSUE:	REVISIONS
NO.:	7
ISSUE:	REVISIONS
NO.:	8
ISSUE:	REVISIONS
NO.:	9
ISSUE:	REVISIONS
NO.:	10
ISSUE:	REVISIONS
NO.:	11
ISSUE:	REVISIONS
NO.:	12
ISSUE:	REVISIONS

SITE SURVEY
 (ALTERNATIVE 5 - REDWOOD)
 SHEET NUMBER

C-2

JES JOB # 0617685A



396

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 THE MICHELLE PRIME, BLDG # 9
 WILMOT DRIVE, CA 94040
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 PHONE: 925.779.8333

PS NO. 116268
 MENINGO 5 - REDWOOD
 4300 COMPTON URBAN ROAD
 MENINGO, CA 94040
 COUNTY OF MENINGO

VZN CE	SIGNATURE	DATE
VZN RF	SIGNATURE	DATE
VZN PA	SIGNATURE	DATE
VZN EE	SIGNATURE	DATE
PROPERTY OWNER	SIGNATURE	DATE
NSA ZONING	SIGNATURE	DATE
NSA RE	SIGNATURE	DATE
NSA CONSTR	SIGNATURE	DATE
	SIGNATURE	DATE

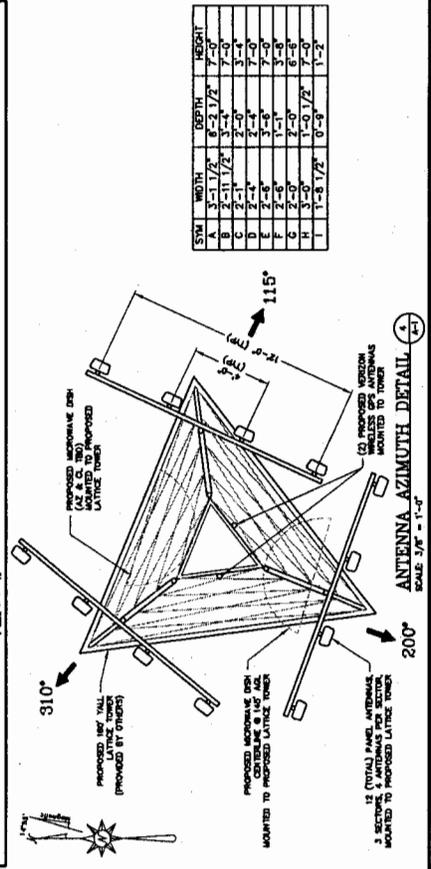
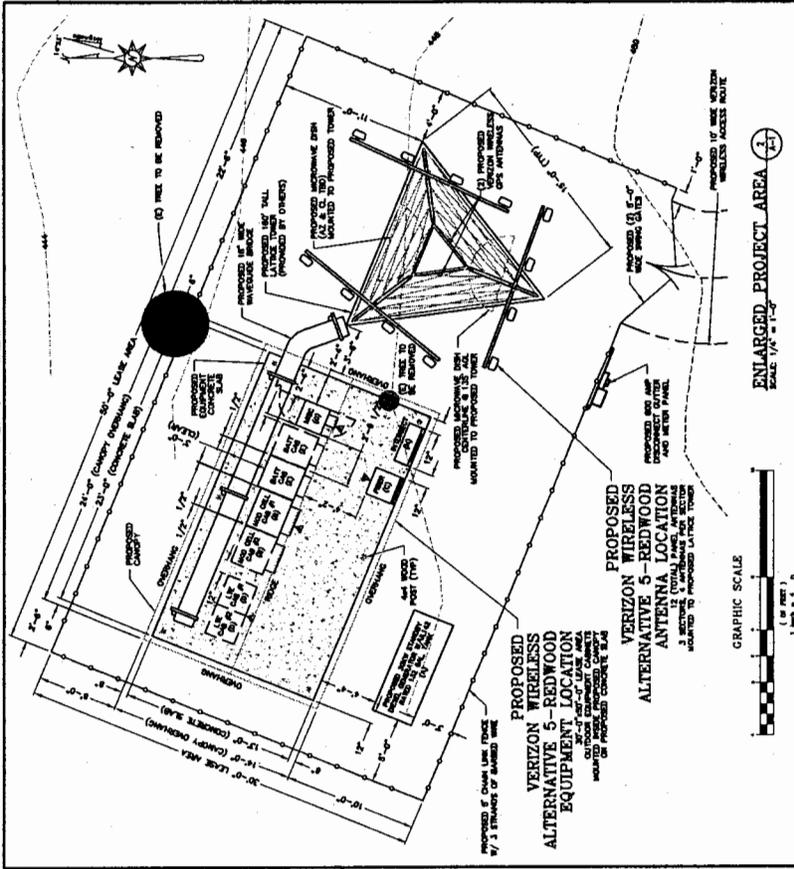
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 WCN RBP/JA

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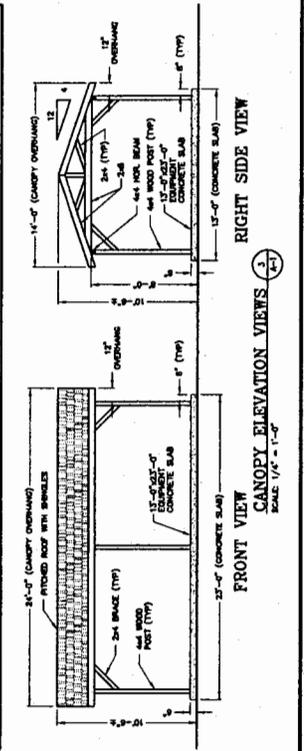
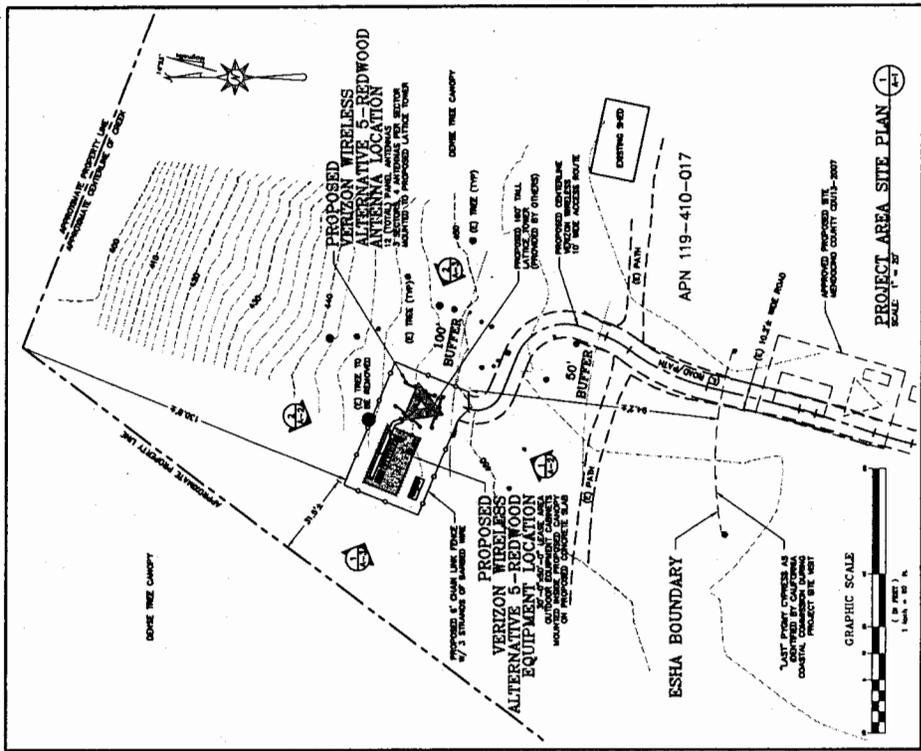
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

JES JOB NO. 08176 A11 3



SYM	WIDTH	DEPTH	HEIGHT
A	3'-1 1/2"	8'-3 1/2"	7'-0"
B	2'-11 1/2"	3'-4"	7'-0"
C	2'-11"	2'-0"	3'-0"
D	2'-11"	3'-4"	7'-0"
E	2'-6"	1'-11"	3'-0"
F	2'-0"	2'-0"	6'-6"
G	3'-0"	1'-0 1/2"	7'-0"
H	1'-8 1/2"	0'-0"	1'-2"



426

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verizonwireless

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WALNUT CREEK, CA 94596
PHONE: 925.774.1333

PS NO. 116268
MONROVIA 5 - REDWOOD
43000 COMPAGNE LINDAY ROAD
MONROVIA, CA 95460
COUNTY: MONROVIA

VZW CE	SIGNATURE	DATE
VZW RF	SIGNATURE	DATE
VZW PA	SIGNATURE	DATE
VZW EE	SIGNATURE	DATE
PROPERTY OWNER	SIGNATURE	DATE
NSA ZONING	SIGNATURE	DATE
NSA RE	SIGNATURE	DATE
NSA CONSTR	SIGNATURE	DATE

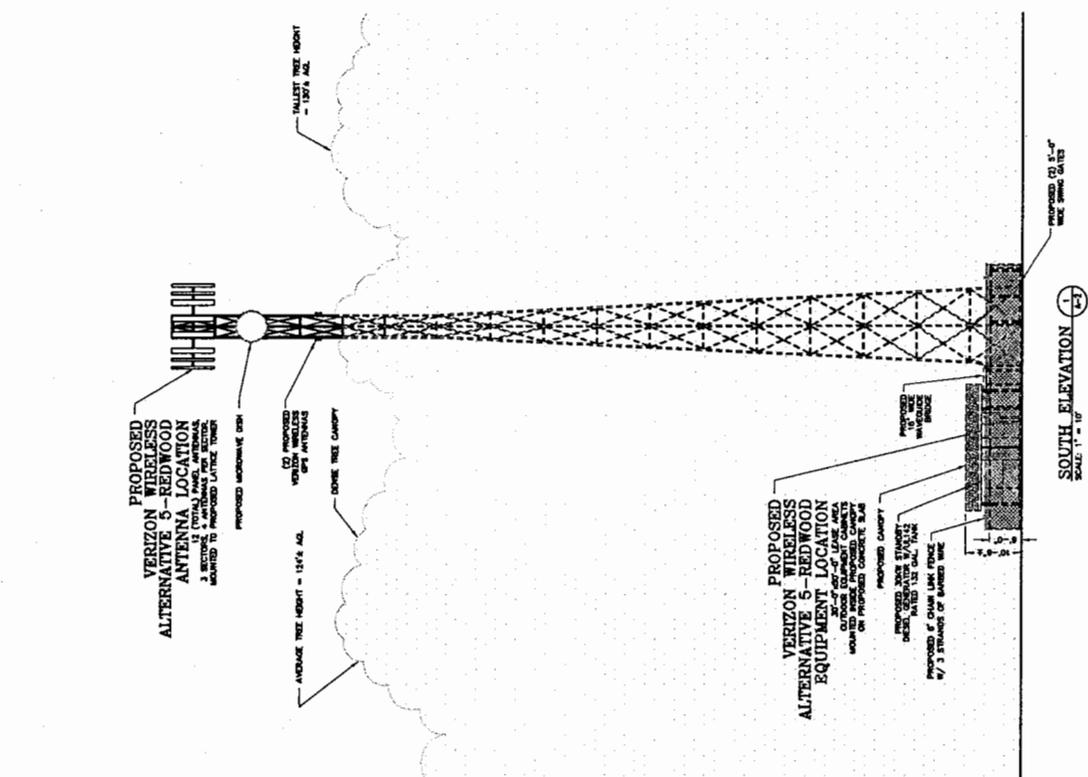
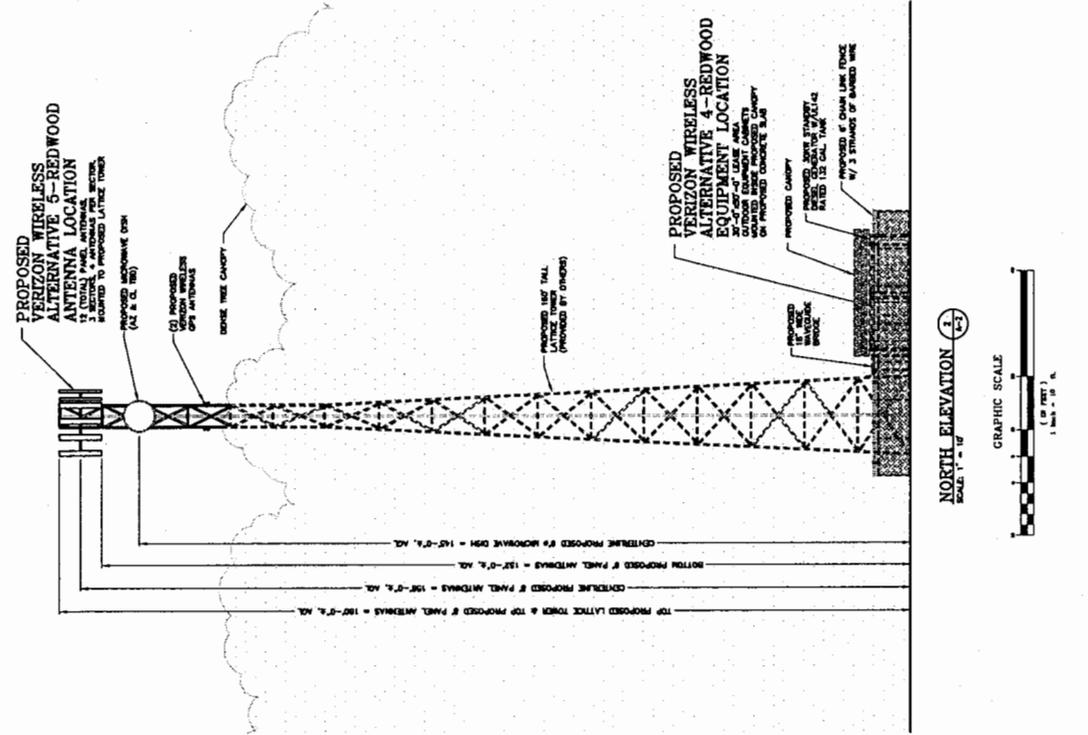
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WCL RBP/JL

NO.	DATE	ISSUE
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0	06/01/10	1008 ZD'S

SHEET TITLE
ELEVATIONS
SHEET NUMBER

A-2

SES JOB NO. 06176 ALT 3



586

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 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 10000 WILSONVILLE ROAD
 SUITE 1000
 WILSONVILLE, OR 97150
 PHONE: 503.278.3333

PE NO. 116288	DATE
ALLOCATION 5 - REDWOOD	DATE
43000 COMPORTE LAMAR ROAD	DATE
SHILOH, OR 97140	DATE
CONTRACT NO. 00000000	DATE
CD PROJECT NO. 00000000	DATE
VZW CE	DATE
SIGNATURE	DATE
VZW RF	DATE
SIGNATURE	DATE
VZW PA	DATE
SIGNATURE	DATE
VZW EE	DATE
SIGNATURE	DATE
PROPERTY OWNER	DATE
SIGNATURE	DATE
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SIGNATURE	DATE
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NSA CONSTR	DATE
SIGNATURE	DATE

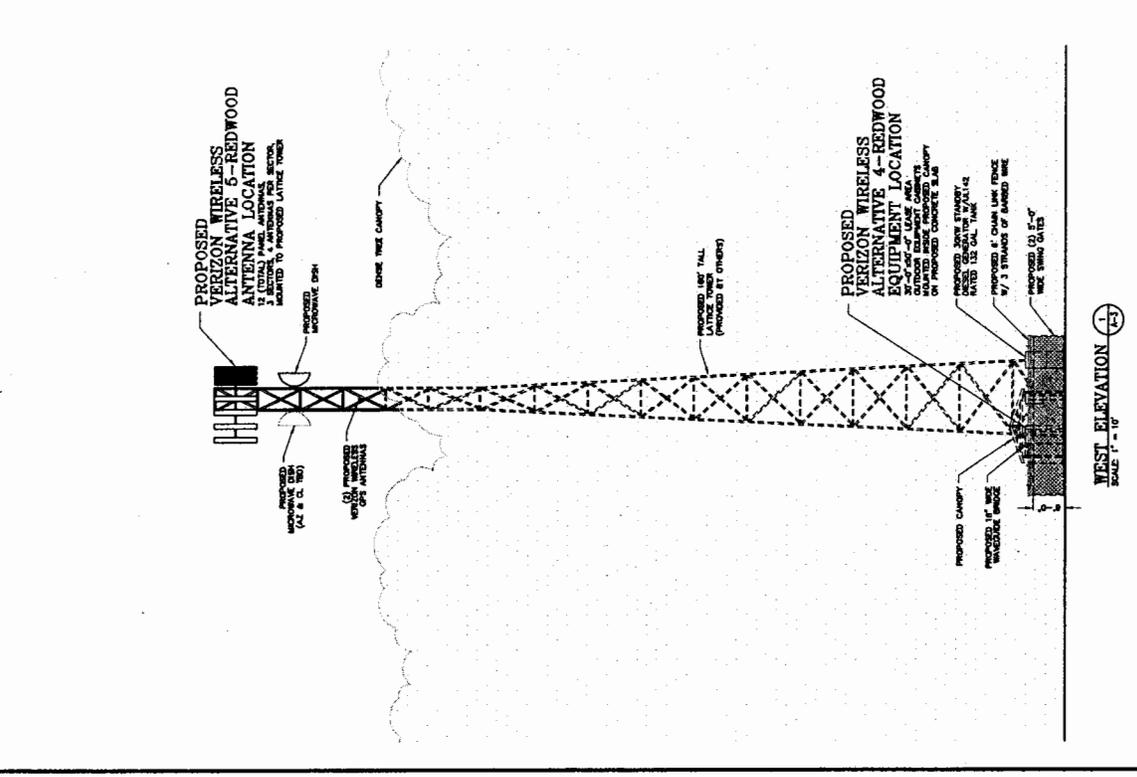
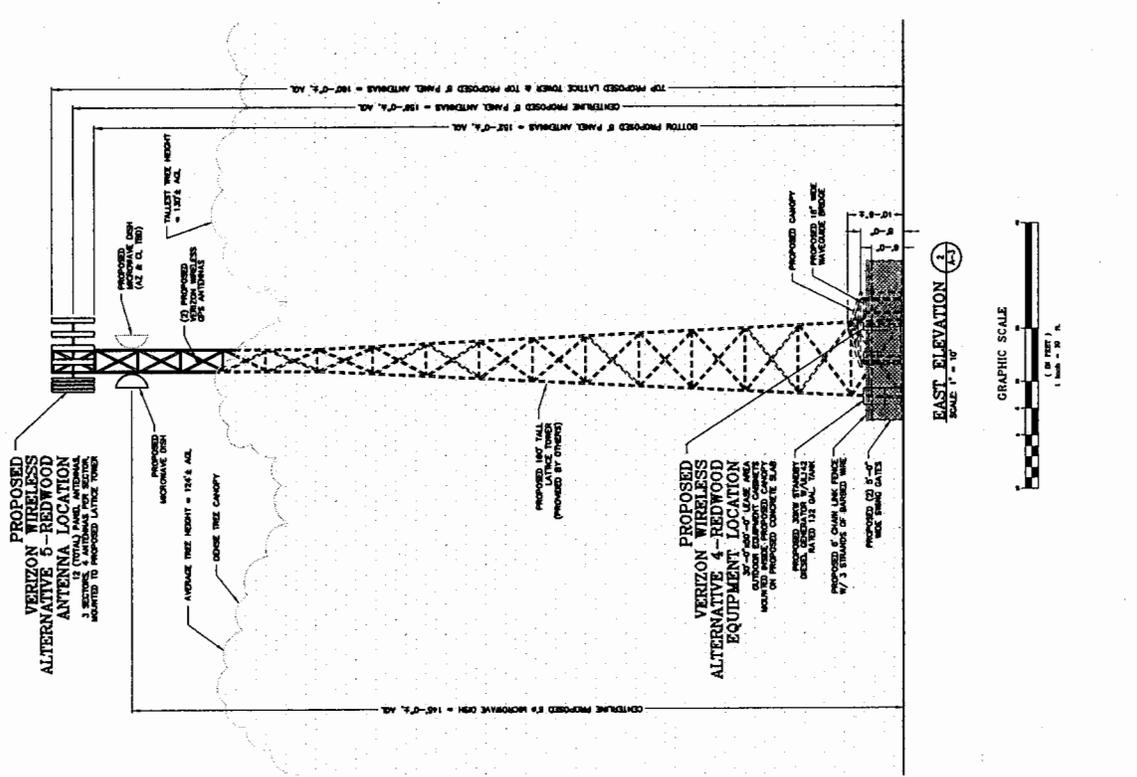
DESIGN BY: _____
 CHECKED BY: _____
 DATE: _____

NO.	DATE	ISSUE
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0	06/01/10	1006 ZD'S

SHEET TITLE: _____
 ELEVATIONS: _____
 SHEET NUMBER: _____

A-3

SEE JOB NO. 06176 ALT 3



6 of 6



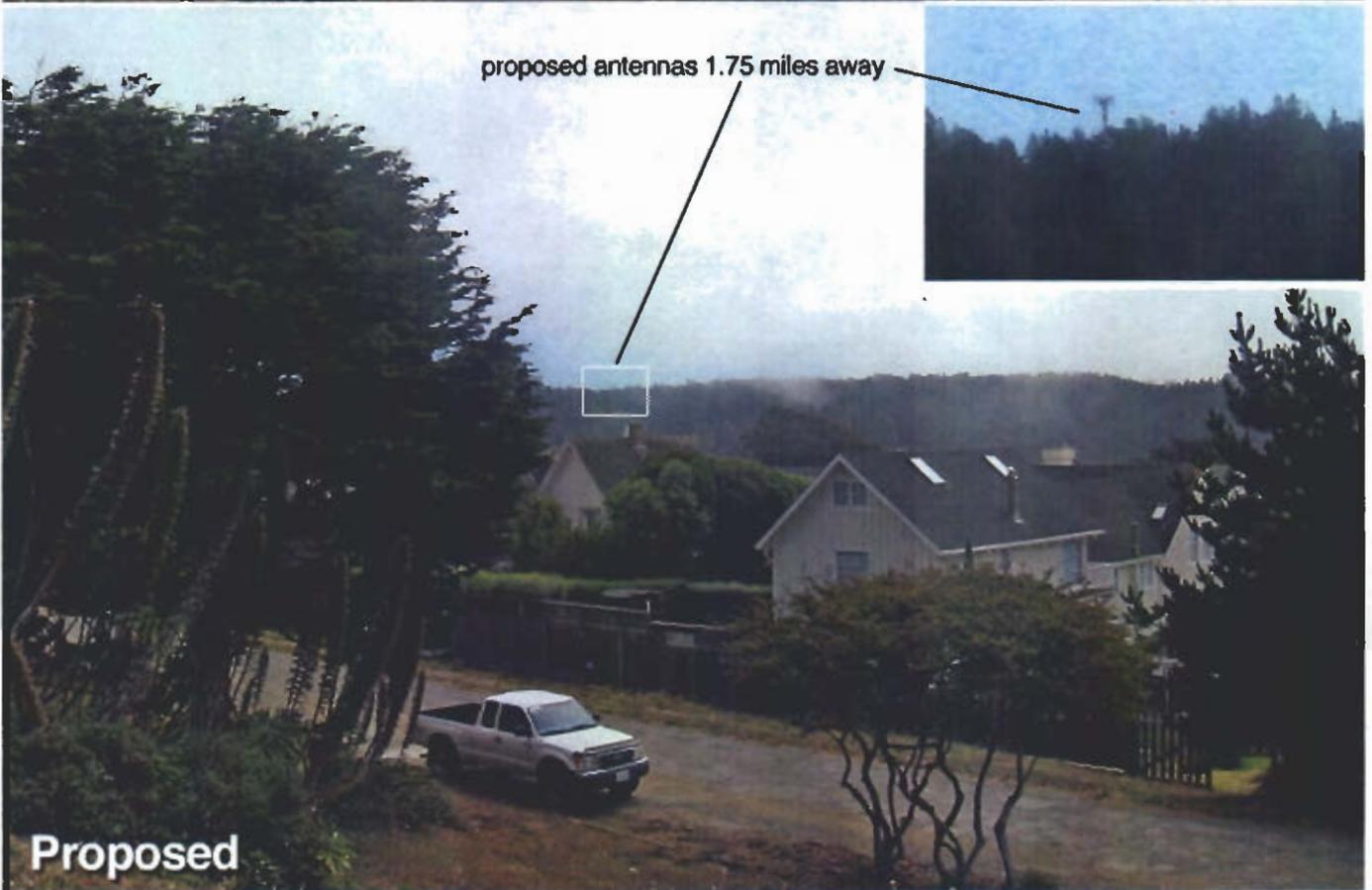
OWNER: SHARPLES, Philip & Grace
APPLICANT: VERIZON WIRELESS
AGENT: NOBEL, Pamela
CASE #: CDU 13-2007
APNs: 119-410-17

BALLOON USED FOR VISUAL-SIMULATION TEST

EXHIBIT NO. 13

APPEAL NO.
A-1-MEN-10-001
SHARPLES & VERIZON
VISUAL SIMULATIONS OF
PROPOSED DEVELOPMENT
(1 of 4)

Not To Scale



Mendocino
43600 Comptche - Ukiah Road
Mendocino, CA 95460

Site # 116268

Looking Southeast from Mendocino High School
Alternative 4

6/14/10

Applied Imagination 510 914-0500

2094



Existing



proposed antennas 1.74 miles away

Proposed



Mendocino

Site # 116268

Looking Southeast from Main Street

43600 Comptche - Ukiah Road
Mendocino, CA 95460

Alternative 4

6/14/10

3094

Applied Imagination 510914-0500



OWNER: SHARPLES, Philip & Grace
APPLICANT: VERIZON WIRELESS
AGENT: NOBEL, Pamela
CASE #: CDU 13-2007
APNs: 119-410-17

**VIEW OF BALLOON FROM COMPTCHE UKIAH ROAD
AT OWNER'S PRIVATE DRIVEWAY**

Not To Scale

4094

BOTANICAL ASSESSMENT

**Proposed Verizon Wireless Tower
Alternatives 4 and 5 Redwood Lease Areas
43600 Comptche-Ukiah Road
Mendocino, California**



**Prepared
By
Kjeldsen Biological Consulting**

**For
Verizon Wireless**

RECEIVED

APR 19 2010

CALIFORNIA
COASTAL COMMISSION

March 29, 2010

EXHIBIT NO. 14

APPEAL NO.

A-1-MEN-10-001

SHARPLES & VERIZON

MARCH 29, 2010 BOTANICAL

ASSESSMENT AND

RECOMMENDATIONS (1 of 47)

BOTANICAL ASSESSMENT

Proposed Verizon Wireless Tower Alternatives 4 and 5 Redwood Lease Areas 43600 Comptche-Ukiah Road Mendocino, California

PROJECT NAME: Phillip H. & Grace Lavender Sharples and
Verizon Wireless, CDU-13-2007
43600 Comptche-Ukiah Road
Mendocino County

APPLICANT: Verizon Wireless
2785 Mitchell Drive, Bldg 9
Walnut Creek, CA 94598

PROJECT PLANNER: Pamela Nobel
NSA Wireless
2000 Crow Canyon Place Suite 400
San Ramon, CA 94583

REPORT PREPARED BY: Kjeldsen Biological Consulting
923 St. Helena Ave.
Santa Rosa, CA 95404
(707) 544-3091
Fax (707) 575-8030
kjeldsen@sonic.net

PERIOD OF SURVEY: 2008-2010

BOTANICAL ASSESSMENT

Proposed Verizon Wireless Tower Alternatives 4 and 5 Redwood Lease Areas

EXECUTIVE SUMMARY

This botanical assessment was conducted at the request of Pamela Nobel, NSA Wireless on behalf of Verizon Wireless, and the property owner. The project proposes the installation of an unmanned communication tower facility. The study area is located on a ridge southeast of the community of Mendocino approximately one and one-half miles from the coast. Alternatives 4 and 5 Redwood lease Areas are located north of the initial study sites, which contained Environmentally Sensitive Habitat Area (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA. The Alternative sites were selected for study based on a site visit (March 1, 2010) with representatives from the Coastal Commission, County of Mendocino, the California Native Plant Society, and consultants from Verizon Wireless. Following the onsite meeting, a new site survey was conducted on March 11, 2010 by JES Engineering, Inc. (a copy of which is submitted concurrently with this Assessment), accompanied by Verizon Wireless Staff and Kjeldsen Biological Consulting, who conducted additional fieldwork.

Our findings are the following:

- Two alternative sites are in a mixed redwood forest north of the identified (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA;
- Both sites are more than 50 ft from the outside edge of the ESHA;
- Neither alternative site will require the removal of any trees from the ESHA or the removal of any special status species from the property;
- Both sites will require the removal of trees for the installation site (Alternative 4 – 11 trees) and (Alternative 5 – 16 trees);
- Both sites have been located to avoid removal of large redwood trees;
- Both sites are down slope from the (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA and will not impact the hydrology or biological integrity of the ESHA;
- Neither alternative site supports any special-status plant species known for the area;
- There is a drainage down slope from the Alternate Sites. The drainage is more than 100 ft from the edge of the potential lease areas;
- Existing road access to the sites extends through the ESHA. Proposed construction measures will eliminate any impacts to the ESHA; and
- All species observed on or near the project site are presented in attachment A.

Alternative 4 Redwood Lease Area is the alternative with the least environmental impact. Road access to the site exists and the majority of the site is within an existing opening that is down slope from the ESHA. Development in this area will not affect the ESHA hydrology or its biological integrity. Design and protection measures proposed for the access road are essential for protecting the surrounding resources and minimizing any environmental impacts.

BOTANICAL ASSESSMENT
Proposed Verizon Wireless Tower
Alternatives 4 and 5 Redwood Lease Areas
43600 Comptche-Ukiah Road
Mendocino, California

INTRODUCTION

This study was conducted at the request of Pamela Nobel, NSA Wireless. The project site is located on the north side of the Comptche-Ukiah Road at 43600, on a ridge southeast of the community of Mendocino (See Plates I and III for Location). The project is located within the Mendocino Quadrangle.

Note this assessment differs from the previous Redwood site Assessment due to change in location of the Alternative 4 and 5 Redwood Lease Areas. Alternatives 4 and 5 Redwood lease Areas are located north of the initial study sites, which contained Environmentally Sensitive Habitat Area (ESHA).

The Alternative sites were selected for study based on a site visit (March 1, 2010) with representatives from the Coastal Commission, County of Mendocino, the California Native Plant Society, and staff and consultants from Verizon Wireless. The onsite meeting resulted in a new site survey conducted on March 11, 2010 by JES Engineering, Inc., and Verizon Wireless staff and additional fieldwork by Kjeldsen Biological Consulting.

PROJECT DESCRIPTION

The project proposes the installation of an unmanned communication tower facility. The project consists of improvement of the existing access road, clearing vegetation for the construction of a tower, underground power and telephone lines, and above ground utility metering and termination equipment. The facility will be located within a fenced lease area consisting of approximately 1500 square ft (30'x 50').

PURPOSE

The purpose of this report is to provide an analysis of the proposed project Alternate 4 and 5 Redwood Lease Sites. Fieldwork was undertaken for the purposes of:

- 1). Determining the presence or absence of special-status plant species on the project site or the immediate surrounding environment.
- 2). To identify the edge of the Environmentally Sensitive Habitat Area (ESHA) relative to the proposed alternate sites.
- 3). To provide an analysis of the flora;

- 4). Analyze potential impacts and provide recommended avoidance and protective measures

METHODS

The fieldwork was conducted on March 11, 2010 between the hours of 10:00 and 13:30. Representatives from Verizon Wireless and JES Engineering, Inc., (survey crew) were present.

Plants were identified in the field or specimens were collected, when necessary, for laboratory examination with a binocular microscope and appropriate literature references. Typically blooming examples are required for identification however, it is not the only method for identifying the presence of, or excluding the possibility of rare plants. The vegetative evaluation as a function of field experience can be used to identify species outside of the blooming period to verify or exclude the possibility of special-status plants in a study area.

Habitat is also a key characteristic for consideration of special-status species in a study area. Many special-status species are rare in nature because of their specific often very narrow habitat or environmental requirements. Their presence is limited by very specific environmental conditions such as: hydrology, microclimate, soils, nutrients, interspecific and intraspecific competition, and aspect or exposure. In some situations special-status species, particularly annuals, may not be present each year and in this case one has to rely on skeletal material from previous years.

All plants observed (living and or remains from last season's growth) were recorded in field notes and the results presented in Appendix A.

Photographs for this report were taken using a Nikon digital camera and printed on an Epson Stylus C88 printer to illustrate field conditions. Selected photographs are included in this report.

SPECIAL-STATUS SPECIES SCOPING

- Special-status species scoping for the project site considered the following resources:
- California Native Plant Society (CNPS) List of Special-status Plants for the Quadrangle and Surrounding Quadrangles, and
- Department of Fish and Game (DFG) California Natural Diversity Data Base (CNDDDB) List of Special-status species for the Quadrangle.

DFG Natural Diversity Data Base uses environmentally sensitive plant communities for plant populations that are rare or threatened in nature. Sensitive habitat is defined as any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research

concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.

FINDINGS

The proposed Alternatives 4 and 5 are within a mixed conifer forest with seral stages of Western Hemlock invading as an understory. The trees in the area consist of Redwood, Bishop Pine, Western Hemlock, Tan Oak, Grand Fir and Wax Myrtle. The proposed Alternative Redwood Lease Areas have been located to avoid removal of mature redwood trees.

The proposed Alternative Lease Areas 4 and 5 are north of and down slope from the identified ESHA (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland). Using the nearest Pygmy Cypress (*Callitropsis pygmaea*) trees as an indicator of the edge of the ESHA, JES Engineering, Inc., was able to map the 50 and 100 foot ESHA buffer zone (see attached map and site plan). JES Engineering, Inc., was also able to survey and map the distance from the unnamed drainage (tributary to Big River) that is down slope from the proposed Alternative sites. The Alternative sites were surveyed and mapped as shown in the attached plate. Figures 1 to 3 below illustrate the Alternative 4 and 5 Redwood Lease sites.

Alternative 4 Redwood Lease Area is accessible by the existing entrance road to the owner's residence and an existing property access road. No trees will have to be removed along these roads for the construction and maintenance of the Verizon Wireless tower. The project site access road is surrounded by ESHA on either side. Protection and compliance measures are proposed below for the protection and preservation of the surrounding ESHA. Alternative 4 will require removal of 6 mature trees within the Lease Area. The Lease Area is within the 100 ft buffer from the ESHA but out side of the 50 ft line (see attached survey map). Our findings for this site are the following:

Alternative 4 Redwood Lease Area will require the removal of 11 trees.

Bishop Pine	Tan Oak	Western Hemlock	Douglas-fir	Redwood
2@ 8" DBH	1@ 12"DBH 1@ 14" DBH	1@ 20" DBH	1@ 14" DBH	1@ 6" DBH
1@ 24" DBH 1@ 20" DBH				
1@ 32"DBH 1@ 24" DBH Hazard Trees				

- The site does not meet the criteria for a bishop pine ESHA (Bishop Forest Alliance (Membership rules-*Pinus muricata* >15% with trees evenly spaced in the tree canopy).
- There were no special-status species or sensitive habitat associated with this site.
- This site is more than 100 ft from the down slope creek. No riparian vegetation will be removed.

- The access road is present and adequate for the site access according to Verizon Wireless (design, construction and compliance measures are recommended for the protection and preservation of the surrounding ESHA).

Alternative 5 Redwood Lease Area will require a short (approximately 50 ft) extension of the existing access road. This extension would be through Alternative 4 and require removal of 4 mature trees to achieve adequate access via a right angle turn. The road clearing and access is within the 100 ft buffer from the ESHA but out side of the 50 ft line (see attached survey map). The project site access road is surrounded by ESHA on either side. Protection measures are proposed below for the protection and preservation of the surrounding ESHA. Alternative 5 Redwood Lease Area in addition to the trees that will have to be removed for road access will require removal of trees from the site. Alternative 5 Redwood Lease Area is primarily outside of the 100 ft ESHA buffer of a (*Callitropsis pygmaea* Woodland Alliance or "Mendocino Pygmy cypress Woodland)." Our findings for this site are the following:

Alternative 5 Redwood Lease Area will require the removal of 16 trees (includes 4 trees for access road).

Bishop Pine	Tan Oak	Wax Myrtle	Douglas-fir
1@ 16"DBH	2@12" DBH	1@8" DBH	1@14" DBH
2@20" DBH	2@14" DBH	1@10" DBH	
3@24 " DBH			
1@26" DBH			
1@ 32" DBH			
1@ 24" DBH			
Hazard Trees			

- The access road will require extension of the existing road with the removal of 4 trees and extend the road 50' through the ESHA buffer zone to the site. Design, construction and compliance measures are proposed for road improvement that will protect and preserve the surrounding ESHA
- There were no special-status species or sensitive habitat types associated with this site.
- This site is more than 100 ft from the down slope creek. No riparian vegetation will be removed.
- Extending the access road has the potential to increase sediment into the downslope creek
- This site is more than 100 ft from the down slope creek.



Photo 1. Existing access road to Alternate 4 and Alternate 5.



Photo 2. Alternate 4 Redwood Lease Area.



Photo 3. Alternate 5 Redwood Lease Area.

Table II. Analysis of potential “target” special-status plant species. The taxa included in the table are selected based on the DFG CNDDDB Rare Find 3 records for occurrence within 5 miles of the project site (see Plate II) and potential local target species (The status or ranking is presented in Appendix B).

Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Abronia umbellata ssp. breviflora</i> Sand Verbena	Sand Dunes Coastal Strand.	March-July	No	Lack of habitat.
<i>Agrostis blasdalei</i> Blasdale’s Bent Grass	Coastal bluff scrub.	May-June	No	Requisite habitat and vegetation associates absent.
<i>Allotropa virgata</i> Sugar Stick	Oak mixed or Conifer Forests deep forest duff.	June-Aug.	No	Potential for project site. Sporadic in occurrence. Not observed
<i>Amorpha californica var. napensis</i> Napa False Indigo	Cismontane woodland, Lower montane coniferous forest.	July	No	Absence of habitat and associated vegetation.
<i>Arctostaphylos mendocinoensis</i> <i>Pygmy manzanita</i>	Pygmy Forest.	May – June	Yes	Not present within project footprint.
<i>Astragalus agnicidus</i> Humboldt Milk Vetch	Broadleaved upland forest, North Coast Coniferous Forest Disturbed Areas.	June – Sept.	No	Requisite habitat and vegetation associates absent.
<i>Blennosperma nanum var. robustum</i> Point Reyes Blennosperma	Coastal Bluff.	April-June	No	Absence of requisite habitat.
<i>Boschniakia hookeri</i> Small Groundcone	North Coast Conifer Forests.	April-Aug.	No	Not Observed. May have potential for site.
<i>Brodiaea californica var. leptandra</i> Narrow-anthered California Brodiaea	Cismontane Woodland.	May-June	No	Absence of typical vegetation associates.
<i>Botyichium multifidum</i> Grape-fern	Sedge meadows, Scrub, Shaded Forests, Acid	Year Round	No	Mesic habitat not present.

	wetlands.			
<i>Calamagrostis bolanderi</i> Bolander's Reed Grass	Meadows openings in Conifer Forests.	June Aug.	No	Lack of habitat required for presence.
Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Calamagrostis stricta</i> ssp. <i>inexpansa</i> Thurber's Reed Grass	Swampy areas.	June- Aug.	No	Lack of habitat or mesic conditions required for presence.
<i>Callitropsis pigmaea</i> Pygmy cypress	Closed-cone Coniferous Forest (podzol-like soil).	Tree	Yes	Present within the designated ESHA. Not present within project footprint or buffer areas.
<i>Calystegia purpurea</i> ssp. <i>saxicola</i> Coastal Bluff Morning-glory	Coastal dunes, Coastal Scrub.	May- Aug.	No	Requisite habitat and vegetation associates absent.
<i>Camissonia boothii</i> ssp. <i>boothii</i> Booth's Evening-primrose	Sandy Flats, Steep Loose Slopes.	May- June	No	Requisite habitat and vegetation associates absent.
<i>Campanula californica</i> Swamp Harebell	Seeps in Woodlands.	July - August	No	Lack of mesic habitat.
<i>Caryx californica</i> California Sedge	Bogs and Fens, Meadows, Clear Cuts.	May- Aug.	No	Lack of mesic habitat.
<i>Caryx lyngbyei</i> Lyngbye's Sedge	Coastal Salt Marshes or Estuaries.	May- Aug.	No	Lack of mesic habitat.
<i>Carex livida</i> Livid Sedge	Bogs and Fens Usually with Peat Deposits.	June	No	Lack of mesic habitat.
<i>Carex saliniformis</i> Deceiving Sedge	Coastal Prairie, Coastal Slopes and Flats.	June	No	Requisite habitat and vegetation associates absent.
<i>Castilleja ambigua</i> ssp. <i>humboldtiensis</i> Humboldt Bay Owl's- clover	Marshes and Swamps.	April- Aug.	No	Lack of mesic habitat.
<i>Castilleja mendocinensis</i> Mendocino Coast Indian Paintbrush	Coastal Bluff Scrub, Closed Cone coniferous Forest, Coastal dunes, Coastal prairie.	April - Aug.	No	Requisite habitat and vegetation associates absent.
<i>Cirsium andrewsii</i> Franciscan Thistle	Broad-leafed upland forest, coastal Bluff Scrub, Coastal prairie.	March- July	No	Absence of typical habitat and vegetation associates.

<i>Chimaphila umbellata</i> Princes Pine	Dry forest edges with rich humus.	June-Aug.	No	Lack of habitat.
<i>Coptis laciniata</i> Oregon Goldthread	Moist Banks Conifer Forests.	May-July	No	Absence of typical habitat.
Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Corallorhiza striata</i> Striped Coral-root	Deep woods, Conifer Forests.	June-Aug	No	Potential although an Absence of typical habitat.
<i>Cordylanthus maritimus</i> <i>ssp. palustris</i> Point Reyes Bird's Beak	Coastal marshes and swamps.	June-Oct.	No	No suitable habitat present on-site. Known west of property.
<i>Chorizanthe howellii</i> Howell's Spineflower	Coastal Dunes.	May-July	No	Absence of typical habitat and vegetation associates.
<i>Delphinium bakeri</i> Baker's Larkspur	Coastal Shrub, Low Brush.	May-June	No	Absence of typical habitat and vegetation associates.
<i>Delphinium luteum</i> Yellow Larkspur	Chaparral, Coastal prairie.	March - May	No	Absence of typical habitat and vegetation associates.
<i>Dirca occidentalis</i> Western Leatherwood	Broadleaved upland forest, Closed-cone coniferous forest, chaparral/mesic.	Jan.-April	No	Absence of typical habitat
<i>Erigeron angustatus</i> Narrow-leaved Daisy	Chaparral, (serpentine).	May-Sep.	No	Absence of edaphic conditions required for presence.
<i>Erigeron supplex</i> Narrow-leaved Daisy	Coastal Bluff Scrub, Coastal Prairie.	May-July	No	Absence of requisite habitat required for presence.
<i>Fritillaria roderickii</i> Roderick's Fritillary	Coastal bluff scrub Coastal Prairie, Valley and Foothill grassland.	March-Map	No	Requisite habitat and vegetation associates absent.
<i>Gilia capitata ssp. pacifica</i> Pacific Gilia	Coastal bluff scrub Coastal Prairie.	May-Aug.	No	Absence of requisite habitat.
<i>Gilia capitata ssp. tomentosa</i> Wooly-headed Gilia	Coastal Strand, Dunes.	May-July	No	Absence of requisite habitat.
<i>Gilia millefoliata</i> Dark-eyed Gilia	Coastal Strand, Dunes.	April-July	No	Absence of requisite habitat.
<i>Hemitomes congestatum</i> Gnome Plant	Woodlands Deep Humus, Mixed Conifer, Redwood	May-July	No	Absence of requisite habitat.

	Forests.			
<i>Horkelia marinensis</i> Point Reyes <i>Horkelia</i>	Coastal Dunes.	May-Sep.	No	Absence of edaphic conditions required for presence.
Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Horkelia tenuiloba</i> Thin-lobbed (=Santa Rosa) <i>Horkelia</i>	Broadleaved upland forest, chaparral, valley and foothill grassland, mesic (wet) openings, sandy soils.	May-July	No	Absence of typical habitat and vegetation associates.
<i>Juncus supiniformis</i> Hair-leaved Rush	Bogs and Fens.	April-June	No	Absence of requisite mesic habitat.
<i>Lasthenia californica</i> ssp. <i>bakeri</i> Baker's Goldfields	Open Grasslands Closed-cone Coniferous Forest openings.	April-Oct	No	Requisite habitat and vegetation associates absent.
<i>Lasthenia californica</i> ssp. <i>macrantha</i> Perennial Goldfields	Coastal Bluff, Coastal Dunes.	Jan-Nov.	No	Absence of typical habitat and vegetation associates.
<i>Layia septentrionalis</i> Colusa Layia	Cismontane Woodland, Valley and Foothill Grassland, Serpentine.	April-May	No	Requisite edaphic habitat absent on the site or in the immediate vicinity.
<i>Leptosiphon jepsonii</i> Jepson's Leptosiphon	Chaparral.	April-May	No	Requisite habitat absent on the site or in the immediate vicinity.
<i>Lessingia arachnoidea</i> Crystal Springs Lessingia	Cismontane Woodland, Serpentine open sunshine.	July - Oct.	No	Requisite habitat absent on the site.
<i>Lilium maritimum</i> Coast Lily	North coast coniferous Forests in bogs and marshes.	May-July	No	Requisite habitat absent on the project site.
<i>Limnanthes vinculans</i> Sebastopol Meadowfoam	Meadows and Seeps, Valley and Foothill Grassland, Vernal Pools.	April-May	No	Requisite mesic habitat absent on the site or in the immediate vicinity.
<i>Linanthus jepsonii</i> Jepson's Linanthus	Chaparral, cismontane woodland usually volcanic, 100-500 meters.	April-May	No	Absence of typical habitat and vegetation associates.
<i>Listra cordata</i>	Along Streams and Lake	March-	No	Lack of mesic conditions

Twayblade	Margins Shady, mixed-evergreen Coniferous Forests.	May		required for presence.
<i>Lotus formosissimus</i> Harlequin Lotus	Closed-cone coniferous forest, meadows, seeps and marshes. 0-700 meters.	March-July	No	Absence of requisite mesic habitat.
Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Lupinus tidestromii</i> Tidestrom's Lupine	Coastal Dunes.	April-June	No	Absence of typical habitat and vegetation associates.
<i>Lycopodium clavatum</i> Running-pine	North coast coniferous forest, marshes and swamps.	July-Aug.	No	Absence of typical habitat and vegetation associates.
<i>Microseris borealis</i> Northern Microseris	Bogs and Fens.	June-Sept.	No	Absence of requisite mesic habitat.
<i>Microseris paludosa</i> Marsh Microseris	Closed cone conifer forests, cismontane woodland, valley and foothill grassland.	April-June	No	Absence of typical habitat and vegetation associates.
<i>Monotropa hypopithys</i> Pinesap	Mixed Conifer Forests.	March-July	No	Known for regions south of project site.
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's Navarretia	Cismontane Woodland, Valley and Foothill Grassland.	May-July	No	Absence of typical habitat and vegetation associates.
<i>Packera bolanderi</i> var. <i>bolanderi</i> Seacoast Ragwort	Sand Barrens Coastal Scrub, North Coast Conifer Forests.	June-July	No	Absence of requisite habitat.
<i>Piperia candida</i> White-flowered Rein Orchid	North Coast coniferous forest, sometimes on serpentine soils. 30-1310 meters.	May-Sept.	No	Absence of typical habitat and vegetation associates.
<i>Pinus contortus</i> var. <i>bolanderi</i> Bolander's Pine	Closed Cone Conifer Forests Pygmy Forest	NA	No	Lack of suitable habitat. Present on the property and along access road.
<i>Pityopus californicus</i>	Broadleaf upland forest	May-	No	Absence of typical habitat

California Pinefoot	and North Coast coniferous forest. 15-2225 meters.	Aug.		and vegetation associates.
<i>Piperia michaelii</i> Piperia Orchid	Dry sites, Coastal Shrub, Woodlands mixed evergreen or Closed Cone Pine Forests.	May-Aug.	No	Potential for project site. No records in the near vicinity.
Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Piperia transversa</i> Piperia Orchid	Dry Woods and Hills with seasonally moist soil.	June-Aug.	No	Lack of habitat required for presence.
<i>Pleuricospora fimbriolata</i> Fringed Pinesap	Growing on First Ridge above Coast Mixed Conifer Forests.	April-May	No	Potential, edaphic conditions on site may preclude.
<i>Phacelia inyoensis</i> Inyo Phacelia	Alkaline Meadows.	May-June	No	Absence of edaphic conditions as a requisite for growth.
<i>Pleuropogon hooverianus</i> North Coast Semaphore Grass	Broadleaved Upland Forest, meadows and seeps, marshes and swamps.	May-Aug.	No	Mesic habitat not present on project site.
<i>Polygonum marinensis</i> Marin Knotweed	Marshes and Swamps/ brackish.	April-Oct.	No	Absence of mesic habitat.
<i>Rhynchospora alba</i> Round-headed Beaked-rush	Marshes and Swamps.	July-Aug.	No	Absence of requisite mesic habitat on the site.
<i>Sanguisorba officinalis</i> Great Burnet	Bogs and Fens	July-Oct.	No	Absence of requisite mesic habitat on the site.
<i>Sidalcea calycosa ssp rhizomata</i> Point Reyes Checkerbloom	Marshes and swamps; freshwater marshes near the coast. 3-75 meters.	April-Sept.	No	Absence of mesic habitat required for presence.
<i>Sidalcea malachroides</i> Maple-leaved checkerbloom	Broadleaved upland forest, coniferous forest; woodlands and clearings	April-Aug.	No	Absence of typical habitat and vegetation associates.

	near coast; often in disturbed areas.			
<i>Sidalcea malviflora</i> ssp. <i>purpurea</i> Purple-stemmed Checkerbloom	Broadleaved Upland Forest.	May-June	No	Absence of typical habitat and vegetation associates.
<i>Spiranthes porrifolia</i> Ladies' Tresses	Springs and wet areas.	July-Aug.	No	Lack of mesic conditions required for presence.
<i>Trifolium depauperatus</i> var. <i>hydrophilum</i> Saline Clover	Marshes and Swamps Grassland.	April-June	No	Absence of mesic habitat required for presence.
Scientific Name Common Name	Species Habitat Association or Plant Community	Bloom Time	Found on or Near Site	Justification for Concluding Absence on Project Site
<i>Triphysaria floribunda</i> San Francisco Owl's Clover	Coastal Prairie, Coastal Scrub /serpentine.	April-June	No	Absence of typical habitat and vegetation associates.
<i>Usnea longissima</i> Long-beard lichen	North coast coniferous forest, broadleaved upland forest; grows in the "redwood zone" on a variety of trees.	N/A	No	Historic clearing of site precludes presence.
<i>Veratrum fimbriaum</i> Corn Lily	Openings with mesic conditions.	April-June	Yes	Present along entrance road.
<i>Viburnum ellipticum</i> Oval-leaved Viburnum	Chaparral, Cismontane Woodland, Lower Coniferous Forest.	May-June	No	Requisite habitat absent on the site or in the immediate vicinity.
<i>Zigadenus micranthus</i> var. <i>fontanus</i> Marsh Zigadenus	Meadows, seeps, swamps, and marshes. 15-1000 meters.	April-July	No	Requisite habitat absent.

Special-status Species: Four special status-species are known to occur on the property along the proposed entrance and access road and in the open area "meadow". The special-status species are listed below:

- The Pygmy Cypress (*Callitropsis pygmaea*) is listed by the CNPS as a 1B species. This taxon is found adjacent to the access road.
- Pygmy Pine (*Pinus contorta* var. *bolanderi*) is present adjacent to the access road. The CNPS lists (*Pinus contorta* var. *bolanderi*) as a 1B.2 species.

- Pygmy manzanita (*Arctostaphylos mendocinoensis*) was observed alongside of the entrance road and within the open clearing “meadow”. This plant is listed by the CNPS as a 1B species.
- The Fringed False Hellebore/ Fringed Corn Lily (*Veratrium fimbriatum*), which must be considered since it is localized endemic, is present along the existing driveway to the residence.

The special-status species known for the property are not present within the proposed Alternative Lease Sites (Alternatives 4 and 5).

SUMMARY

The Alternative sites were selected for study based on a site visit (March 1, 2010) with representatives from the Coastal Commission, County of Mendocino, the California Native Plant Society, and staff and consultants from Verizon Wireless. The proposed Alternative Redwood Lease sites are within a mixed conifer redwood forest that consist of Redwood, Western Hemlock, Tan Oak, Wax Myrtle, Bishop Pine and Grand Fir. A dense population of Western Hemlock trees have grown on the site as an understory with the majority dead or dying. The ground cover understory is limited by the dense overstory canopy. The Alternative Redwood Lease Sites are at the end of an existing access road that extends through a (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA.

- The project footprint for either site is such that there will be no impacts to the (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA woodlands and there is sufficient area to provide a 50 ft buffer from the ESHA around the proposed site.
- The Alternative Redwood Lease Sites are down slope from the ESHA and will not affect the local hydrology, which is essential for the existence and persistence of the ESHA.
- The Alternative Redwood Lease Sites will require the removal trees.
- The access road to the proposed tower site is via the property owner’s driveway and an existing cleared road (Alternative 5 Redwood Lease Site will require extension of the access road within the ESHA buffer).

- Four special-status plant species were observed on the property. There are no special status species or sensitive habitats present on or in the immediate vicinity of the potential lease sites:
- There is an ESHA drainage greater than 100 ft. down slope from the project site.
- The project with the suggested protection measures presented below will not significantly impact any special-status species or ESHA; and
- All species observed on or near the project site are presented in attachment A.

RECOMMENDATIONS

The following is recommended for the protection of the (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA on either side of the existing access road to Alternative 4 and 5:

1. No tree removal within the ESHA or along the existing access road; only trimming of overhanging branches for equipment entry. Pygmy Cypress trees must be flagged along the access road prior to any work.
2. No grading of the access road through the ESHA, which would disturb the soil and hydrology.
3. The existing access road to the site requires road improvements. Application of a coarse cobble with filter fabric above and below the cobble and a road surface of crushed road Rock will protect roots and preserve the hydrology of the surrounding ESHA.
4. Underground utility lines must be installed in the center line of the existing access road using underground horizontal boring techniques to avoid significant impacts to the ESHA, protecting roots and preserving the hydrology.
5. Construction fencing must be installed along both sides of the entrance road and access road during construction with signage. Upon completion of the project installation of a permanent fence along the access road through the ESHA with posts with a cable/rope to prevent any intrusion into the ESHA by site maintenance staff. A single cable fence will prevent intrusion into the ESHA by future use and allow wildlife movement through the area.
6. Spoils from the construction of the tower must be moved off site.

7. Parking for construction, staging, and equipment storage must be limited to the gravel lot of the residence, to minimizing vehicle trips through the ESHA. During construction no vehicles will go beyond the access road and or Verizon Wireless leased area.
8. Site inspections by a County approved Biologist selected by Verizon Wireless to review construction fencing, flagging of special-status species along the access road, and during access road improvements, and a final field review upon completion of construction. Report to be filed with the Coastal Commission documenting that all protective measures have been met.
9. Best Management Practices for erosion, dust, control must be implemented.

Alternative 4 Redwood Lease Area if selected will have the least impact of any feasible alternative. Road access to the site exists and the majority of the site is within an existing opening that is down slope from the ESHA and thus will not affect ESHA hydrology. The site is within the ESHA 100 ft buffer zone but outside of a 50 ft buffer zone. Alternative 5 Redwood Lease Area, if selected, will require additional tree removal and extension of the access road through the ESHA buffer zone. The impacts for developing Alternative 5 exceed that of Alternative 4 and, therefore, Alternative 5 is not considered to be a viable site. Protection and compliance measures during construction must include on site inspection, spoils removal off site, fencing, and standard construction practices for erosion, dust, and noise control.

Should you have any questions, please do not hesitate to contact us at: telephone (707) 544-3091, Email kjeldsen@sonic.net, or by fax (707) 575-8030.

Sincerely,

Kjeldsen Biological Consulting

Attachments

Plate I. Site Map

APPENDIX A Plants Observed on Project Site or in the Vicinity

APPENDIX B California Department of Fish and Game Rare Find Three Special-status Species known for The Quadrangle and Surrounding Quadrangles

California Native Plant Society Special-status Species known for The Quadrangle and Surrounding Quadrangles

Names of and Qualifications of Field Investigators

Daniel T. Kjeldsen, B. S., Natural Resource Management, California Polytechnic State University, San Luis Obispo, California. He spent 1994 to 1996 in the Peace Corps managing natural resources in Honduras, Central America. His work for the Peace Corps in Central America focused on watershed inventory, mapping and the development and implementation of a protection plan. He has over eight years of experience in conducting Biological Assessments, DFG Habitat Assessments, COE wetland delineations, wetland rehabilitation, and development of and implementation of mitigation projects and mitigation monitoring. He has received 3.2 continuing education units MCLE 27 hours in Determining Federal Wetlands Jurisdiction from the University of California Berkeley Extension. A full resume is available upon request.

Chris K. Kjeldsen, Ph.D., Botany, Oregon State University, Corvallis, Oregon. He has over thirty-five years of professional experience in the study of California flora. He was a member of the Sonoma County Planning Commission and Board of Zoning (1972 to 1976). He has over thirty years of experience in managing and conducting environmental projects involving impact assessment and preparation of compliance documents, Biological Assessments, DFG Habitat Assessments, DFG SB 34 Mitigation projects, COE Mitigation projects and State Parks and Recreation Biological Resource Studies. Experience includes conducting special-status species surveys, jurisdictional wetland delineations, general biological surveys, 404 and 1601-1603 permitting, and consulting on various projects. He has taught Plant Taxonomy at Oregon State University (three years) and numerous botanical science and aquatic botany courses (thirty-five years) at Sonoma State University including sections on wetlands and wetland delineation techniques. He has supervised numerous graduate theses, NSF, DOE and local agency grants and served as a university administrator. A full resume is available upon request. He has a valid DFG collecting permit.

APPENDIX A

Plants Observed Associated With The Project Site

The nomenclature for the list of plants found on the project site and the immediate vicinity follows: Arora -1985, for the fungi; Laughton-1967 and W.B. Schofield -1992, for the mosses; and Hickman-1993, for the vascular plants.

Habitat type indicates the general associated occurrence of the taxon on the project site or in nature.

Abundance refers to the relative number of individuals on the project site or in the region.

MAJOR PLANT GROUP		
Family	Genus	Habitat Type
Common Name		
Abundance		

NCN = No Common Name, * = Non-native

FUNGI

Basidiomycota- Club Fungi

BOLETACEAE

<i>Leccinum manznitae</i>	Woodlands	Occasional
NCN		

TELIOMYCETES

<i>Endocronartium harkensii</i>	Parasite on Pines	Common
Western Pine Gall Rust		

MOSSES

MINACEAE

<i>Homalothecium nuttallii</i>	Epiphytic on Trees	Common
NCN		
<i>Isothecium stoloniferum</i> Brid.	Woodlands	Common
NCN		
<i>Kindbergia oregana</i> (Sull) Ochyra	Woodlands	Common
NCN		

LIVERWORTS

JUNGERMANIACEAE

<i>Frullania bolanderi</i>	Woodlands on Bark of Angiosperms	Common
NCN		
<i>Porella bolanderi</i>	On Trunks of Angiosperms	Occasional
NCN		

MAJOR PLANT GROUP		
Family		
Genus	Habitat Type	Abundance
Common Name		

NCN = No Common Name, * = Non-native

LICHENS

FOLIOSE

<i>Hypogymnia enteromorpha</i>	On Pines	Common
NCN		
<i>Lobaria oregana</i>	On Pines	Common
NCN		
<i>Parmotrema chinense</i>	On Pines	Common
NCN		
<i>Platismatia herrei</i>	On Branches	Common
NCN		

FRUTICOSE

<i>Sphaerophorus globosus</i>	On Conifers	Occasional
NCN		
<i>Usnea filapendula</i>	On Coastal Conifers	Common
NCN		
<i>Usnea glaberescens</i>	On Conifers	Common
NCN		
<i>Usnea rubicunda</i>	On conifers	Common
NCN		

CRUSTOSE

<i>Graphis scripta</i>	On Bark of Wax Myrtle	Common
Script Lichen		
<i>Pertusaria armaria</i>	On Bark	Common
NCN		

VASCULAR PLANTS DIVISION PTEROPHYTA

BLECHNACEAE

<i>Blechnum spicant</i>	Drainage Below Site	Common
Deer Fern		
<i>Woodwardia fimbriata</i>	Drainage Below Site	Occasional
Chain Fern		

DENNSTAEDTIACEAE

<i>Pteridium aquilinum</i> var. <i>pubescens</i>	Grasslands or Woodlands	Common
Bracken Fern		

DRYOPTERIDACEAE

<i>Athyrium filix-fema</i>	Drainage Below Site	Common
Western Lady Fern		
<i>Polystichum munitum</i>	Redwood or Riparian	Common
Sword Fern		

MAJOR PLANT GROUP**Family****Genus****Habitat Type****Abundance****Common Name**

NCN = No Common Name, * = Non-native

VASCULAR PLANTS DIVISION CONIFEROPHYTA--GYMNOSPERMS**PINACEAE**

<i>Aibes grandis</i>	Coastal Groves	Common
Grand Fir		
<i>Pinus muricata</i>	Coastal Woodlands	Common
Bishop Pine		
<i>Pseudotsuga menziesii</i> var. <i>menziesii</i>	Woodlands	Common
Douglas-fir		
<i>Tsuga heterophylla</i>	Coastal Woodlands	Occasional
Western Hemlock		

TAXODIACEAE

<i>Sequoia sempervirens</i>	Coastal Forests	Common
Redwood		

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS**CLASS--DICOTYLEDONAE- TREES****BETULACEAE**

<i>Alnus rubra</i>	Drainage Below Site	Common
Red Alder, Oregon Alder		

FAGACEAE

<i>Lithocarpus densiflorus</i>	Woodlands	Occasional
Tan Oak		

MYRICACEAE

<i>Myrica californica</i>	Woodlands	Common
Wax Myrtle		

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS**CLASS--DICOTYLEDONAE-SHRUBS AND WOODY VINES****ERICACEAE**

<i>Gaultheria shallon</i>	Woodlands	Occasional
Salal		
<i>Rhododendron macrophyllum</i>	Coastal Mixed Conifer Forests	Common
Rhododendron, California Rose Bay		
<i>Vaccinium ovatum</i>	Woodlands	Common
Huckleberry		
<i>Vaccinium parvifolium</i>	Woodlands	Occasional
Red Huckleberry		

MAJOR PLANT GROUP

Family

Genus

Habitat Type

Abundance

Common Name

NCN = No Common Name, * = Non-native

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS

CLASS--MONOCOTYLEDONAE-HERBS

LILIACEAE

Veratum fimbriatum

Drainage Below Site

Rare

Corn Lily, False Hellebore

APPENDIX B

California Department of Fish and Game Rare Find Three Special-status Species known for The Quadrangle and Surrounding Quadrangles

California Native Plant Society Special-status Species known for The Quadrangle and Surrounding Quadrangles

Your Quad Selection: Mendocino (569D) 3912337, Albion (553A) 3912327, Noyo Hill (568B) 3912346, Mathison Peak (568C) 3912336, Elk (552B) 3912326, Fort Bragg (569A) 3912347

scientific	common	family	CNPS
<u><i>Abronia umbellata</i></u> ssp. <u><i>breviflora</i></u> 🌿	pink sand-verbena	Nyctaginaceae	List 1B.1
<u><i>Agrostis blasdalei</i></u> 🌿	Blasdale's bent grass	Poaceae	List 1B.2
<u><i>Arctostaphylos mendocinoensis</i></u> 🌿	pygmy manzanita	Ericaceae	List 1B.2
<u><i>Astragalus agnicidus</i></u> 🌿	Humboldt County milk-vetch	Fabaceae	List 1B.1
<u><i>Blennosperma nanum</i></u> var. <u><i>robustum</i></u> 🌿	Point Reyes blennosperma	Asteraceae	List 1B.2
<u><i>Boschniakia hookeri</i></u> 🌿	small groundcone	Orobanchaceae	List 2.3
<u><i>Callitropsis pygmaea</i></u> 🌿	pygmy cypress	Cupressaceae	List 1B.2
<u><i>Calystegia purpurata</i></u> ssp. <u><i>saxicola</i></u> 🌿	coastal bluff morning-glory	Convolvulaceae	List 1B.2
<u><i>Campanula californica</i></u> 🌿	swamp harebell	Campanulaceae	List 1B.2
<u><i>Carex californica</i></u> 🌿	California sedge	Cyperaceae	List 2.3
<u><i>Carex lenticularis</i></u> var. <u><i>limnophila</i></u> 🌿	lagoon sedge	Cyperaceae	List 2.2
<u><i>Carex livida</i></u> 🌿	livid sedge	Cyperaceae	List 1A

<u>Carex lyngbyei</u> 🌿	Lyngbye's sedge	Cyperaceae	List 2.2
<u>Carex saliniformis</u> 🌿	deceiving sedge	Cyperaceae	List 1B.2
<u>Castilleja affinis</u> ssp. <u>litoralis</u> 🌿	Oregon coast paintbrush	Scrophulariaceae	List 2.2
<u>Castilleja ambigua</u> ssp. <u>humboldtiensis</u> 🌿	Humboldt Bay owl's-clover	Scrophulariaceae	List 1B.2
<u>Castilleja mendocinensis</u> 🌿	Mendocino Coast paintbrush	Scrophulariaceae	List 1B.2
<u>Chorizanthe howellii</u> 🌿	Howell's spineflower	Polygonaceae	List 1B.2
<u>Clarkia amoena</u> ssp. <u>whitneyi</u> 🌿	Whitney's farewell-to-spring	Onagraceae	List 1B.1
<u>Collinsia corymbosa</u> 🌿	round-headed Chinese-houses	Scrophulariaceae	List 1B.2
<u>Coptis laciniata</u> 🌿	Oregon goldthread	Ranunculaceae	List 2.2
<u>Erigeron supplex</u> 🌿	supple daisy	Asteraceae	List 1B.2
<u>Erysimum menziesii</u> ssp. <u>menziesii</u> 🌿	Menzies' wallflower	Brassicaceae	List 1B.1
<u>Fritillaria roderickii</u> 🌿	Roderick's fritillary	Liliaceae	List 1B.1
<u>Gilia capitata</u> ssp. <u>pacifica</u> 🌿	Pacific gilia	Polemoniaceae	List 1B.2
<u>Gilia millefoliata</u> 🌿	dark-eyed gilia	Polemoniaceae	List 1B.2
<u>Hemizonia congesta</u> ssp. <u>congesta</u> 🌿	pale yellow hayfield tarplant	Asteraceae	List 1B.2
<u>Hesperevax sparsiflora</u> var.	short-leaved evax	Asteraceae	List

<u>brevifolia</u> 🌿			1B.2
<u>Horkelia marinensis</u> 🌿	Point Reyes horkelia	Rosaceae	List 1B.2
<u>Juncus supiniformis</u>	hair-leaved rush	Juncaceae	List 2.2
<u>Lasthenia californica</u> ssp. <u>bakeri</u>	Baker's goldfields	Asteraceae	List 1B.2
<u>Lasthenia californica</u> ssp. <u>macrantha</u> 🌿	perennial goldfields	Asteraceae	List 1B.2
<u>Lilium maritimum</u> 🌿	coast lily	Liliaceae	List 1B.1
<u>Microseris borealis</u>	northern microseris	Asteraceae	List 2.1
<u>Packera bolanderi</u> var. <u>bolanderi</u> 🌿	seacoast ragwort	Asteraceae	List 2.2
<u>Phacelia insularis</u> var. <u>continentis</u> 🌿	North Coast phacelia	Hydrophyllaceae	List 1B.2
<u>Pinus contorta</u> ssp. <u>bolanderi</u> 🌿	Bolander's beach pine	Pinaceae	List 1B.2
<u>Puccinellia pumila</u>	dwarf alkali grass	Poaceae	List 2.2
<u>Rhynchospora alba</u> 🌿	white beaked-rush	Cyperaceae	List 2.2
<u>Sanguisorba officinalis</u> 🌿	great burnet	Rosaceae	List 2.2
<u>Sidalcea calycosa</u> ssp. <u>rhizomata</u> 🌿	Point Reyes checkerbloom	Malvaceae	List 1B.2
<u>Sidalcea malviflora</u> ssp. <u>patula</u> 🌿	Siskiyou checkerbloom	Malvaceae	List 1B.2
<u>Sidalcea malviflora</u> ssp. <u>purpurea</u> 🌿	purple-stemmed checkerbloom	Malvaceae	List 1B.2

<u>Triquetrella californica</u> 🌸	coastal triquetrella	Pottiaceae	List 1B.2
<u>Viola palustris</u> 🌸	alpine marsh violet	Violaceae	List 2.2



California Department of Fish and Game
 Natural Diversity Database
 Selected Elements by Scientific Name - Mendocino Quadrangle and Surrounding Quadrangles

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1 <i>Abronia umbellata ssp. breviflora</i> pink sand-verbena	PDNYC010N2			G4G5T2	S2.1	1B.1
2 <i>Agrostis blasdalei</i> Blasdale's bent grass	PMPOA04060			G2	S2.2	1B.2
3 <i>Arctostaphylos mendocinoensis</i> pygmy manzanita	PDERI04280			G1	S1?	1B.2
4 <i>Astragalus agnicidus</i> Humboldt milk-vetch	PDFAB0F080		Endangered	G2	S2.1	1B.1
5 <i>Blennosperma nanum var. robustum</i> Point Reyes blennosperma	PDAST1A022		Rare	G4T1	S1.2	1B.2
6 <i>Boschniakia hookeri</i> small groundcone	PDOR001010			G5	S1S2	2.3
7 <i>Callitropsis pygmaea</i> pygmy cypress	PGCUP04032			G2	S2	1B.2
8 <i>Calystegia purpurata ssp. saxicola</i> coastal bluff morning-glory	PDCON040D2			G4T2	S2.2	1B.2
9 <i>Campanula californica</i> swamp harebell	PDCAM02060			G3	S3	1B.2
10 <i>Carex californica</i> California sedge	PMCYP032D0			G5	S2?	2.3
11 <i>Carex lenticularis var. limnophila</i> lagoon sedge	PMCYP037A7			G5T5	S1S2.2	2.2
12 <i>Carex livida</i> livid sedge	PMCYP037L0			G5	S1	1A
13 <i>Carex lyngbyei</i> Lyngbye's sedge	PMCYP037Y0			G5	S2.2	2.2
14 <i>Carex saliniformis</i> deceiving sedge	PMCYP03BY0			G2	S2.2	1B.2
15 <i>Castilleja affinis ssp. litoralis</i> Oregon coast paintbrush	PDSCR0D012			G4G5T4	S2.2	2.2
16 <i>Castilleja ambigua ssp. humboldtiensis</i> Humboldt Bay owl's-clover	PDSCR0D402			G4T2	S2.2	1B.2
17 <i>Castilleja mendocinensis</i> Mendocino Coast paintbrush	PDSCR0D3N0			G2	S2.2	1B.2
18 <i>Chorizanthe howellii</i> Howell's spineflower	PDPGN040C0	Endangered	Threatened	G1	S1.2	1B.2
19 <i>Clarkia amoena ssp. whitneyi</i> Whitney's farewell-to-spring	PDONA05025			G5T2	S2.1	1B.1
20 <i>Collinsia corymbosa</i> round-headed Chinese-houses	PDSCR0H060			G1	S1.2	1B.2
21 <i>Coptis laciniata</i> Oregon goldthread	PDRAN0A020			G4G5	S2.2	2.2
22 <i>Erigeron supplex</i> supple daisy	PDAST3M3Z0			G1	S1.1	1B.2
23 <i>Erysimum menziesii ssp. menziesii</i> Menzies' wallflower	PDBRA160E1	Endangered	Endangered	G3?T2	S2.1	1B.1

California Department of Fish and Game
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Selected Elements by Scientific Name - Mendocino Quadrangle and Surrounding Quadrangles

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
24 <i>Gilia capitata ssp. pacifica</i> Pacific gilia	PDPLM040B6			G5T3T4	S2.2?	1B.2
25 <i>Gilia millefoliata</i> dark-eyed gilia	PDPLM04130			G2	S2.2	1B.2
26 <i>Hemizonia congesta ssp. congesta</i> seaside tarplant	PDAST4R065			G5T2T3	S2S3	1B.2
27 <i>Hesperevax sparsiflora var. brevifolia</i> short-leaved evax	PDASTE5011			G4T2T3	S2S3	1B.2
28 <i>Horkelia marinensis</i> Point Reyes horkelia	PDROS0W0B0			G2	S2.2	1B.2
29 <i>Juncus supiniformis</i> hair-leaved rush	PMJUN012R0			G5	S2.2?	2.2
30 <i>Lasthenia californica ssp. bakeri</i> Baker's goldfields	PDAST5L0C4			G3TH	SH	1B.2
31 <i>Lasthenia californica ssp. macrantha</i> perennial goldfields	PDAST5L0C5			G3T2	S2.2	1B.2
32 <i>Lilium maritimum</i> coast lily	PMLIL1A0C0			G2	S2	1B.1
33 <i>Lycopodium clavatum</i> running-pine	PPLYC01080			G5	S4.1	4.1
34 <i>Microseris borealis</i> northern microseris	PDAST6E030			G4?	S1.1	2.1
35 <i>Mitella caulescens</i> leafy-stemmed mitrewort	PDSAX0N020			G5	S4.2	4.2
36 <i>Packera bolanderi var. bolanderi</i> seacoast ragwort	PDAST8H0H1			G4T4	S1.2	2.2
37 <i>Phacelia insularis var. continentis</i> North Coast phacelia	PDHYD0C2B1			G2T1	S1.2	1B.2
38 <i>Pinus contorta ssp. bolanderi</i> Bolander's beach pine	PGPIN04081			G5T3	S3.2	1B.2
39 <i>Puccinella pumila</i> dwarf alkali grass	PMPOA531B0			G4?	S1.1?	2.2
40 <i>Rhynchospora alba</i> white beaked-rush	PMCYP0N010			G5	S2	2.2
41 <i>Sanguisorba officinalis</i> great burnet	PDR0S1L060			G5?	S2.2	2.2
42 <i>Sidalcea calycosa ssp. rhizomata</i> Point Reyes checkerbloom	PDMAL11012			G5T2	S2.2	1B.2
43 <i>Sidalcea malachroides</i> maple-leaved checkerbloom	PDMAL110E0			G3G4	S3S4.2	4.2
44 <i>Sidalcea malviflora ssp. patula</i> Siskiyou checkerbloom	PDMAL110F9			G5T2	S2	1B.2
45 <i>Sidalcea malviflora ssp. purpurea</i> purple-stemmed checkerbloom	PDMAL110FL			G5T2	S2.2	1B.2
46 <i>Triquetrella californica</i> coastal triquetrella	NBMUS7S010			G1	S1.2	1B.2

California Department of Fish and Game

Natural Diversity Database

Selected Elements by Scientific Name - Mendocino Quadrangle and Surrounding Quadrangles

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
47 <i>Usnea longissima</i> long-beard lichen	NLLEC5P420			G4	S4.2	
48 <i>Viola palustris</i> alpine marsh violet	PDVIO041G0			G5	S1S2	2.2

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March 29, 2010

To: Bob Merrill
North Coast District Manager
California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

ADDENDUM: A-1-MEN-10-001 (Phillip H. & Grace Lavender Sharples and Verizon Wireless, CDU-13-2007), 43600 Comptche-Ukiah Road, Mendocino County

This addendum was requested by Verizon Wireless and the Coastal Commission, based on an onsite visit March 1, 2010 with representatives from the Coastal Commission, California Native Plant Society, Mendocino County staff, and consultants from Verizon Wireless. Following onsite field review and agreement on the (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA boundary, two alternative tower locations (Alternatives 4 and 5), were selected and surveyed by JES Engineering, Inc., on March 11, 2010 in coordination with Verizon Wireless staff. On March 11, 2010, Kjeldsen Biological Consulting conducted additional field work in order to prepare this addendum and the two related studies which accompany it: a Botanical Assessment of Alternatives 4 and 5, and a Buffer Zone Reduction and ESHA Impact Analysis. In addition, this addendum will review the "Meadow" open area previously favored by Mendocino County planning staff, and compare it to Alternatives 4 and 5.

The material presented addresses two sites within a mixed redwood forest north of the Environmentally Sensitive Habitat Area (ESHA) (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland). The boundary of the ESHA was determined by the presence of pygmy cypress. The potential sites (Alternatives 4 and 5) within the "redwood area" were identified and agreed to be preferred over the previously cleared area "meadow" and the original proposed site (approved by the Mendocino Planning Commission within the ESHA). These sites are identified as Alternative 4 Redwood Lease Area and Alternative 5 Redwood Lease Area as shown on the Site Survey map prepared JES Engineering, Inc.

At the request of the Coastal Commission, this addendum provides information as to the presence of ESHA in the site referred to as the "Meadow" and an analysis of potential impacts to the ESHA along the existing access road for Alternatives 4 and 5 Redwood Lease Areas. Alternatives 4 and 5 are feasible sites that are the least environmentally sensitive alternatives on the property. Previously considered sites are not feasible due to their close proximity to the ESHA on the property. Our findings are the following:

- Alternative 4 Redwood Lease Area is located within the 100-foot ESHA buffer (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland). The closest edge of the site is located approximately 66 feet from the edge of the ESHA. The site is located down slope from the ESHA and will not have any hydrological or other impacts to the ESHA (see attached site plan).

- Alternative 4 Redwood Lease Area will require the removal of 11 trees. The site does not meet the criteria for a bishop pine ESHA (Bishop Forest Alliance) (Membership rules-*Pinus muricata* >15% with trees evenly spaced in the tree canopy) (see Sawyer et al 2009).
- There were no special-status species associated with this site.
- This site is more than 100 ft from the down slope creek.
- The access road is existing and adequate for the site access without widening.

Alternative 5 Redwood Lease Area is primarily outside of the 100 ft ESHA buffer of a (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland).

- Alternative 5 Redwood Lease Area will require the removal of 16 trees and extension of existing road to access the site.
- The extension of the access road will require the removal of 6 trees (two hazard trees) and construction of 50 ft of new access road through the ESHA buffer.
- There were no special-status species associated with this site.
- This site is more than 100 ft from the down slope creek.

Cleared opening "Meadow" is surrounded by (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA and contains Pygmy manzanita (*Arctostaphylos mendocinoensis*). With the presence of Pygmy cypress surrounding the cleared opening and Pygmy manzanita in the cleared area there is no possibility for an adequate buffer of at least 50 feet to the surrounding ESHA. The presence of listed species and the close proximity to the ESHA eliminates this site as a viable location for the project.

Alternative 4 Redwood Lease Area, if selected will have the least impact to the environment and is determined to be the least environmentally damaging alternative. Road access to the site exists. The majority of the site is within an existing opening that is down slope from the ESHA. Construction at Alternative 4 site will not affect the hydrology or biological integrity of the (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA. The site is within 100 feet of the ESHA, but a reduced buffer width to 50 ft will not have a significant adverse impact on the ESHA, and there is no other feasible site available on the parcel that would have less environmental impact.

Alternative 5 Redwood Lease Area, if selected, will require additional tree removal and extension and construction of an access road through the ESHA buffer zone and upslope of a creek. Extending of the existing access road to Alternative 5 could have potential impact on the down slope creek with increase in sediment and dust.

Protection Measures during construction must include an on site Biological Monitor and Best Management Practices for erosion, dust, and noise control. The following conditions are also recommended for the protection of the ESHA with the use of the existing access road to either alternative site.

- 1) No tree removal from the ESHA, including the portion along the access road; only trimming of overhanging branches for equipment entry. Pygmy Cypress trees must be flagged along the access road prior to any work.
- 2) No grading of the access road through the ESHA, which would disturb the soil and hydrology.
- 3) The existing access road to the site requires road improvements. Application of a coarse cobble with filter fabric above and below the cobble and a road surface of crushed road Rock will protect roots and preserve the hydrology of the surrounding ESHA.
- 4) Underground utility lines must be installed in the center line of the existing access road using underground horizontal boring techniques to avoid significant impacts to the ESHA, protecting roots and preserving the hydrology.
- 5) Construction fencing must be installed along both sides of the entrance road and access road during construction with signage. Upon completion of the project installation of a permanent fence along the access road through the ESHA with posts with a cable/rope to prevent any intrusion into the ESHA by site maintenance staff. A single cable fence will prevent intrusion into the ESHA by future use and allow wildlife movement through the area.
- 6) Spoils from the construction of the tower must be moved off site.
- 7) Parking for construction, staging, equipment storage must be limited to the gravel lot of the residence, to minimizing vehicle trips through the ESHA. During construction no vehicles will go beyond the access road and or Verizon Wireless leased area.
- 8) Site inspections by a county approved biologist selected by Verizon Wireless to review construction fencing, flagging of special-status species along the access road and during access road improvements, and a final field review upon completion of construction. Report to be filed with the Coastal Commission documenting that all protection measures have been met.

Should you have any questions, please do not hesitate to contact us at: telephone (707) 544-3091, Email kjeldsen@sonic.net, or by fax (707) 575-8030.

Sincerely,

Kjeldsen Biological Consulting

KJELDSSEN BIOLOGICAL CONSULTING
Chris K. Kjeldsen Ph.D., Botany
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923 St. Helena Ave.
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March 29, 2009

To: Bob Merrill
North Coast District Manager
California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

Re: Proposed Verizon Wireless Tower Alternative 4 and 5 Redwood Lease Areas (Buffer Zone Reduction and ESHA Impact Analysis); 43600 Comptche-Ukiah Road, Mendocino County, California

The following report has been prepared in order to evaluate potential environmental impacts of a proposed Verizon Wireless facility to Environmentally Sensitive Habitat Area (ESHA) (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) on the property. Proposed Alternatives 4 and 5 Redwood Lease Areas will require reducing the buffer to less than 100 feet, but greater than 50 feet from the edge of the ESHA. More specifically, Alternative 4 is within 100 feet but more than 50 feet from the ESHA, and Alternative 5 is largely (though not entirely) beyond the 100-foot buffer, but will require road improvement within the 100 foot buffer zone. The existing access road to both sites extends through an ESHA (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland). Please see the Site Survey prepared by JES Engineering, Inc., which accompanies this analysis.

The project proposes the installation of an unmanned communication tower facility. The project includes improvement but not expansion of the existing access road, clearing vegetation for the construction of a tower on site, underground power and utility lines, and metering and termination equipment. The facility will be within a fenced lease area consisting of approximately 1500' square feet. (30' x 50'). The sites considered are within the mapped Coastal Zone.

CODES AND POLICIES

Environmentally Sensitive Habitat Areas (ESHA) are defined in the Mendocino County Zoning Code (CZC) Section 20.496.010 as follows:

“Environmentally Sensitive Habitat Areas” means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. In Mendocino County environmentally sensitive habitat areas include, but are not limited to anadromous fish streams, sand dunes, rookeries and marine mammal haul-out areas, wetlands,

riparian areas, areas of pygmy vegetation that contain species of rare or endangered plants, and habitats of rare and endangered plants and animals.

(A) Buffer Areas. A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas.

Width. The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width. New land division shall not be allowed which will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent Environmentally Sensitive Habitat Area and must comply at a minimum with each of the following standards:

1. It shall be sited and designed to prevent impacts, which would significantly degrade such areas;
2. It shall be compatible with the continuance of the adjacent habitat area by maintaining the functional capacity, their ability to be self-sustaining and maintain natural species diversity; and
3. Development shall be sited and designed to prevent impacts, which would degrade adjacent habitat areas. The determination of the best site shall include consideration of drainage, access, soil type, vegetation, hydrological characteristics, elevation, topography, and distance from natural stream channels. The term "best site" shall be defined as the site having the least impact on the maintenance of the biological and physical integrity of the buffer strip or critical habitat protection area and on the maintenance of the hydrologic capacity of these areas to pass a one hundred (100) year flood without increased damage to the coastal zone natural environment or human systems.

BUFFER ZONE ANALYSIS

Projects that propose development with a buffer less than 100 feet from an ESHA must provide information that demonstrates that a reduced buffer width will not have a significant adverse impact on the habitat. Where the minimum buffer width cannot be achieved, information must be provided to demonstrate that there is no other feasible site available on the parcel. The following buffer zone analysis addresses each of the development criteria described in the Mendocino County Zoning Code 20.496.010 – Development Criteria and is presented in the table format for ease of use.

Populations of special-status species are present along the edge of the existing access road. Pygmy Manzanita (*Arctostaphylos mendocinoensis*) was observed alongside of the entrance road and within the cleared area "Meadow". This plant is listed by the CNPS as a 1B species. There was no Pygmy Manzanita on the project site or within the buffer zone. A second special-status species

present along the edge of the road to the residence and the project site is the Fringed False Hellebore/ Fringed Corn Lily (*Veratrium fimbriatum*). The (*Callitropsis pygmaea* Woodland Alliance or Mendocino Pygmy cypress Woodland) ESHA is along both sides of the access road.

With recommended protective measures, there is no reason to expect impacts to these populations or the ESHA. The access road is an existing cleared road. Construction fencing and additional protective measures are proposed to avoid impacts. Upon completion of construction routine maintenance of the unmanned facility will be necessary. Permanent pole cable/rope fencing is recommended with signage. Improvements to the existing access road will not interrupt the hydrology of the ESHA.

<p>Section 20.496.020 Coastal Zoning Code</p>	
<p>(A) Buffer Areas. <u>A buffer area shall be established adjacent to all environmentally sensitive habitat areas.</u> The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas.</p>	<p>Buffer areas of 50 and 100 feet are identified on the attached exhibit. This exhibit includes the footprint of the proposed development and location of the existing access road. The project proposes to improve the existing road, without expansion or realignment. Any realignment of the road would result in significant impacts to the surrounding habitat.</p>
<p>(A)(1) Width. The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width. New land division shall not be allowed which will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent Environmentally Sensitive Habitat Area.</p>	<p>A 100-foot buffer width cannot be achieved on the property from the ESHA. Proposed protective measures in the March 29, 2010, addendum submitted herewith are essential for protecting the surrounding resources and avoiding environmental impacts. These include:</p> <ul style="list-style-type: none"> • No tree removal from the ESHA, including the portion along the access road; only trimming of overhanging branches for equipment entry. Pygmy Cypress trees must be flagged along the access road prior to any work. • No grading of the access road through the ESHA, which would disturb the soil and hydrology. • The existing access road to the site requires road improvements. Application of a coarse cobble with filter fabric above and below the cobble and a road surface of crushed road rock will protect roots and preserve the hydrology of the surrounding ESHA. • Underground utility lines must be installed in the center line of the existing assess road using underground horizontal boring techniques to avoid significant impacts to the ESHA, protecting roots and preserving the hydrology. • Construction fencing must be installed along both sides of the entrance road and access road during construction with signage. Upon completion of the project installation of a permanent fence along the access road through the ESHA with posts with a

	<p>cable/rope to prevent any intrusion into the ESHA by site maintenance staff. A single cable fence will prevent intrusion into the ESHA by future use and allow wildlife movement through the area.</p> <ul style="list-style-type: none"> • Spoils from the construction of the tower must be moved off site. • Parking for construction, staging, and equipment storage must be limited to the gravel lot of the residence, to minimizing vehicle trips through the ESHA. During construction no vehicles will go beyond the access road and or Verizon Wireless leased area. • Site inspections by a County approved Biologist selected by Verizon Wireless to review construction fencing, flagging of special-status species along the access road and during access road improvements, and a final field review upon completion of construction. Report to be filed with the Coastal Commission documenting that all protection and compliance measures have been met. <p>The Project does not include the division of land.</p>
<p>(A)(1)(a) Biological Significance of Adjacent Lands. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development.</p>	<p>The boundary of the ESHA was determined by the presence of pygmy cypress. A reduction to a 50 foot buffer zone is sufficiently wide to protect the functional relationships of the ESHA to the surrounding area and avoid any significant impacts to the ESHA.</p> <p>The surrounding area along the access road alignment consists of forested lands in various stages of succession. The road has been surveyed and Verizon Wireless has determined that the width is adequate for site access and construction equipment. With no options for changing the location of the access road to Alternative 4 and 5, there is no way to provide for a 100 foot buffer around the ESHA. Avoidance and compliance measures will ensure that sensitive species of plants will not be disturbed significantly by the permitted development.</p>
<p>(A)(1)(b) Sensitivity of Species to Disturbance. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after consultation with the Department of Fish and Game or others with similar expertise:</p>	<p>There is no reason to expect any impacts to the special-status plant species or ESHA on the property with Alternative 4, provided the protection measures are followed.</p> <p>The proposed project will not impact nesting, feeding, breeding, resting, or other habitat requirements of either resident or migratory wildlife species.</p>

<p>(i) Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species;</p> <p>(ii) An assessment of the short-term and long-term adaptability of various species to human disturbance;</p> <p>(iii) An assessment of the impact and activity levels of the proposed development on the resource.</p>	<p>There are no resident or migratory fish present.</p> <p>The proposed project will not affect the long-term adaptability of local species to human disturbance.</p> <p>There will be no significant impacts from the proposed project to on or off site biological resources of the area. Proposed protection and compliance measures must be implemented to avoid impacts. Fencing along the access road will prevent accidental intrusion during routine maintenance of the unmanned facility.</p>
<p>(A)(1)(c) Susceptibility of Parcel to Erosion. The width of the buffer zone shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.</p>	<p>The present condition of the road is such that the potential for seasonal erosion is low. Road improvements have been designed to eliminate any significant future risk.</p> <p>There will be no change in the ESHA by the proposed project, and no potential for erosion, provided the measures recommended for the road improvements and underground utility line installation are implemented.</p>
<p>(A)(1)(d) Use of Natural Topographic Features to Locate Development. Hills and bluffs adjacent to ESHA's shall be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from ESHA's. Similarly, bluff faces should not be developed, but shall be included in the buffer zone.</p>	<p>The use of topographic features to buffer the access road from the ESHA is not an option. The road grade exists. Relocation of the road would create far greater impacts on the property.</p> <p>The location of Alternative 4 and 5 downslope of the ESHA will protect the hydrologic conditions of the ESHA</p>
<p>(A)(1)(e) Use of Existing Cultural Features to Locate Buffer Zones. Cultural features (e.g., roads and dikes) shall be used, where feasible, to buffer habitat areas. Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the ESHA.</p>	<p>The use of existing cultural features to buffer the habitat area from the proposed road improvement is not an option.</p> <p>Alternatives 4 and 5 are located near the end of the existing access road, and Alternative 4 would not require any extension of the access road.</p>
<p>(A)(1)(f) Lot Configuration and Location of Existing Development. Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is less than one hundred (100) feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. Where development is proposed in an area that is largely undeveloped, the widest and most protective buffer zone feasible shall be required.</p>	<p>The area along the existing road alignment to the ESHA is vegetated and no expansion of the access road is proposed as part of the project. This area will be protected and preserved in its natural state.</p> <p>The Redwood Lease area is down slope from the ESHA and there is adequate area for a 50 ft buffer, but not a 100 ft buffer. The nearest edge of Alternative 4 would be approximately 66 feet from the ESHA.</p>

<p>(A)(1)(g) Type and Scale of Development Proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations shall be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands are already developed, and the type of development already existing in the area.</p>	<p>The construction period for the proposed project is short. The road alignment exists and is many years old. Following the construction of the tower there will be no further disturbance to the area.</p>
<p>(A)(2) Configuration. The buffer area shall be measured from the nearest outside edge of the ESHA (e.g., for a wetland from the landward edge of the wetland; for a stream from the landward edge of riparian vegetation or the top of the bluff).</p>	<p>The boundary of the ESHA was determined by the presence of pygmy cypress. The attached engineered survey of the project site provides distances from each of the proposed Alternative Redwood Sites to the ESHA.</p>
<p>(A)(3) Land Division. New subdivisions or boundary line adjustments shall not be allowed which will create or provide for new parcels entirely within a buffer area.</p>	<p>NA</p>
<p>(A)(4) Permitted Development. Development permitted within the buffer area shall comply at a minimum with the following standards:</p>	
<p>(A)(4)(a) Development shall be compatible with the continuance of the adjacent habitat area by maintaining the functional capacity, their ability to be self-sustaining and maintain natural species diversity.</p>	<p>The proposed development and protection of ESHA on the site will be compatible with the continuance of their ability to be self-sustaining and maintain natural species diversity. The species have persisted on site adjacent to the disturbed access road and driveway without benefit of a buffer.</p> <p>The proposed project will not impact the ESHA. The functional capacity, ability to be self-sustaining and maintain natural species will not change provided the recommended protection measures are implemented.</p>
<p>(A)(4)(b) Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel.</p>	<p>No construction is proposed within the reduced 50-foot buffer, but there is no feasible alternative that would avoid construction within ESHA or a 100-foot ESHA buffer. Reasons why there is no other feasible site available on the parcel include: Almost the entire parcel is within the ESHA. The proposed alternatives are the farthest away from the ESHA possible on the property. The proposed sites will result in the least disturbance within the 100 ft buffer zone.</p>
<p>(A)(4)(c) Development shall be sited and designed to prevent impacts which would degrade adjacent habitat areas. The determination of the best site shall include consideration of drainage, access, soil type, vegetation, hydrological characteristics,</p>	<p>The proposed project will not degrade adjacent habitat areas.</p> <p>Alternative 4, using the existing access road alignment is the "best site" and will not have any</p>

<p>elevation, topography, and distance from natural stream channels. The term "best site" shall be defined as the site having the least impact on the maintenance of the biological and physical integrity of the buffer strip or critical habitat protection area and on the maintenance of the hydrologic capacity of these areas to pass a one hundred (100) year flood without increased damage to the coastal zone natural environment or human systems.</p>	<p>impact on the biological and physical integrity of the ESHA.</p> <p>Alternative 5 will require the extension of the existing access road within the 100 ft buffer and uphill from a down slope creek. Both alternatives are more than 100 ft from the creek but Alternative 5 will require more site disturbance and potential impact on down stream resources.</p>
<p>(A)(4)(d) Development shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity.</p>	<p>Development on the site will not change the ESHA's functional capacity or ability to be self-sustaining, and will maintain natural species diversity. The facility is an unmanned tower and there will be no site disturbance following a relatively brief construction period.</p>
<p>(A)(4)(e) Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.</p>	<p>There is no other feasible site possible on the property that would be a less environmentally damaging alternative. Recommended protection and compliance measures will avoid impacts to the ESHA.</p> <p>Replacement of vegetation will not be required because there will be no loss of ESHA</p>
<p>(A)(4)(f) Development shall minimize the following: impervious surfaces, removal of vegetation, amount of bare soil, noise, dust, artificial light, nutrient runoff, air pollution, and human intrusion into the wetland and minimize alteration of natural landforms.</p>	<p>The project has been designed to minimize impervious surfaces and the removal of vegetation. There will be no removal of riparian vegetation, and no significant change in the amount of bare soil, noise, dust, nutrient runoff, air pollution, and or human intrusion into the ESHA. Spoils from the project site must be disposed of off site. Underground utility lines must be installed in the center line of the existing assess road using underground horizontal boring techniques to avoid impacts to the ESHA by protecting roots and preserving the hydrology.</p>
<p>(A)(4)(g) Where riparian vegetation is lost due to development, such vegetation shall be replaced at a minimum ratio of one to one (1:1) to restore the protective values of the buffer area.</p>	<p>The project will not impact any riparian vegetation. There is no riparian vegetation associated with the project.</p>
<p>(A)(4)(h) Aboveground structures shall allow peak surface water flows from a one hundred (100) year flood to pass with no significant impediment.</p>	<p>The site is located on a ridge, and is not located within the 100-year flood zone. The project will not impair or change peak surface water flows. The project site is down slope from the ESHA.</p>
<p>(A)(4)(i) Hydraulic capacity, subsurface flow patterns, biological diversity, and/or biological or hydrological processes, either terrestrial or aquatic, shall be protected.</p>	<p>Hydrologic processes have been considered in the project design and will not be adversely impacted. The project will not change the hydraulic capacity, subsurface flow patterns, biological diversity, and/or biological or hydrological processes on the</p>

	<p>property. Improving the access road through the ESHA will require the application of a coarse cobble with filter fabric above and below the cobble and a road surface of crushed road rock will protect roots and preserve the hydrology of the surrounding ESHA. Underground utility lines must be installed in the center line of the existing access road using underground horizontal boring techniques to avoid impacts to the ESHA, protecting roots and preserving the hydrology.</p>
<p>(A)(4)(j) Priority for drainage conveyance from a development site shall be through the natural stream environment zones, if any exist, in the development area. In the drainage system design report or development plan, the capacity of natural stream environment zones to convey runoff from the completed development shall be evaluated and integrated with the drainage system wherever possible. <u>No structure shall interrupt the flow of groundwater within a buffer strip.</u> Foundations shall be situated with the long axis of interrupted impermeable vertical surfaces oriented parallel to the groundwater flow direction. Piers may be allowed on a case by case basis.</p>	<p>The ESHA consists of individual plants and plant populations, and does not include wetlands or riparian habitat which would require a wider buffer to protect habitat functions and values, especially those associated with drainage and runoff.</p> <p>The project will not interrupt the flow of ground water on the property.</p>
<p>(A)(4)(k) If findings are made that the effects of developing an ESHA buffer area may result in significant adverse impacts to the ESHA, mitigation measures will be required as a condition of project approval. Noise barriers, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration, including off-site drainage improvements, may be required as mitigation measures for developments adjacent to environmentally sensitive habitats. (<i>Ord. No. 3785 (part), adopted 1991</i>)</p>	<p>There will be no significant adverse impacts to the ESHA as a result of the project provided recommended protective and compliance measures are implemented.</p> <p>Developing within an ESHA buffer will not result in significant adverse impacts to the ESHA.</p>
<p>Sec. 20.532.095 Coastal Zoning Code Required Findings for all Coastal Development Permits (4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.</p>	<p>With recommended protective measures, the proposed development will not have any significant adverse impacts to the environment.</p>

UG
utils?

Should you have any questions, please do not hesitate to contact us at: telephone (707) 544-3091, Email kjeldsen@sonic.net, or by fax (707) 575-8030.

Sincerely,

JES ENGINEERING, INC.
 1305 WILLOW WAY, SUITE 105
 WILSONVILLE, OR 97154
 PHONE: (503) 674-1151
 FAX: (503) 674-1314

verizonwireless
 2700 MITCHELL DRIVE
 WALKER CREEK, CA 94388
 APN: 002-270-0000
 (925) 779-4333

PS NO. 112986
 4200 COMPUSITE URBAN ROAD
 MENINGO, CA
 COUNTY OF MENINGO

EQUIP. ENGINEER:
 SIGNATURE: _____
LEASING:
 SIGNATURE: _____
ZONING:
 SIGNATURE: _____
CONSTRUCTION:
 SIGNATURE: _____
RF ENGINEER:
 SIGNATURE: _____
OWNER:
 SIGNATURE: _____
AGENT:
 SIGNATURE: _____

DRAWN BY: RES/PCA
CHECKED BY: GRL

NO.	DATE	ISSUE
A	03/15/08	ISSUE FOR PERMITS
1	04/16/07	EQUIP. LOC. REVISION
2	06/20/07	MOVE TWR LOC. REVISION
3	06/20/07	NEW UTIL. PILE
4	06/12/07	MOVE UTIL. PILE
5	06/25/07	REMOVE UTIL./LONG
6	06/27/07	PER. REDLINES
7	03/19/10	REDOORING
8	03/23/10	REDOORING
9	03/23/10	REDOORING
10	03/28/10	REDOORING

SITE SURVEY

SHEET NUMBER

C-2

JES JOB # 06178003

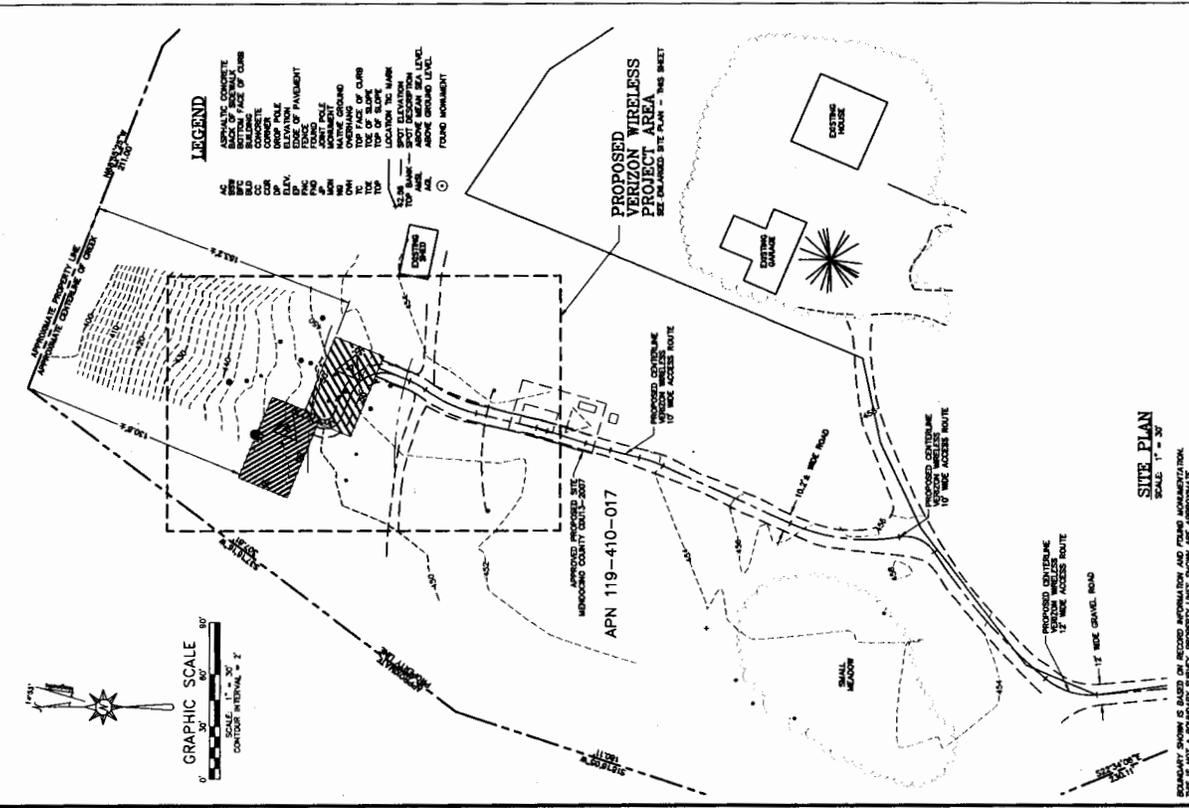
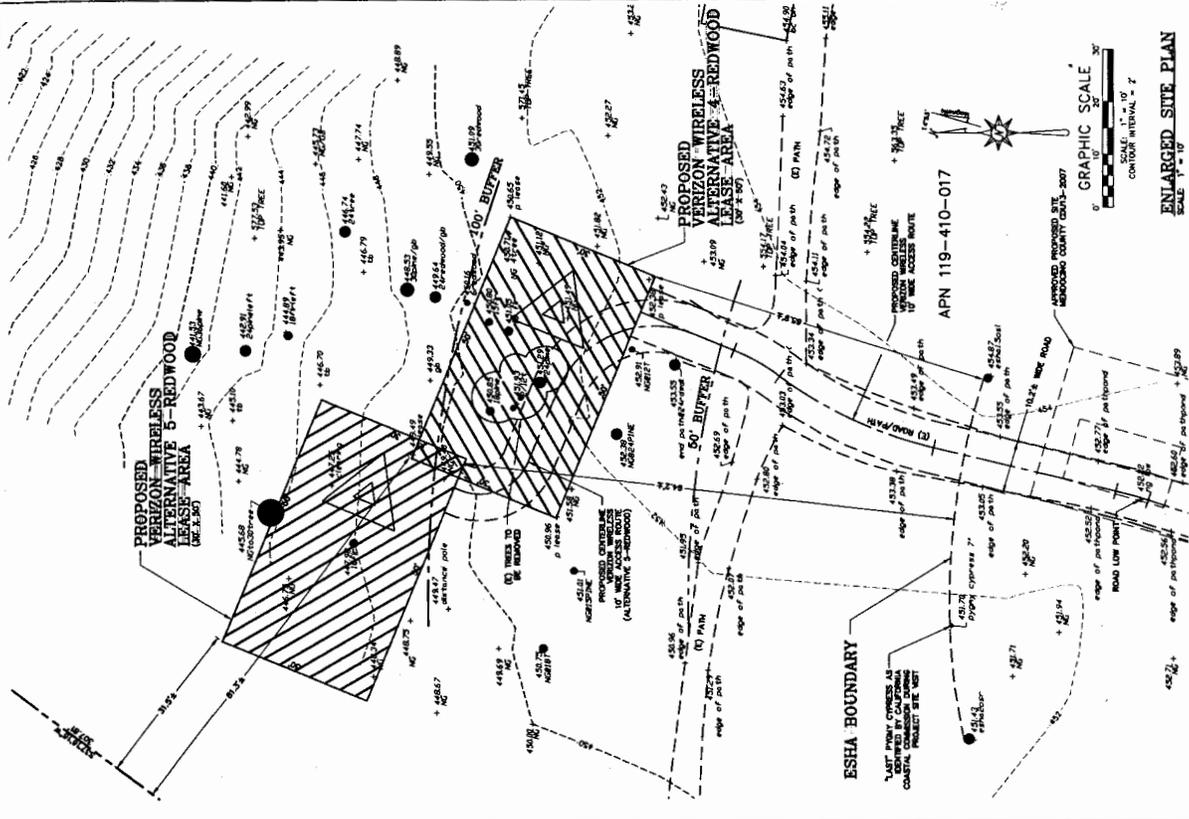


Exhibit A

PROJECT DESCRIPTION VERIZON WIRELESS

Proposed Wireless Telecommunication Antenna Site
Verizon Wireless Site "Mendocino"
43600 Comptche-Ukiah Rd.
Mendocino, CA 95460
APN: 119-410-17-00

EXHIBIT NO. 15

APPEAL NO.

A-1-MEN-10-001 - SHARPLES
& VERIZON

ORIGINAL PROJECT
DESCRIPTION AND
ALTERNATIVE ANALYSIS
FROM LOCAL RECORD (1 of 4)

Introduction

In order to add expanded coverage to our system, to ensure adequate call-quality for Verizon Wireless customers, and to handle the capacity of calls around this site, Verizon Wireless is seeking approval from Mendocino County to install an unmanned telecommunications facility on a new lattice tower at 43600 Comptche-Ukiah Rd., Mendocino, CA 95460.

The communications facility will use Verizon Wireless' CDMA (Code Division Multiple Access) system - utilizing lucent technology - and will be an integral component of Verizon Wireless' developing communications network for the Mendocino area.

Verizon Wireless is licensed by the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC). Verizon Wireless is required to comply with the radio frequency protection guidelines of the Federal Communications Commission, which were established through ANSI, the American National Standards Institute, per the Federal Telecommunications Act of 1996.

Project Description

Tower and Antennas

In order to provide clear, consistent mobile communications service within the area surrounding the facility, Verizon Wireless proposes to mount twelve, 8' panel antennas on a new 135' lattice tower. The antennas will be arrayed in three sectors, four antennas per sector.

A lattice tower was selected because it will provide sufficient stability against heavy coastal winds, storms, and seismic events, and will also allow for collocation. Finally, the height of the tower is required to provided adequate clearance above the approximately 109' high tree canopy surrounding the site.

Verizon Wireless also proposes to mount two microwave dish antennas on the tower in order to allow for communications with distant sites.

Finally, two small hockey-puck sized GPS antennas will also be mounted within the proposed equipment enclosure area.

Ground Equipment

Verizon Wireless proposes to place its associated transmitting/receiving equipment within a new 30' x 50' lease area on the rear portion of the subject property. This will include a 12' x 20' equipment shed housing battery cabinets (for back-up power), as well as transmitting and receiving equipment. Two external HVAC units will be mounted to the shed in order to provide cooling for the equipment.

Verizon is also proposing a 60Kw diesel generator to provide back-up power in the event of a prolonged power outage. Verizon Wireless has found that it is critical for emergency first-responders, as well as others relying on their cell phones for timely assistance, that there be back-up power ready to ensure that service is available until permanent power can be restored. The generator will meet the County's noise standard of 50 dBA or less at the nearest off-site residence.

Collocation

Verizon's tower, if approved as proposed, will accommodate future collocation.

Verizon Wireless, and its successors, agrees to negotiate in good faith for collocation by third parties on the proposed site. Collocation charges will be reasonable.

Site Selection Process

A new site is being proposed because we are not aware of any feasible sites for collocation in the vicinity of the proposed project. This area is characterized by winding roads and tall groves of trees. Cellular service requires that there be 'line-of-sight' communications between the tower-mounted antennas and signals from individual handsets. In order to 'see over' the existing trees, and to allow for future growth of those trees, antennas must be mounted some distance above the tree canopy.

Several other sites in this area have been explored by both Verizon Wireless and other carriers and have been rejected by the County. Other sites have been explored and been determined to be unfeasible due to a lack of landlord interest or inadequate service provision. While this list is not exhaustive of our efforts over the past several years, the following properties have been evaluated in depth:

- (1) Little Lake Road, Mendocino (CDU 32-97/CDV 14-97): Denied by the Mendocino Planning Commission.
- (2) 43501 Comptche-Ukiah Road, Mendocino (U20-01): Denied by the Mendocino Planning Commission.
- (3) Mendocino Campground, 9901 Highway 1, Mendocino: Landlord was ultimately not interested in the project.

2 of 4

The current site was chosen based on several factors:

- (1) The site will allow us to comply with the County's Wireless Guidelines in terms of screening and collocation: The proposed tower will accommodate additional carriers and the area surrounding the site is screened by 100'+ tall trees. Additionally, the site is a considerable distance from the Town of Mendocino and Hwy 1, and therefore will have very little visual impact.
- (2) The proposed site location will allow us to comply with the County's set-back requirements of 110% from any property line and 500% from any off-site residence.
- (3) The site is adequate for meeting the desired coverage objectives; namely, extending cell phone coverage along Comptche-Ukiah Road and Highway 1. There is currently a serious and significant gap in service for those living, working, and traveling along this portion of the coast. That is problematic both for day-to-day communications and during emergency situations. As many individuals, as well as public service organizations, rely on cell phones for critical communications, the current coverage gap exposes people in this area to unnecessary risk.
- (4) The property owners are very interested in accommodating this facility.
- (5) We are not aware of any other feasible site at this time.

3 of 4

Exhibit B

Alternative Site Analysis

43600 Comptche-Ukiah Road- Shaples Property
CDU 13-2007

Little Lake Road, Mendocino (CDU 32-97/CDV 14/97)
Denied 5-1 by Mendocino Planning Commission

43501 Comptche-Ukiah Road, Mendocino (U20-01- Daniels Property)
Denied by Mendocino Planning Commission, Applicant Redrew due to letters of opposition.

Mendocino Campground, 9901 Highway 1, Mendocino
Landlord was unwilling to pursue with Verizon's project

Kuljian Property located at 44280 Road 409

Property is located in TPZ zone. Obtained information from Dusty Duley, regarding the boundaries of the coastal zone, and possible placement of the tower at least 100 feet away from the Coastal boundary. Submitted the location and coordinates to Verizon's RF engineer. Rejected: the location was 3.5 miles north of Mendocino and not high enough elevation to cover the town.

Stanford Inn- 44805 Comptche Ukiah Road

US cellular and T-Mobile located on Inn Rooftops. Limited space for Verizon Equipment, and RF engineer rejected coverage potential. Did not meet the coverage objective for Highway One. Partial coverage of the town.

Sharples Property-Meadow Location

Alternative locations on the subject Sharples property were investigated. The previously cleared meadow area would have less ESHA impact, however, the proposed tower would have more visible impact on the adjoining property (APN: 119-410-12 & 16) that is currently for sale with an intended use of subdivision for residential homes. Verizon has proposed an extensive Mitigation Plan of re-vegetation and maintenance plan to reinstate the growth, (5 to 1) to compensate any loss from the installation of the proposed Verizon project.

Feb 5

EXHIBIT NO. 16
APPEAL NO.
A-1-MEN-10-001
SHARPLES & VERIZON
CORRESPONDENCE
FOLLOWING APPEAL
(1 of 10)

To- The Coastal Commission

From- Mendocino Coast Broadband Alliance

Date February 5, 2010

RECEIVED

FEB 08 2010

Subject- Mendocino Appeal No. A-1-MEN-10-001
(Sharples & Verizon Wireless)

CALIFORNIA
COASTAL COMMISSION

MCBA understands the need (and supports it!) to protect our endangered species on the coast.

However, the uninsured population and the health of our economy might become endangered species without a network of wireless telecommunication facilities along the coast to serve these communities. We must have it to compete.

Visitors, businesspeople, and locals are becoming more and more dependent on mobile technology, and not just cell phones, to keep them in touch all the time. Mobile technology allows uninsured residences & citizens high speed internet access with handheld devices (iPhone, iPod, Blackberry) and air cards that can be used for a laptop. This is the wave of the future.

We are working to get a wired access system ~~at~~ no luck. We need wired AND wireless. Please consider a compromise for the good of the County and

February 2, 2010

California Coastal Commission
North Coast District Office
710 E Street
Suite 200
Eureka, CA 95501-1865

RECEIVED

FEB 6 8 2010

CALIFORNIA
COASTAL COMMISSION

Commissioners:

I am writing to urge that the Commission support the staff recommendation "that a **substantial issue exists** with respect to the grounds on which Appeal No. A-1-MEN-10-001."

I was a member of the Mendocino County Board of Supervisors when the county's LCP was adopted. It was the intent of the Board that designated environmentally sensitive habitat areas (ESHAs) such as that on which the Verizon tower is proposed be protected.

As was pointed out in the appeal by the California Native Plant Society, the forest area that would be the site of this tower is proposed as part of a Mendocino Cypress Alliance rare plant community ESHA and this tower "will displace portions of this ESHA."

As Carol & Robert Zvolensky and others maintain in their appeal, there is an alternative location on the Sharples property that does not contain an ESHA. The Coastal Act specifically prohibits "significant disruption of habitat values" within ESHA areas. A cell tower would clearly create such disruption.

Thank you for your consideration.

Sincerely,

Signature on File

Dan Hamburg

cc: Sup. Ross Mirkarimi, Carol & Robert Zvolensky

2/2/10

California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

January 31, 2010

Regarding Permit #: A-1- MEN-10-001
Applicant(s): Philip and Grace Sharples
Verizon Wireless

RECEIVED

FEB 03 2010

CALIFORNIA
COASTAL COMMISSION

To whom it may be concerned:

I am an appellant opposing the issuing of this permit by the Mendocino County Planning Commission. My wife and I are property/ home owners adjacent to and just south of this proposed project. We reside at 43551 Comptche-Ukiah Rd.

We have resided here for the last 10 years. We purchased this property with full knowledge of the rare and endangered flora, (pygmy forest), otherwise know as ESHA, that comprises most of our 12 acre parcel. We are prevented from clearing or otherwise destroying any further vegetation than was historically removed when we moved here. And we appreciate that. We are surrounded by a beautiful, unique, ecosystem that by its very nature of nutritionally depleted and acidic soils, takes decades to even begin to regenerate. This is not to mention the complex interactions this habitat has with other life forms, some of which are still being discovered.

Thus we find it hard to believe that Verizon Wireless, or any other corporation for that matter, would be allowed to destroy this endangered flora and construct this industrial monstrosity at this proposed location, especially since there are alternate potential sites in environmentally less sensitive areas and given that this is a residentially zoned area.

I urge the Coastal Commission to consider its mandate and give this issue full diligence and consideration. Please do not let this project go forward. To let this construction take place would set an extremely detrimental precedent for future encroachments into our beautiful California and Mendocino County coastal forests.

Signature on File _____ leration,

Phil Conwell,
PO Box 937, Mendocino, CA 95460

3410



California Native Plant Society

Dorothy King Young Chapter · P.O. Box 985 · Point Arena CA 95468

FAX

RECEIVED

FEB 01 2010

Date: February 1, 2010

To: Robert Merrill
California Coastal Commission
707-445-7833 V

CALIFORNIA
COASTAL COMMISSION

707-445-7877 F

From: Lori Hubbard, California Native Plant Society
707-882-1655 V 707-882-1645 F

Subj: Agenda Item A-1-MEN-10-1 – Mendocino County, Verizon Cell Tower

Pages: 5 plus cover sheet

Dear Mr. Merrill:

As you know, the California Native Plant Society's Dorothy King Young Chapter has appealed the above project to the Coastal Commission.

CNPS has concerns with the accuracy of the botanical report and Mendocino County's approval of a project that violates its own Local Coastal Program.

After the appeal was filed, CNPS had the opportunity to visit the site of the proposed project. Attached is a report from botanist, Teresa Sholars, explaining the ESHA features on the proposed project site.

CNPS seeks to improve Mendocino County's process for evaluating and approving projects in ESHA. However CNPS has no issues with cell phone towers per se, and would hope the re-location of this project to a more suitable site can be expedited.

Sincerely, *L. Hubbard*

Signature on File

Lori Hubbard, Conservation Chair
Dorothy King Young Chapter, CNPS

4 of 10

Teresa Sholars
 Rare Plant Chair
 DKY chapter, CNPS
 Professor of Biology and Botanical Consultant
 PO Box 2340
 Mendocino, Ca 95460
 707 9374130
 tsholars@mcn.org

Brief Survey of Sharples Property
43600 Comptche-Ukiah Road, Mendocino – Verizon Project

January 22, 2010

Regional Setting:

The entrance to property is through a *Ledum glandulosum* (*Rhododendron neoglandulosum*) swamp habitat. This swamp community occurs in patches on much of the property. The site is on the fourth marine terrace on the south edge of Big River about 1.8 miles east of Mendocino. While scattered bishop pines are present, the property is dominated by a Mendocino Cypress/Bolander Pine Woodland.

In the just-published *Manual of California Vegetation 2nd Edition*, this vegetation type is now classified as *Callitropsis pygmaea* Woodland Alliance or “Mendocino pygmy cypress Woodland” (same as “Mendocino Pygmy Cypress Forest”). This vegetation type grades into redwood forest to the north as the land slopes down to Big River. The upland redwood forest on the site is mixed with western hemlock.

The *Pinus contorta* present on the property is definitely Bolander pine, *Pinus contorta* ssp. *bolanderi*. (The subspecies difference has nothing to do with height. Both the “pygmy cypress” and the pygmy or Bolander Pine will grow tall in non hardpan soils.) The hardpan itself is not continuous so there are areas where the trees grow taller.

The soils where these conifers occur have a light colored, leached layer (the old name is podzol; new name spodosol). Blacklock soils just have an extremely white podzol layer but even the redwood forest has a podzol layer.

The characteristics that identify the pine on this site as **Pinus contorta* ssp. *bolanderi* are:

1. Serotinous asymmetric cones that do not open at maturity
2. Short needles (half the size of *Pinus contorta* ssp. *contorta*)
3. No resin canals in the needle
4. Growing inland associated with the Mendocino Pygmy Cypress** and not along the immediate coast

Bolander pine is a CNPS listed 1B plant*. The communities on which this project would be sited are rare. According to the 2006 Department of Fish and Game list, the rare communities that occur on the site are Mendocino Pygmy Cypress Forest – a G.2 S2.1 and *Ledum* swamp – G2 S2.1.

It is also worth noting that since the California Native Plant Society’s appeal was submitted pre-site visit, CNPS was not aware that this project might also impact a *Ledum*-dominated wetland.

Suggested Review:

The project is proposed to be placed in the middle of an extremely rare plant community, Mendocino Pygmy Cypress Woodland. . There seems to be ample room on this property to place the project outside of the rare community, in the redwood forest.

There is, in fact, an alternate project site on the same landowner's property that is free of ESHA and wetland issues and appears to be a much better place for this project

It is suggested that the project be reevaluated with a new botanical survey and consideration of the alternate site, located in a forested area of dense, spindly hemlock trees with occasional redwoods.

** The current accepted name for the Mendocino Cypress is *Hesperocyparis pygmaea*. See the online Jepson Manual, edition 2/

*LIST 1B: Rare, threatened, or endangered in California and elsewhere.

0.2: Fairly endangered in California

S3: 21-80 occurrences or 3,000-10,000 individuals OR 10,000-50,000 acres

State rank S3; Global rank G5T3

Suggested citation: California Native Plant Society (CNPS). 2010. Inventory of Rare and Endangered Plants (online edition, v7-10a). California Native Plant Society. Sacramento, CA.

Accessed on Sat, Jan. 23, 2010 from

<http://www.cnps.org/inventory>http://cnps.site.aplus.net/cgi-bin/inv/inventory.cgi/Go?_id=pinus_contorta_ssp._bolanderi&sort=DEFAULT&search=Pinus%20contorta%20subsp.%20bolanderi

Qualifications of field personnel including any special experience with the habitats and special status plants present on the site.

Qualifications for Teresa Sholars:

1975-present Professor, College of the Redwoods, Mendocino Coast Campus; teaching courses in the Identification and Ecology of Mendocino Coast Plants, Lichens, Mushrooms and terrestrial vertebrates, Biology, Forestry, Environmental Science and Sustainable Agriculture
 1975-present Botanical Consultant in Northwestern California and SE Ca.

EDUCATION

1986-90 Graduate studies in the Ph.D. program, Botany (systematic), UC Berkeley

DEGREES AWARDED

1975 M.S., Ecology, UC Davis (Hardpan soils of the Pygmy Forest and their vegetation)
 1974 B.S., Environmental Planning & Management, UC Davis

Board of Directors, Rare Plant Coordinator, DKY Chapter, CNPS
 Past Member Rare Plant Scientific Advisory Committee for the State Wide CNPS

A partial list of publications:

- Baldwin, Bruce et al. 2002. Section by Teresa Sholars, **Perennial Lupinus**. The Jepson Desert Manual, vascular plants of southeastern California. UC Press. Pages 313-323
- Faber, Phyllis. 1997. Section by Teresa Sholars, **Pygmy Forest of Mendocino**. California's Wild Gardens, California Native Plant Society for the Department of Fish and Game.
- Ferren, W.R., Jr., D.L. Magney, and T.A. Sholars. 1995. **The Future of California Floristics and Systematics: Collecting Guidelines and Documentation Techniques**. Madroño 42(2):197-210
- Hickman, J. 1993. **Jepson Manual, Higher Plants of California**, perennial *Lupinus* section by Teresa Sholars. University of California Press
- Noss, Reed and Lee Benda, Tom Hamer, Joe McBride, Terry Roelofs, Teresa Sholars, and Bob Ziemer; Facilitator: Greg Giusti. Aug 2003, DRAFT. **Report of Science Advisors: Mendocino Redwood Company Natural Community Conservation Plan Habitat Conservation Plan** (<http://www.dfg.ca.gov/nccp/mrsciadvrpt.pdf>)
- Noss, Reed. 2000. **Characteristics of Redwood Forests** (Sections by Teresa Sholars on flora, lichens and exotic plants) in The Redwood Forest, History, Ecology and Conservation of the Coast Redwood, Ed. Reed Noss, Island Press
- Sholars, T. and C. Golec. In press. March 2004, **Rare Plants of the Redwood Forest and Forest Management Effects**. Redwood Science Symposium, University of California. Rohnert Park, Ca.
- Sholars, Teresa. 2006. **Preliminary Mackerricher State Park Plant List**. The Four Seasons. Vol 12. No.4. Tilden Regional Park, Berkeley, Ca.
- Sholars, T. 2004. **Searching for Rare Plants through niche definition**. Proceedings of the North Coast Chapter of CNPS 2002 Rare Plant Conference. Humboldt State University, Arcata Ca.

- Sholars, Teresa. June 1996. "**Lupine Systematics in North America**". Proceedings of Eighth International Lupin Conference, Towards the 21 Century. International Lupin Association and University of California, Davis, Asilomar Conference Center, Pacific Grove
- Sholars, Teresa. 1999. "**The Genus Lupinus: Perennials and Shrubs for the Native Gardens**". Proceedings of the Rancho Santa Anna Botanical Gardens Conference, "Out of the Wild into the Garden, Number 3, June 18-21, Claremont CA.
- Sholars, Teresa. 1998. **The Ecological Staircase, A Self Guided Nature Trail**. Jughandle State Reserve, 9 pages, California State Parks, Mendocino Sector
- Sholars, Teresa. 1993. **Six Tales of Wildflowers of the Headlands, Species in Danger**. Ridge Review, Vol. X, No.2. Black Bear Press.

1975-2010 **Floristic Checklists :**
 Glass Beach Headlands
 Jughandle State Park
 Mackerricher State Park
 Manchester State Beach
 Russian Gulch State Park
 Van Damme State Park

References used in the preparation of this report:

- Abrams, Leroy, and Roxanna Ferris, **Illustrated Flora of the Pacific States** Vol. 1-4, 1960, Stanford University Press.
- Anon., California Invasive Plant Council web site <http://www.cal-ipc.org/>
- Anon., **Calif. Dept. Fish & Game SPECIAL PLANT LIST**, Natural Diversity Data base Current list
- Anon <http://www.dfg.ca.gov/whdab/pdfs/natcomlist.pdf>
- Becking, Rudolph, **Pocket flora of the redwood forest**, 1982, Island Press, Covelo, CA.
- Best, C et al., **A Flora of Sonoma County**, 2000, California Native Plant Society.
- Bossard, Carla, J. Randal, and M. Hoshovsky, **Invasive Plants of California Wildlands**, 2000, UC Press
- Golec, Clare. 2006 California Dept of Fish and Game Environmental Scientist. List of rare species in Mendocino and Sonoma Counties
- Hickman, James, ed., **The Jepson Manual: higher plants of California**. 1993, University of California Press.
- Hitchcock, C. L and A. Cronquist. 1973. **Flora of the Pacific Northwest**. Univ. of Wash Press.
- Hitchcock, C. L, A. Cronquist, M. Ownbey, and JW Thompson. 1955-1969. **Vascular Plants of the Pacific Northwest Vol. I- V**. Univ. of Wash Press.
- Hitchcock, A.S., **Manual of the Grasses of the United States**, 1971. Dover Publ. Inc.
- Kozloff, Eugene. 2005. **Plants of Western Oregon, Washington and British Columbia**. Timber Press.
- Lanner, Ronald. 1999. **Conifers of California**. Cachuma Press.
- Nakamura and Nelson, **Rare Plants of Northern California**, 2001, University of California, Agriculture and Natural Resource Publication.
- Reed <ftp://enterprise.nwi.fws.gov/ecology/list88/region0.txt> US Fish and Wildlife Service Wetland 1988 National List

Sawyer, J.O., T. Keeler-Wolf and J.M. Evers. 2009. **A Manual of California Vegetation**. 2nd edition. California Native Plant Society. Sacramento, CA. 1300. pp
Smith, Gladys and Clare Wheeler. 1992. **A Flora of the vascular plants of Mendocino County, California**. University of San Francisco.

Web sites used in the preparation of this report:

<http://cnps.site.aplus.net/cgi-bin/inv/inventory.cgi> Online edition of the CNPS Inventory of Rare & Endangered Plants of California
<ftp://enterprise.nwi.fws.gov>. US Fish and Wildlife Service Wetland 1988 National List,
<http://www.dfg.ca.gov/whdab/pdfs/natcomlist.pdf>. Natural community list.
<http://davisherb.ucdavis.edu/cnpsActiveServer/index.html>. California vegetation
www.caleppc.org; Anon., CalEPPC (California Exotic Pest Plant Council) web site
<http://ucjeps.berkeley.edu/jepsonmanual/review/index.html> 2nd edition Jepson Manual
<http://www.dfg.ca.gov/bdb/html/plants.html> Bios, DFG Sensitive Plants and Animals
http://ucjeps.berkeley.edu/interchange/I_treat_indexes.html on line Jepson
<http://ucjeps.berkeley.edu/consortium/> Consortium of California Herbaria

California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

January 31, 2010

Regarding Permit #: A-1- MEN-10-001
Applicant(s): Philip and Grace Sharples
Verizon Wireless

RECEIVED
FEB 01 2010
CALIFORNIA
COASTAL COMMISSION

To whom it may be concerned:

I am an appellant opposing the issuing of this permit by the Mendocino County Planning Commission. My wife and I are property/ home owners adjacent to and just south of this proposed project. We reside at 43551 Comptche-Ukiah Rd.

We have resided here for the last 10 years. We purchased this property with full knowledge of the rare and endangered flora, (pygmy forest), otherwise know as ESHA, that comprises most of our 12 acre parcel. We are prevented from clearing or otherwise destroying any further vegetation than was historically removed when we moved here. And we appreciate that. We are surrounded by a beautiful, unique, ecosystem that by its very nature of nutritionally depleted and acidic soils, takes decades to even begin to regenerate. This is not to mention the complex interactions this habitat has with other life forms, some of which are still being discovered.

Thus we find it hard to believe that Verizon Wireless, or any other corporation for that matter, would be allowed to destroy this endangered flora and construct this industrial monstrosity at this proposed location, especially since there are alternate potential sites in environmentally less sensitive areas and given that this is a residentially zoned area.

I urge the Coastal Commission to consider its mandate and give this issue full diligence and consideration. Please do not let this project go forward. To let this construction take place would set an extremely detrimental precedent for future encroachments into our beautiful California and Mendocino County coastal forests.

Signature on File deration,

Phil Conwell,
PO Box 937, Mendocino, CA 95460

10 of 10

MACKENZIE & ALBRITTON LLP

423 WASHINGTON STREET, 6TH FLOOR
SAN FRANCISCO, CALIFORNIA 94111

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

April 16, 2010

VIA FEDERAL EXPRESS

Bob Merrill
District Manager
California Coastal Commission
710 E Street, Suite 200
Eureka, CA 95501
Phone: 707-445-7833

RECEIVED

APR 19 2010

CALIFORNIA
COASTAL COMMISSION

Re: Appeal No. A-1-MEN-10-001 (Phillip H. & Grace Lavender Sharples and Verizon Wireless)

Dear Bob:

At Jim Heard's request, we are resubmitting the attached documents in printed form via Federal Express. We understand the email versions of these documents did not go through to your office when earlier submitted.

Very truly yours,

Signature on File

Jonathan Westerling, Paralegal

EXHIBIT NO. 17

APPEAL NO.

A-1-MEN-10-001

SHARPLES & VERIZON

APPLICANT'S AND
INTERESTED PARTIES'

CORRESPONDENCE (1 of 3)

MACKENZIE & ALBRITTON LLP

423 WASHINGTON STREET, SIXTH FLOOR
SAN FRANCISCO, CALIFORNIA 94111

TELEPHONE 415/288-4000
FACSIMILE 415/288-4010
SENDER'S EMAIL: JHEARD@MALLP.COM

April 2, 2010

Via Electronic Mail

Bob Merrill
District Manager
California Coastal Commission
710 E Street, Suite 200
Eureka, CA 95501

Re: *Appeal No. A-1-MEN-10-001 (Phillip H. & Grace Lavender
Sharples and Verizon Wireless*

Dear Bob:

Thank you for arranging the March 1, 2010, site visit by Commission staff, representatives of appellant California Native Plant Society ("CNPS"), our client Verizon Wireless, and the property owner. We understand that the site visit was very productive, resulting in agreement among all present as to the outer boundary of the Pygmy Forest ESHA, as well as identification of two potentially viable alternative sites, which we refer to as Alternatives 4 and 5.

As you requested, consulting biologists Kjeldsen Biological Consulting ("KBC") have performed additional field work in order to further evaluate potential environmental impacts of developing the wireless facility on Alternatives 4 or 5, provide further analysis of the open meadow previously favored by Mendocino County planning staff (the "Meadow Site"), and analyze the impact of permitting an ESHA buffer smaller than the presumptive 100-foot distance set forth in the County's regulations. In addition, Verizon Wireless's surveyor, JES Engineering, Inc., has worked with KBC to provide an updated site survey that delineates alternatives 4 and 5, the original site approved by the County, the Meadow Site, the ESHA boundary, and the 50-foot and 100-foot buffers. I am enclosing a copy of this updated site survey dated March 26, 2010, as well as the following reports from KBC, all dated March 29, 2010: (a) Botanical Assessment (which evaluates potential impacts of developing the facility on alternatives 4 and 5); (b) an Addendum (which compares Alternatives 4 and 5 to the Meadow Site, and identifies protective measures needed to ensure that Verizon Wireless can use the existing access road without harming the adjacent ESHA); and (c) a Buffer analysis (which evaluates the impact of reducing the ESHA buffer to a width of less than 100 feet).

While we recognize that Commission staff will want to review the enclosed analyses in detail, we will highlight the essential conclusions below:

- Alternative 4 is the preferred site, as no other feasible alternative would have less environmental impact;
- Neither alternative 4 nor Alternative 5 contains or would have any impact on ESHA or any special status species; however, alternative 5 would require extending the existing access road through the 100-foot ESHA buffer, risk

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Bob Merrill
April 2, 2010
Page 2 of 2

- potential impacts on the downslope creek due to the additional soil disturbance, and require removal of more trees;
- There is no feasible alternative that would permit a 100-foot buffer, but Alternatives 4 and 5 each permit a buffer wider than 50 feet;
 - Reducing the ESHA buffer to 50 feet would not have any impact on the ESHA;
 - With recommended protective measures, Verizon Wireless can use the existing access road without any significant impact to the adjacent ESHA;
 - The Meadow Site is not a feasible alternative because it is surrounded by ESHA and would not permit a minimum 50-foot buffer; in addition, it contains protected Pygmy manzanita (*Arctostaphylos mendocinoensis*).

We believe that the enclosed submissions provide all of the information you requested during our March 3, 2010, telephone conference, and should be sufficient to permit this matter to be scheduled for the Commission's May hearing with a recommendation for approval. Please let us know as soon as possible if there is any other information needed in order to schedule the hearing.

Sincerely,

Signature on File

James A. Heard

Enclosures

3 of 3

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION**

Date and time of communication:
(For messages sent to a Commissioner by mail or
facsimile or received as a telephone or other
message, date time of receipt should be indicated.)

February 3, 2010, 1:00 p.m.

Location of communication:

Commissioner Neely's Eureka Office

(For communications sent by mail or facsimile, or
received as a telephone or other message, indicate
the means of transmission.)

RECEIVED

FEB 04 2010

CALIFORNIA
COASTAL COMMISSION

Person(s) initiating communication:

Tom McMurray

Person(s) receiving communication:

Commissioner Bonnie Neely

Name or description of project:

Feb Agenda Item 10.a - Sharples & Verizon Wireless,
Mendocino County - Appeal No. A-1-MEN-10-1.
Appeals by California Native Plant Society, Dorothy
King Young Chapter & Carol & Robert Zvolensky,
D'Ann Finley, Phil Conwell & Wilbert Horne from
decision of County of Mendocino granting permit with
conditions to Philip H. & Grace Lavender Sharples &
Verizon Wireless for use permit to allow construction
and operation of a telecommunication facility to
support a wireless provider consisting of 135-ft tall
lattice tower, 12 panel antennas, 2 microwave dishes,
and ground based equipment at 43600 Comptche-
Ukiah Rd, Mendocino.

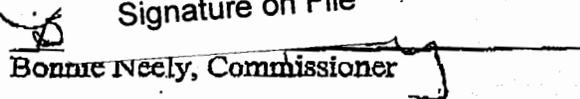
Detailed substantive description of content of communication:

(If communication included written material, attach a copy of the complete text of the written material.)

The applicant's representative presented background information on the Verizon Wireless project in
Mendocino. He asked procedural questions regarding substantial issue.

Signature on File

Date: February 3, 2010


Bonnie Neely, Commissioner

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the
record of the proceedings and provide the Executive Director with a copy of any written material that was part of the
communication.

Coastal Commission Fax: 415 904-5400

EXHIBIT NO. 18
APPEAL NO.
A-1-MEN-10-001
SHARPLES & VERIZON
EX PARTE DISCLOSURES
(1 of 2)

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATION

RECEIVED

FEB 04 2010

CALIFORNIA COASTAL COMMISSION

Date and time of communication: (For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date time of receipt should be indicated.)

February 3, 2010, 11:00 a.m.

Location of communication: (For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Commissioner Neely's Eureka Office

Person(s) initiating communication:

Maggy Herbelin, Local ORCA Representative

Person(s) receiving communication:

Commissioner Bonnie Neely

Name or description of project:

Mendocino Cell tower (Th10a) - Appeal No. A-1-MEN-10-1 (Sharples & Verizon Wireless, Mendocino Co.) Appeals by California Native Plant Society, Dorothy King Young Chapter & Carol & Robert Zvolensky, D'Ann Finley, Phil Conwell & Wilbert Home from decision of County of Mendocino granting permit with conditions to Philip H. & Grace Lavender Sharples & Verizon Wireless for use permit to allow construction and operation of a telecommunication facility to support a wireless provider (Verizon Wireless), consisting of 136-ft. tall lattice tower, 12 panel antennas, 2 microwave dishes, and ground based equipment, at 43600 Comptche-Ukiah Road, 1.8 miles southeast of Mendocino, Mendocino County. (RSM-E)

Detailed substantive description of content of communication: (If communication included written material, attach a copy of the complete text of the written material.)

Ms. Herbelin stated that ORCA agrees with the staff recommendation for denial and a finding of Substantial Issue.

This project would damage a recovering Mendocino pygmy forest which cannot tolerate changes in hydrology or soil chemistry. Pygmy forest is specified as ESHA to be protected in Mendocino County's Certified LCP.

Proposed mitigations will not result in protection, restoration or recreation of pygmy forest. The County has violated its own LCP with approval of this project. If upheld, this project will set a very bad precedent for protection of rare botanical resources in the Coastal Zone.

Signature on File

Bonnie Neely, Commissioner

Date: February 3, 2010

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

Coastal Commission Fax: #15 904-5400

2 of 2

CONDITIONS OF APPROVAL

CDF File Number	155-07	Date	4/26/2007
Owner's Last Name	SHARPLES	Owner's First Name	PHIL
Owner's Phone Number	(707) 964-0062		
Owner's Mailing Address	100 N.FRANKLIN ST. FT.BRAGO,CA 95437	Agent/Phone #	TOM MILLER / 415-515-6203
			Finald <input type="checkbox"/>
Project Street #	43600	Project Street Name	COMP.-UKIAH RD.
Project City/Community	Mendocino	Battalion	6 Fort Bragg
		Type of Project	Other Building

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources: Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

 Address Standard

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

 Driveway Standard

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

 Road Standard

California Code of Regulations, Title 14, Section 1273

Roads will have two-9 foot traffic lanes (18 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

RECEIVED

JUN 16 2010

CALIFORNIA
COASTAL COMMISSION

EXHIBIT NO. 19

APPEAL NO.

A-1-MEN-10-001

SHARPLES & VERIZON

CALFIRE REVISED CON-
DITIONS OF APPROVAL FOR
SAFETY STANDARDS (1 of 2)

Bridge Standard

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

Emergency Water Supply Standard

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

Setback for Structure (Defensive Space)

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

Maintaining Defensible Space

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 100 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CDF: ADDITIONAL COMMENTS.

6/15/10 updated conditions of approval. Defensible space shall be no less than 30 feet from the communications structure as long as it is constructed of Concrete. Larry Grafft

Larry
Grafft
Battalion Chief

By:

Reviewing Official

Jim Wood
Fire Prevention Bureau

RECEIVED

JUN 16 2010

CALIFORNIA
COASTAL COMMISSION

2092